



**County Council of
Beaufort County
Planning Commission
Meeting**

Chairman

ED PAPPAS

Vice Chairman

RANDOLPH STEWART

Commission Members

KEVIN HENNELLY

CAROLINE FERMIN

CECILY MCMILLAN

JASON HINCHER

FRANK DUCEY

JIMMIE LAWRENCE, JR

County Administrator

ERIC GREENWAY

Staff Support

ERIC GREENWAY

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

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Planning Commission Agenda

Monday, August 2, 2021 at 6:00 PM

Council Chambers

County Administration Building, 100 Ribaut Road, Beaufort, SC

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[MEETING LINK:](#)

Meeting number (access code): 161 9174 0239

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – July 8, 2021
5. APPROVAL OF AGENDA
6. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

7. **TEXT AMENDMENT** TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 3.1.60 (CONSOLIDATED USE TABLE) AND SECTION 4.1.190 (RECREATION FACILITY: CAMPGROUNDS) TO REVISE THE CAMPGROUND STANDARDS

DISCUSSION ITEMS

8. **2040 COMPREHENSIVE PLAN** ([Envision Beaufort County](#)) REVIEW OF COLLECTED PUBLIC COMMENTS
9. CHAIRMAN'S REPORT
10. ADJOURNMENT



COUNTY COUNCIL OF BEAUFORT COUNTY
Beaufort County Planning and Zoning Department
Beaufort County Government Robert Smalls Complex
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The regular meeting of the Beaufort County Planning Commission (hereinafter “Commission”) was held in Council Chambers on Thursday, July 8, 2021, 6:00 p.m.

Members Present:

Mr. Ed Pappas, Chairman	Dr. Caroline Fermin	Mr. Frank Ducey
Mr. Jason Hinchey	Ms. Cecily McMillan	Mr. Jimmie Lawrence, Jr.
Mr. Kevin Hennelly		

Members Absent:

Mr. Randolph Stewart, Vice Chairman

Staff Present:

Mr. Eric Greenway, County Administrator
Mr. Robert Merchant, BC Planning and Zoning Acting Director
Ms. Hillary Austin, Zoning and Development Administrator
Ms. Lisa Anderson, Zoning Analyst III
Ms. Libby Anderson, Temporary Planner
Ms. Chris DiJulio-Cook, Senior Administrative Specialist

CALL TO ORDER: Chairman Ed Pappas called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE: Chairman Ed Pappas led those assembled in the pledge of allegiance.

REVIEW OF MEETING MINUTES: The Commissioners reviewed the June 7, 2021 minutes, and were asked if there were any amendments. Mr. Frank Ducey stated he would like the June 7th minutes to reflect William Smith’s comment about being disappointed that the Planning Department did not reach out to the schools concerning the Comprehensive Plan. Chairman Pappas asked for a motion to approve the minutes and include the requested amendment. Ms. Cecily McMillan motioned to approve the minutes with the inclusion of the requested change, Mr. Frank Ducey seconded the motion. There was unanimous support for the motion.

AGENDA REVIEW: Chairman Ed Pappas asked if there were any comments or additions to the agenda. There were none. Agenda was approved as submitted

CITIZEN COMMENTS: Chairman Ed Pappas asked if there were any non-agenda citizen comments. There were none.

ACTION ITEMS:

Text Amendment to the Community Development Code (CDC) Article 5, Division 5.6, Sections 5.6.10; 5.6.20; 5.6.30; 5.6.40; 5.6.50; 5.6.80; 5.6.90; 5.6.100; 5.6.120; 5.6.160; and 5.6.170; Article 7, Division 7.2, Section 7.2.40; and Article 10, Sections 10.1.10; 10.1.30; 10.1.40; 10.1.50; 10.1.60; 10.1.70; 10.1.90; 10.1.120; 10.1.140; 10.1.150; 10.1.160; 10.1.190; and 10.1.200, to update definitions, regulations, and procedures for signs and sign permits

Acting Director Rob Merchant presented the need for the updates based on recent case laws surrounding sign regulations as they apply to free speech and making sure the County's ordinances are solid in case of legal challenges. He introduced Atty. Scott Bergthold, who presented, via zoom, the proposed changes and reasons for them.

Dr. Caroline Fermin motioned to accept the text amendments to update definitions, regulations, and procedures for signs and sign permits. Mr. Frank Ducey seconded the motion. The amendment passed unanimously.

Zoning Map Amendment/Rezoning Request for 3.09 acres (R100 024 000 0423 0000) 374 Laurel Bay road from S1 Industrial to C3 Neighborhood Mixed Use; Applicant: John Walker Zoning

Mr. Rob Merchant, Acting Director outlined the request and explained the property owner was requesting the zoning change in order to build a single family home. Planning staff is in favor of the zoning change as it is consistent with other parcels in the area.

Contoya Simmons, who is purchasing the property from John Walker, spoke and explained her desire to build a home on the property.

Dr. Carlos Williams, pastor of the church across the street from the property, was concerned about his property value based on her building a home or placing a mobile home on the property if the zoning request were to be approved.

County Administrator, Eric Greenway, pointed out a key component of rezoning property. Once rezoned, a property owner can continue to use their property the way they had been prior to the rezoning. Once the Planning Commission approves a rezoning, the property owner can use their property in any way the new zoning allows. He also addressed Dr. Williams' question regarding property assessments, explaining like usages would be used to assess the value and not just adjacent properties.

Chairman Pappas asked for a motion for the rezoning request of 3.09 acres (R100 024 000 0423 0000) from S1 Industrial to C3 Neighborhood Mixed use. Dr. Caroline Fermin made the motion to allow the rezoning. Mr. Frank Ducey seconded. The rezoning request was approved with a unanimous vote.

Road Name Change request: in the Bluffton area from Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W to Linden Park Road, Linden Park Drive E and Linden Park Drive W; Applicants: Property Owners of Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W

Mr. Merchant explained the request from the property owners to change their street names due to the negative connotation from the word "Plantation". Planning staff confirmed the proposed name is not a duplicate street name and that it meets proper street naming criteria.

Chairman Pappas asked for a motion to approve road name changes. Dr. Fermin made the motion, Ms. Cecily McMillan seconded the motion. The name changes from Linden Plantation Road, Linden Plantation Drive E and Linden Plantation Drive W to Linden Park Road, Linden Park Drive E and Linden Park Drive W were approved unanimously.

Text Amendment to the Community Development Code (CDC): Section 3.1.60 (Consolidated Use Table) and Section 4.1.190 (Recreation Facility: Campgrounds) to Revise the Campground Standards

Acting Director Merchant gave a background on the Campground Standards and the introduction of the three types of campgrounds “Primitive”, “Semi-Developed” and “Developed”. Changes made in 2018 need further attention and cleaning up of the language. Proposed changes provide clarification of the terminology, areas where each camp type is allowed, and consistency in the tables.

Mr. Steven Andrews spoke regarding his concerns about requirements that semi-developed and developed campgrounds require public water and sewer hook-ups. He is asking that consideration be given to use well and septic for camper hook-ups due to the zoning and availability of public water and sewer to some areas

Dr. Fermin motioned to delay any decision on the text amendment until Planning staff has an opportunity to follow-up on some of the concerns surrounding sewer/septic hook-ups. Mr. Jason Hinchler seconded the motion. The motion passed 4:3 (**For: Fermin, Hinchler, Ducey, Lawrence/Against: Hennelly, Pappas, McMillan**)

Text Amendment to the Community Development Code (CDC): Article 5, Division 5.5, Section 5.5.30.B.1 “General Parking Standards, Off-Site/Premises Parking,” to Provide Additional Flexibility for Shared Parking

Mr. Merchant outlined the text amendment to allow flexibility for arrangements between property owners to provide overflow parking as long as an agreement can be made. Current code parking arrangement is a covenant that runs with the property, making it very restrictive.

Mr. Hinchler asked if there were any public comments. There were none.

Mr. Hennelly made a motion to accept the text amendment to the CDC Article 5, Division 5.5, Section 5.5.30.B.1 “General Parking Standards, Off-Site/Premises Parking”. Dr. Fermin seconded the motion to accept the changes. The text amendment passed unanimously.

Text Amendment to Section 3.4.90 of the Community Development Code to Add a Coastal Resilience Overlay District to Require Real Estate Disclosure When Property is Transferred in Low-Lying Areas.

Mr. Merchant talked about this amendment, and the Fill Standards, coming from the Lady’s Island Plan as recommendations. He explained how the new maps had been released by FEMA and adopted by the County and many of the properties, though no longer showing in the flood zones or requiring flood insurance, still have potential risks associated with them. Although there is general notification of flood risk, it is fairly vague.

Ms. Janet Gresham, CEO of Beaufort Jasper County Realtors, spoke against the text amendment.

Ms. Juliana Smith, Coastal Conservation League, spoke on behalf of the text amendment to require real estate disclosure of the Coastal Resilience Overlay District.

Mr. Jason Hinchler made a motion to accept the text amendment with the conditions that the disclosure happen before the closing and that the disclosure not be included with the deed. Mr. Jimmie Lawrence, Jr. seconded the motion. Motion passed 6:1 (**For: Hinchler, Lawrence, Fermin, Ducey, Pappas, McMillan /Against: Hennelly**)

Text Amendment to Article 5 of the Community Development Code Adding a New Division 5.13 Titled “Fill Standards” to Limit the Amount of Fill on Low-Lying Areas.

Acting Director Merchant explained the text amendment as it pertains to Fill Standards and that it coincide with the zoning AE on the FEMA maps. Limitations to primarily target larger scale commercial developments and new residential construction

Ms. Juliana Smith, Coastal Conservation League, spoke on behalf of the text amendment restrict the amount of fill allowed in low-lying areas.

Motion to accept the text amendment to the Fill Standards limiting the amount of fill in low-lying areas was made by Mr. Kevin Hennelly. Dr. Fermin seconded the motion. The amendment passed with a unanimous vote.

DISCUSSION ITEM:

CHAIRMAN'S REPORT: Chairman Pappas, expressed well wishes to Diane Chmelik in regards to her retirement from the Board and thanked her for her 23+ years of service.

Mr. Pappas requested that the Board reinstate the ½ hour, pre-meeting workshop before each monthly meeting.

Welcome to Juliana Smith, the new Long Range Planner with the Beaufort County Planning Department

Chairman Pappas requested an update, from Mr. Merchant, regarding the Comprehensive Plan. Mr. Merchant gave a recap of the meetings and opportunities for public comment including the joint meeting held by Councilmen Glover and Sommerville at the St. Helena Elementary School. He explained the compilation of feedback, both positive and negative, and the process of researching and revising the Plan once all comments have been reviewed. All comments and staff recommendations will be forwarded to the Board along with any staff recommendations. Once that process is complete, changes will be forwarded to the consultants to update the plan for final review, by the Board, in September. Chairman Pappas, thanked Libby Anderson for her work.

Other Business: The next Planning Commission meeting is scheduled for Monday, August 2, 2021, 6:00 p.m., Council Chambers, County Administration Building, 100 Ribaut Road, Beaufort. Additional meeting details will be made available prior to the August 2nd meeting date.

ADJOURNMENT: With no further business to discuss, Chairman Ed Pappas adjourned the meeting at 8:43 p.m.

SUBMITTED BY: Chris DiJulio-Cook
Community Development Senior Administrative Specialist

Ed Pappas
Beaufort County Planning Commission Chairman

Date: _____



MEMORANDUM

To: Beaufort County Planning Commission

From: Robert Merchant, AICP, Acting Director

Subject: Text Amendment to the Community Development Code (CDC): Section 3.1.60 (Consolidated Use Table) and Section 4.1.190 (Recreation Facility: Campgrounds) to revise the Campground Standards

Date: August 2, 2021

Background: In 2018, the Beaufort County Planning Department initiated a series of amendments to its campground standards. These amendments were partially in response to a growing popularity of upscale, amenity-based RV resorts. At the time, there was one definition and one set of standards for campgrounds. The amendments created three types of campgrounds – primitive, semi-developed, and developed. This distinction directed low-impact, smaller campgrounds toward the rural areas of the county while larger RV resorts were limited to more developed areas of the county with sewer and water. The standards also provided time limits for campers. Over the last two years, staff identified some areas of current standards that could be strengthened or provided with additional clarity.

July 8, 2021 Planning Commission: At the July 8 Planning Commission meeting, the Commission requested that staff look into a request from Steve Andrews to allow small, low-density RV parks in rural areas without public sewer. Staff spoke with the SC Department of Health and Environmental Control (DHEC) to discuss the State’s requirements for septic systems serving rural campgrounds. According to DHEC, most rural campgrounds without access to public sewer utilize “Small Onsite Wastewater Systems” that handle up to 1,500 gallons per day. The capacity of these systems typically limit the size of campgrounds to around 15 campsites. A larger campground would generate more than 1500 gallons and would be required to meet a different, tighter, set of standards. Therefore, staff recommends limiting the size of primitive campgrounds to 15 sites to correspond with the typical maximum capacity of small onsite wastewater systems. Campgrounds that exceed 15 sites would automatically be defined as a semi-developed or developed campground and required to tap into public sewer. Additionally, with these limitations on size and increased buffers, staff recommends lifting the restrictions on RVs in primitive campsites located in the T2 Rural district.

Summary of Proposed Amendments: This series of amendments currently under consideration build on the changes made in 2018 and address the following issues:

- The existing language requiring time limits for campers could lead to a loophole where a camper simply switches sites or forgoes one night to renew the time limit.
- Apparent discrepancies between the consolidated use table and the campground standards have been corrected. All campgrounds were changed from “permitted” to “conditional” uses, since they must meet the conditions in Section 4.1.190.
- 100-foot-wide opaque buffers are required for all three campground types.
- Semi-developed and Developed campgrounds are required to be served by public sewer and water.
- Primitive campgrounds are limited to 15 sites.
- With the exception of primitive campgrounds located in the T1 Natural Preserve zone, there are no restrictions on the classification or size of RVs.

4.1.190 Recreation Facility: Campgrounds

Campgrounds shall be defined as comply with the following:

- A. **Primitive Campground.** A campground, with two or more campsites, for a camping unit, accessible by walk-in, equestrian, motorized trail vehicles or passenger vehicles vehicular traffic where basic facilities may be provided for the comfort and convenience of the campers. Primitive Campgrounds shall comply with the following:
1. **Length of Stay.** All campers are limited to a 14-day length of stay. All camping units may stay for a period of time not to exceed 14 days in any given 30-day period.
 2. **Zones.** Primitive Campgrounds are allowed in the T1 Natural Preserve zone and the all T2 Rural zones. (See Section 3.1.60 Consolidated Use Table).
 3. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines. Any tent sites shall be located no less than 30 feet from any property line.
 4. **No RV's or camping trailers over 20 feet in length shall be allowed. RVs.** If RV pads are provided they shall be a minimum of 1,600 square feet. A 100-foot wide vegetated buffer must separate all RV sites from tent sites. RVs are not permitted in primitive campgrounds located in the T1 Natural Preserve zone.
 5. **Minimum Site Area.** The minimum site area for primitive campgrounds is 3 acres.
 6. **Maximum Size.** Primitive campgrounds are limited to a total of 15 sites.
 7. **Tree Requirement.** Existing Trees shall be left on site, when practical. If there are no trees between campsites at least two trees shall be planted between each campsite.
 8. **Accessory Uses.** Facilities for the comfort and convenience of the camper may be provided such as bathing facilities, flushing toilets, grills, tables, fire pits, fire circles, and refuse collection.
- B. **Semi- Developed Campground.** A campground, with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or passenger vehicles vehicular traffic. Semi-Developed Campgrounds shall comply with the following:
1. **Length of Stay.** All camping units are limited to a 30-day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60-day period.
 2. **Zones.** Semi-Developed Campgrounds can be located within all T2 Rural Zones (See Section 3.1.60 Consolidated Use Table). (neighborhood and Rural Center).
 3. **Public Sewer and Water:** Semi-Developed Campgrounds shall be served by public sewer and water.
 4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
 5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. This does not include tent only sites.. A maximum number of 200 camp sites.
 6. **Maximum Size.** Semi-developed campgrounds are limited to a total of 200 sites.
 7. **Tree Requirement.** Existing trees shall be left between all campsites and/or RV Pads, to the maximum extent practicable. If there are no trees between campsites, tent sites

or RV pads, at least two trees shall be planted between each campsite, tent site or RV pad.

8. **Accessory Uses.** Recreational facilities and amenities shall be for the purpose of the camper enjoyment including sports facilities, equipment for amusement, playground facilities, swimming pools and a camp store/ office. These amenities shall not be for general public use and shall not exceed 3,000 square feet.

- C. **Developed Campground.** A campground with two or more campsites, for a camping unit, accessible by walk-in, pack-in, equestrian campers, motorized trail vehicles or passenger vehicles vehicular traffic. Sites may be substantially developed with tables, refuse containers, flush toilets, bathing facilities, and one or more service buildings. These campsites may have individual water, sewer, and electrical connections. Developed Campgrounds shall comply with the following:

1. **Length of Stay.** All camping units are limited to a 30-day length of stay. All camping units may stay for a period of time not to exceed 30 days in any given 60-day period.
2. **Zones.** Developed Campgrounds can be located within the T2 (only Rural Center Zone), C4 Community Center Mixed Use and C5 Regional Center Mixed Use. (See Section 3.1.60 Consolidated Use Table).
3. **Public Sewer and Water:** Developed Campgrounds shall be served by public sewer and water.
4. **Buffers.** This use shall be screened with a 100-ft wide, opaque, visual buffer next to all property lines.
5. **Minimum RV Pad Size.** If RV pads are provided they shall be a minimum of 1,600 square feet. A maximum number of 400 camp sites.
6. **Maximum Size.** Developed campgrounds are limited to a total of 400 sites.
7. **Tree Requirement.** Existing trees shall be left between all campsites and/ or RV pads, to the maximum extent practical. If there are no trees between campsites or RV pads, at least two trees shall be planted between each campsite, tent site or RV Pad.
8. **Accessory Uses.** Recreational facilities and rural recreation businesses including, but not limited to zip lines, horse riding trails, arcades, camp stores, small cafes, small offices, or a club house. The size, intensity and scale of such accessory uses

Table 3.1.60. Consolidated Use Table (continued)

Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI
RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY																		
13. Recreation Facility: Primitive Campground	P C	P C	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--
14. Recreation Facility: Semi-Developed Campground	--	P C	P C	P C	P C	P C	--	--	--	--	--	--	--	--	--	--	--	--
15. Recreation Facility: Developed Campground	--	--	--	--	--	P C	--	--	--	--	--	--	--	--	--	P C	P C	--
16. Ecotourism	S	C	--	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--
17. School: Public or Private	--	--	--	--	--	S	--	--	--	S	P	P	P	P	P	P	P	--
18. School: Specialized Training/Studio	--	--	--	--	--	S	--	--	--	P	P	P	P	P	P	P	P	P
19. School: College or University	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S	S	--
Land Use Type	T1 N	T2R	T2 RL	T2 RN	T2 RNO	T2 RC	T3E	T3 HN	T3 N	T3 NO	T4 HC	T4 VC	T4 HCO	T4 NC	C3	C4	C5	SI

"P" indicates a Use that is Permitted By Right.

"C" indicates a Use that is Permitted with Conditions.

"S" indicates a Use that is Permitted as a Special Use.

"TCP" indicates a Use that is permitted only as part of a Traditional Community Plan under the requirements in Division 2.3

"--" indicates a Use that is not permitted.



MEMORANDUM

To: Beaufort County Planning Commission
From: Robert Merchant, AICP, Acting Director, Community Development Department
Subject: Comprehensive Plan; Public Comments Spreadsheet
Date: August 2, 2021

The draft “Envision Beaufort County 2040 Comprehensive Plan” was released for public review on April 5, 2021. Since that time, staff has been requesting and collecting public comments on the document. Comments have been received from organizations and individuals, and have come directly to staff via email, from the County’s website, by letter, from the June 7 public hearing held by the Planning Commission, and the public workshops on June 8 and June 10. In addition, concerns expressed at the public meeting hosted by Councilman Glover and Councilman Sommerville on June 24 have been considered. Comments have been compiled into a spreadsheet (see attached) for tracking and analysis.

MAJOR THEMES

Several major themes or issues emerged from the comments that have been made on the plan:

Affordable housing. The County has had programs, policies, and incentives in place for over a decade in an attempt to address this issue; yet more needs to be done. The plan contains a number of meaningful actions that are recommended to be taken to address affordable housing. An additional recommendation stemming from public comments has been added. Providing affordable housing opportunities for the County’s diverse population will continue to be a major challenge to the County over the next decade.

Protection of historic cemeteries. The issue of protection of historic, particularly Gullah/Geechee cemeteries, was mentioned in a number of forums. Several strategies are proposed to be revised and new actions proposed as a result of these comments in an effort to address ownership, protection, maintenance, and access issues associated with historic cemeteries.

Heirs’ property. Heirs’ property was an issue that was heard over and over at the public workshops. Heirs’ property prevents generational wealth from being created by families, and can result in the loss of family land to tax sales or when distant family members force a sale. Several changes have been proposed to the plan to strengthen the approach to addressing this important issue.

Sand mining. Sand mining has become a concern in the County’s rural areas, especially on St. Helena Island. The issues associated with sand mining include loss of prime farmland, degradation of water quality, and nuisance impacts on nearby properties. An existing strategy has been revised and a new strategy proposed to address this emerging concern.

Water service. Providing water service and particularly, fire hydrants, in rural areas was mentioned at in-person public forums by several speakers. Staff followed-up with communications to both the Lady’s Island-St. Helena Fire District and the Burton Fire District. Several minor revisions of existing language and two additional action items have been proposed as a result of these discussions.

Equity. Concerns related to the availability of resources and access to opportunities was a frequent comment, particularly from residents in the northern county. Staff recognizes that the impact of policies and availability of capital has not have been felt equally across the population in the past. Equity is one of the major themes that has been woven throughout the document which is new to this planning effort. The issues and revised actions listed above relate directly, or indirectly, to equity issues.

NAVIGATING THE COMMENTS SPREADSHEETS

The comprehensive plan process resulted in four different documents—the Greenprint Plan, the Atlas, the Comprehensive Plan, and the Action Playbook. Staff received comments pertaining to each document. As a result, there are four separate Comment Spreadsheets, one for each document.

Each Comments Spreadsheet is organized by comment type category for ease of navigation. Every comment has an ID number. Whenever possible, the commenter’s name/organization, the document’s referenced page number, and staff’s recommended changes, if any, are included for each comment.

Staff classified each comment according to the action that might be taken to address it. These classifications are defined below:

“**New**” indicates that a new strategy or action item is being added, or that new wording is being added to the Context section of a chapter. Staff’s recommended wording of the change is shown in the Status column for consideration by the Planning Commission.

“**Minor Revision**” indicates that a small change is being proposed to the document—typically that an existing strategy or action recommendation is being revised. The existing action might be being made more specific, or an issue amplified. The revised wording is noted in the Status section of the spreadsheet.

“**General Comments**” are just that—a general comment on an issue, not necessarily a request for a revision or change to the document; for example, one commenter was concerned about litter along roadways, particularly, US 278. Staff researched this issue, found the County already has a number of programs in place to address litter, but did not recommend any changes to the plan. While staff agrees that more could always be done to address litter, specific recommendations might be better coming from an effort with a different focus--a solid waste management plan for example. General Comments do not propose any changes to the draft plan.

“Corrections” note comments where typos have been identified, a map is mislabeled, a sentence unfinished, etc. Corrections will be made in the final document in accordance with the problem that was identified in the comment.

REVIEW PROCESS

Staff is recommending we begin our group review of the comments by focusing on the “New” classification of comments, as these are where the substantive changes are or might be proposed. With regard to the “Minor” and “Correction” comments, it would be ideal if you review these in advance of the meeting and during our time together, we could then focus on the comments in those categories that you might have questions or concerns about.

Staff was very pleased with the number and thoughtful nature of the comments that were received on the plan, and we look forward to reviewing them with you at your upcoming meetings.

Attachments

- Envision Beaufort County 2040 Comprehensive Plan public comments spreadsheet
- Beaufort County Atlas public comments spreadsheet
- Greenprint Plan Beaufort County 2020 public comments spreadsheet
- 2040 Action Plan Playbook public comments spreadsheet

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
41	New	CCL	021	Habitat restoration	Natural Environment, Context	Suggests adding a new bullet to the list that ends this section: "Continue to aggressively conserve and begin to restore critical habitats and their ecosystem services."	Add a new bullet at the bottom of page 21 setting out that needed strategies: "Continue to aggressively conserve and begin to restore critical habitats and their ecosystem services."
229	New	St. Helena Petition	023	Infrastructure		A turning lane at the corner of Martin Luther King, Jr. Dr and Sea Island Parkway. Elevate the Warsaw Island causeway and low-lying areas which enable traffic at high tides. A public transportation system. Improved road, ditches, infrastructure. Reliable, consistent high-speed broadband. A comprehensive recycling center with youth involvement to rid the island of illegal dumping. To receive equitable shared of funding from all local, state, and federal disbursements.	The petition, included these comments, were shared with the County Capital Projects staff as well as Lowcountry Council of Governments. Add a new bullet under NE 3 to read: "•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."
252	New	PRSF	023	Water Quality	Natural Environment, NE 1	Add under NE1. Actions: "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, draw 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."	Add a new Action NE 1.4 to read as follows: "NE 1.4. Support Port Royal Sound Foundation's application to the EPA's National Estuary Program to recognize the local and national importance of the Port Royal Sound, drawing support and funding for conservation and research on our vital coastal resources. Seek partnership with Port Royal Sound Foundation to monitor water quality and provide educational opportunities for the community about the importance of keeping our waterways healthy."
248	New	CCL	025	Resiliency	Resilience Officer	In the Natural Environment chapter, create an additional NE 7. Strategy: Create a Resilience Officer position to manage County-wide Hazard Mitigation planning. NE7. Actions – 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.	Add a new Acton NE 5.3 to read as follows: "NE 5.3. Hire a Resilience Officer to oversee hazard mitigation planning in the county, including, but not limited to, assisting vulnerable communities, applying for grants, creating outreach education programs, and continually assessing hazard risks and creating policies to mitigate them."

ID	Classification	Committer Name	Page #	Topic	Section/Strategy	Comment	Status
83	New	CCL	53	Water transportation	Mobility, Context	Should add water taxis or water based transportation to this list of alternative forms of transportation.	Revise the 1st paragraph in the 2nd column on page 48 to read as follows: "In addition to small scale network improvements, it is important to promote other modes of transportation such as transit, water-based transportation, walking, and cycling in order to reduce automobile dependency." Also, add a new bullet under M4 that reads: "Identify opportunities and incentives for improving/expanding marine access and transport services, e.g., ferry services, water taxis, public dockage services, and kayak launches."
74	New	CCL	32	Cemeteries	Culture, C2	In the 2nd bullet under C2 referencing strategies that protect water quality, need to include protections for cultural cemeteries/grave yards, churches, praise houses, other sites.	This recommendation might be best located under C3 on page 32. Add a new bullet point that reads: "Consider additional protections for historic cemeteries including acquisition by public or nonprofit entities, easements, and buffer requirements."
196	New	Burton Wells Attendee	031	Penn Center	Culture	Please restore the building at Penn Center.	Penn Center is a multi-service 501(c)3 non-profit organization. In 1990 and 1991, Penn Center was listed on the "11 Most Endangered Places" list by the National Trust for Historic Preservation. Penn Center is part of the Reconstruction Era National Historical Park. Recommend adding a new bullet under C.2 to read: "Work with other public agencies and nonprofit agencies to preserve and restore the buildings at Penn Center."
262	New	PRSF	031	Port Royal Sound	Culture	Under C2 add bullet point that reads: "Educate about the Port Royal Sound's integral role in establishing and sustaining the rich history of our county- attracting early explorers, facilitating the start of Reconstruction, supporting thriving industries and more- as well as its continued intricate relationship with our Lowcountry lifestyle today."	Add a new bullet under C2 to read, "Educate the public about the Port Royal Sound's integral role in establishing and sustaining the rich history of our county- attracting early explorers, facilitating the start of Reconstruction, supporting thriving industries and more- as well as its continued intricate relationship with our Lowcountry lifestyle today."
266	New	Town of Yemassee	31	Regional waterway planning and protections	Culture	C.2, Coordination with jurisdictions neighboring our waterways would be beneficial especially if there are changes in usage abutting the river. i.e.; Jasper County with the Settings at Mackay Point, The Town of Ridgeland, and the City of Beaufort abut at the Broad River at Laurel Bay / Clarendon to Good Hope.	The SOLOCO stormwater design manual and standards seek to achieve regional stormwater protections for watersheds. However, additional regional strategies could be formed to better protect water quality and waterways. Add new bullet under C2 that reads, "Explore regional partnerships with jurisdictions sharing waterways to promote holistic protections and policies."

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267	New	Town of Yemassee	31	Historic Resources	Culture	C.3, Emphasize the protection of historic resources. With this, I believe jurisdictional cooperation would be extremely helpful here. The Town of Yemassee is home to a portion of the Revolutionary War Trail however if someone does not see the small sign on McPhersonville Road it would be simply overlooked. Perhaps the County GIS Department could create a GIS map or storybook with properties of interest within the County?	Add a new bullet to C 2 to read, "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."
158	New	Queen Quet, Gullah/Geechee Sea Island Coalition	034	Preservation of rural lifestyle	Culture, C6	The land policies regarding heirs property, agricultural lands, and cultural sustainability and protection are all interlinked in regard to Gullah/Geechee culture. So, the set of organizations listed at the beginning of C6 need to be a part of the partnerships formed to deal with land especially heirs property not just the Center for Heirs Property and PAFEN. The work will be more clearly defined if there is a collaborative committee formed with these entities.	Add a new 1st bullet under C6 to read, "Encourage collaboration between the various public and private nonprofit groups working to preserve the County's rural landscapes and way of life."
220	New	St. Helena Attendee	37	Cemeteries	Culture	Black cemeteries need to be protected. The ownership needs to be clarified. Maintenance needs to be addressed. Cemeteries should be fenced to provide protection.	Staff is proposing to add a new bullet point under C3 on page 32 that reads: <ul style="list-style-type: none"> •Consider additional protections for historic cemeteries including acquisition by public or nonprofit entities, easements, and buffer requirements. <p>The 1st bullet at the top of page 37 is proposed to be revised to read: Ensure that the Gullah/Geechee burial areas that were mapped in 1999, and any identified subsequently, are platted and protected from development, stormwater fee assessment, and taxation.</p> <p>C 2.2 in the comprehensive plan is proposed to be revised to read: In partnership with community members including the Gullah/Geechee Sea Island Coalition and the St. Helena Island Cultural Protection Overlay District Committee, conduct a baseline cultural resource inventory and vulnerability assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds to inform protection and stewardship practices for Gullah/ Geechee communities.</p>

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78	New	CCL	037	Sand mining	Culture, St. Helena Island	Very concerned about the impact of sand mining on St. Helena Island and the potential for additional mining activity.	<p>Mining is currently permitted by special exception in the T2 Rural zone and the S1 Industrial zone. There is an extensive list of conditions that apply to mining operations. At the same time, there may be general consensus that sand mining is no longer appropriate in the T2 Rural zone, or at least not within the Cultural Protection Overlay Zone.</p> <p>Add a recommendation on page 37, under St Helena Actions, that reads, "Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining."</p>
145	New	CCL	037	Sand mines on St. Helena Island	various	There is no discussion about the detrimental impacts of sand mining in the county, especially with regard to St. Helena. Mines threaten not just St. Helena, but all farmlands throughout the county. We are seeing a slow, but increasing trend of placing mines on agricultural lands, perverting the natural resources and converting an industry away from ag.	Have suggested adding a recommendation on page 37, under St Helena Actions, that reads, "Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining."
161	New	Queen Quet, Gullah/Geechee Sea Island Coalition	037	Cemeteries	Culture, St. Helena Strategies	Gullah/Geechee cemeteries need to be prevented from closure by anyone moving in near them. This can be dealt with by creating 1 acre setbacks and buffers on all sides of each of them that are listed within the 1999 document and others.	Add a new bullet under C3 on page 32 that reads: "Consider additional protections for historic cemeteries including acquisition by public or nonprofit entities, easements, and buffer requirements."
201	New	Burton Wells Attendee	037	Heirs' Property	Culture	I hope that this plan will help save heir property that our family give to us so the corporation will not steal or take it from us. Please don't nail us to the cross because they want our land.	<p>Add a new bullet to St. Helena Actions on page 37 to read:</p> <p>"Support creation of a local office for the Center for Heirs' Property Preservation in Northern Beaufort County. Encourage expansion of their programs in Beaufort County. Consider partnering with the municipalities to provide support for the Center by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area."</p>

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218	New	St. Helena Attendee	037	Various		<p>This is formal request, petitioning the Beaufort County Elected Officials to provide the Citizens of Saint Helena Island, SC the following:</p> <ul style="list-style-type: none"> •Proper installation of pipes for all ditches. Proper ditch draiage. -Proper pavement for all roads. Appropriate speed limit signage. Transportation system revisited. •Centrally constructed and located structure for fresh fruits and vegetables. Healthy and fresh boxes of food to be delivered daily to the residences of students, the elderly and disabled citizens. Clothing closet receptacles. •Property taxes revisited to prevent the loss of land for property owners. •The establishment of a central location on St. Helena to include announcements and notifications regarding current County Council meetings, Beaufort County School Board meetings, Beaufort County Sheriff and Police Departments et al; all meetings and gathering concerning St. Helena Island, SC residents. 	<p>Add three additional bullet points under St. Helena Actions on page 37 to read:</p> <p>"•Work with DOT to address road and drainage conditions on state-owned roads on St. Helena Island.</p> <p>•Ask residents to develop a specific list of areas (addresses) where drainage is an issue. Have these areas assessed by the Stormwater Utility Board and projects developed as appropriate to address concerns. Consider grant funding, including CDBG and EPA, for projects.</p> <p>•Develop a strategy to permanently address maintenance and safety improvements to "legacy roads" and private roads serving low-and moderate-income property owners. Consider grant programs and public service projects to address immediate maintenance needs."</p>
219	New	St. Helena Attendees (3)	037	Heirs' Property		<p>Heirs' property is a major issue facing the St. Helena community. It is subject to being "taken" if one of the heirs' decides to sell. The tax rate on heirs' property should be reduced since you can't make good use of the land. Need to prevent heirs' property from being sold at tax sales.</p>	<p>Add a new bullet to "St. Helena Actions" on page 37 to read: "Support creation of a local office for the Center for Heirs' Property Preservation in Northern Beaufort County. Encourage expansion of their programs in Beaufort County. Consider partnering with the municipalities to provide support for the Center by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area."</p>
225	New	Gregg Dixon	037	Heirs' Property	Culture	<p>Establish a task force on heirs property to educate people on ways to monetize heirs property; provide FREE land appraisals so that citizens can know the TRUE market value of their land; and provide FREE legal resources to help individuals contact heirs so that decisions can actually be made regarding the land</p> <p>Exempt ALL native Gullah Geechee land owners from taxes or provide them with a discount on heirs property land so that we can retain our land.</p>	<p>A new bullet is proposed to be added to "St. Helena Actions" on page 37 to read: "Support creation of a local office for the Center for Heirs' Property Preservation in Northern Beaufort County. Encourage expansion of their programs in Beaufort County. Consider partnering with the municipalities to provide support for the Center by applying for grant funds, Accommodations Tax and Hospitality Tax Revenues (if appropriate), and local funds to expand efforts in the area."</p>

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245	New	St. Helena Elementary School Attendees (4)	037	Parks and Recreation	Community Facilities	Need more programs for children—day care, after school, and summer programs. Need food programs. We need something now. Other areas have good facilities.	Add the following bullets to “St. Helena Actions” on page 37. <ul style="list-style-type: none"> •Ensure that St. Helena residents are included in the planning process for the Parks and Recreation Master Plan. Consider equity issues in development of that plan. •Assess the condition of existing recreation facilities on St. Helena Island. Develop plans for improvements and add funding costs to CIP. Apply for grant funding for improvements as appropriate. •Review recreation programs on St. Helena Island. Ensure that programs are addressing community needs and that programs are expanded beyond pre-pandemic levels. •Work with Penn Center to develop an MOU and lease agreement in order for the County to take a more active role in maintaining MLK Park on St. Helena Island and including applying for grants for park improvements."
264	New	St. Helena Attendee	037	Utility costs	Culture, St. Helena Spotlight	High cost of utilities.	Add a new bullet to the “St. Helena Strategies” section to read: <ul style="list-style-type: none"> •Encourage residents challenged by high utility bills to seek assistance through energy assistance programs administered by Beaufort-Jasper EOC."
260	New	PRSF	042	Port Royal Sound values	Economy	Under E1, add bullet that says “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.” Add E1 Action: “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.”	Add a new bullet under E 1 that reads, “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.” Add a new E1 Action to read, “ E 1.1. Seek partnership with Port Royal Sound Foundation to educate the community about the Port Royal Sound as a critical economic driver for the community and the importance of keeping it healthy.”
239	New	William Smith, Beaufort County Board of Education, District 3	043	Public Participation		(Summary of comments at June 7 public hearing.) Spoke in favor of involving school students, juniors and seniors, in the Plan.	Add a new bullet under E.6 that reads, “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 project at Planning Commission meetings.”

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3	New	Cecily McMillan	045	Strategy Language	Economy	Are there any brownfields in County? We should add something about brownfields and how there might be federal money for mitigation.	There are a number of brownfield-type sites in the County, including closed landfills, former dry cleaning facilities, and abandoned underground storage tanks. Some of these sites have undergone remediation and are considered "inactive"; others are currently undergoing cleanup. Responsibility for oversight of these sites is spread across multiple state and federal departments. Recommend adding a new bullet under E.7 that reads: "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."
162	New	Queen Quet, Gullah/Geechee Sea Island Coalition	045	Cottage Based Industries	Economy	Cottage Based Industries should be included under the "Economy" section and removing obstacles to supporting these businesses including those that are web-based is critical to sustaining new entrepreneurs.	Add a new bullet under E7 to read, "Clarify the home business and home occupation standards in the CDC and update the Cultural Protection Overlay to broaden the cottage industries standards."
217	New	Sally Lombard, St. Helena Attendee	045	Economic Development		Needs of future children and grandchildren need to be considered. JOBS.	Add a new bullet under E7 to read, "Clarify the home business and home occupation standards in the CDC and update the Cultural Protection Overlay to broaden the cottage industries standards." Staff was not sure of what additional changes to make without Planning Commission input.
273	New	Town of Yemassee	51	Trains	Mobility	I don't see any mention of rail transportation and it is an often-forgotten resource in Beaufort County. While we understand it is not a commuter rail service, it is a direct link for Beaufort County residents to points north and south and has a place in the overall transportation snapshot of the County just as airports do. We have MUTCD compliant wayfinding road signs provided by Amtrak that we'd be more than happy to give to the County to put up on US 17 or 21. Just as airports are considered within the Comprehensive Plan, I believe it is a mistake to not include passenger rail service	Add a new bullet under M3 to read, "Support improvements to existing rail infrastructure and expansion of passenger service serving the County."

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39	New	Whitney McKendree Moore	053	Bicycling	Mobility	I applaud the vision for public transit. It might help to have "zip bikes" at the station stops. I would gladly ride my own bike for nearby errands, but there is no sidewalk along Route 278 to safely connect to me from Island West to Buckwalter Parkway. Envisioning "bike paths" that might be worth adding into the vision for the future.	The draft Beaufort County Bike/Ped Plan sets out an comprehensive list of bicycle and pedestrian projects that should be implemented in the County to promote bicycle and pedestrian activity. There are recommendations pertaining to bike sharing and e-bike rentals as well. Recommend adding a new action to Strategy M5 in the Mobility section of the plan that reads: "M5.4 Adopt "Connect Beaufort 2021", the Bicycle/Pedestrian Plan for the County."
272	New	Town of Yemassee	53	Mass Transit access in Sheldon & Seabrook	Mobility	M6. I'd like to see mention of working with Palmetto Breeze to add stops north of the whale branch river. As of now, the bus will come out of Fairfax, to Allendale, to Hampton, Varnville, Yemassee, and often down to Hilton Head Island. There is a lack of access to public transportation in Sheldon/Seabrook and we think it's important to have a plan to ensure equitable transportation for all.	Add "Consider adding stops in the Sheldon/Seabrook areas." to M6.3 so that it reads "M6.3. Support Palmetto Breeze's efforts to establish a fixed-route bus service between Hilton Head Island and Bluffton and in the Beaufort/Port Royal area. Consider adding stops in the Sheldon/Seabrook areas."
7	New	Ed Pappas	060	Affordable housing	Housing	Restart the Affordable Housing Task Force.	Add a new bullet under H.3, "Aggressively pursue the development of affordable housing" that reads: "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."
261	New	Staff	068	Electric vehicles	Community Facilities, CF 2	Electric vehicles are coming and the County should be prepared and support their use.	Add a new Action CF 2.2 to read, "CF 2.2. Install electric vehicle charging stations at every Council facility that houses a sizeable workforce or has high public visitation."
199	New	Burton Wells Attendee	069	Water Service	Community Facilities	Please consider bringing water through the Burton area.	Revise the 1st bullet under CF3 to read, "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."

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244	New	St. Helena Meeting Attendee	075	Water supply; Fire hydrants	Community Facilities	Additional fire hydrants are needed on Warsaw Island.	Chief Kline confirmed this is a concern. Add a new action CF 7.4 to read as follows: "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."
263	New	Staff	075	Water supply	Community Facilities	Staff contacted the Burton Fire District to understand water supply issues in the Burton area.	Add a new action CF 7.5 to read: "CF 7.5. 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."
179	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust	080	Public input	Various	<p>Beaufort County Planning Commission should immediately:</p> <p>1) Engage Lowcountry ELRT with the purpose of conducting a 1,500 person survey of Black citizens of Beaufort County to be completed on or around August 1, 2021; and</p> <p>2) Engage Lowcountry ELRT to empanel a community based Equity Task Force of 9 members to complete a study of the current policies that are responsible for the significant economic disparities that exist between Black citizens and white land holders that would potentially be codified by the Plan.</p>	<p>1. The County conducted a fairly extensive outreach campaign that included workshops and online surveys in March, August, September, and October 2020. A list of the initial public input sessions can be found on the Envision Beaufort website at this link: https://www.envisionbeaufortcounty.com/. Follow-up meetings were held after the draft plan was prepared to seek additional input in June 2021. Additional public input could be gathered through plan implementation activities such as review of the CPO District.</p> <p>2. Staff recognizes that the impact of policies and availability of resources has not have been felt equally across the population. Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade. Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs."</p>

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179	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust	080	Public input	Various	<p>Beaufort County Planning Commission should immediately:</p> <p>3) Engage Lowcountry ELRT to submit a new Lowcountry Comprehensive Plan as a result of the survey that more accurately reflects the contributions of Black citizens to the wealth of the county and their fair share of future investments so that the Black community thrives in 2040 and beyond as should be the intention of the state. This plan will be a mirror of the current Plan, with the difference being a well thought out long term plan with QUANTIFIABLE impact and benchmarks to ensure transparency and effectiveness.</p>	<p>3)Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."</p>
226	New	Gregg Dixon	080	Equity, Social Justice		<p>Devote AT LEAST 30% of hospitality revenue to provide black Beaufort County citizens that are natives to the area to assist with housing repairs, home ownership, college tuition assistance, entrepreneurial training, and business grants.</p> <p>Establish a task force to close ALL racial disparities between white and Black Beaufort County citizens</p>	<p>Staff recognizes that the impact of policies and availability of resources has not have been felt equally across the population. Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade.</p> <p>Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs."</p> <p>Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."</p>

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233	New	St. Helena Petition	080	Land use and zoning		<p>Correct the inequity in the application of the zoning, planning and permitting laws based on the community.</p> <p>Construction of family compound properties will receive special permitting & zoning exemptions. Create ways to use Gullah/Geechee people’s land to develop the land sustainably.</p> <p>Development partnerships with African American citizens to determine Rural and Critical Land Preservation properties.</p> <p>All descendants of former enslaved ancestors still in possession of family land will be granted a special exemption.</p>	<p>Staff recognizes that the impact of policies and availability of resources has not have been felt equally across the population. Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade.</p> <p>Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs."</p> <p>Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."</p>

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240	New	Gregg Marcel Dixon	080	Equity	Community Facilities	(Summary of comments at June 7 public hearing.) Voiced concerns that the Comprehensive Plan does not address black inequality, poverty rate, educational failure, and land loss of black American citizens.	Staff recognizes that the impact of policies and availability of resources has not have been felt equally across the population. Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade. Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs." Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."
126	New	CCL	109	Infill development	Built Environment, Strategies and Actions	Revise this so that it doesn't read like the recommendation is to entertain new subdivisions, but instead that we shouldn't entertain new subdivisions unless they are infill, redevelopment, OR old PUDs.	Revise the first bullet under BE 1 to read as follows: "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."
277	New	Town of Yemassee	109	Land Use	Built Environment	BE 1.2., The Town would really like to be included and mentioned in this regional planning program. We wholeheartedly recognize the benefit of coordinated planning and in a Town of our size where we don't currently have a Staff Planner, insight from this group would be invaluable.	Recommend incorporating Yemassee into the Focused Planning Area maps. Staff will work with Consultant to do this. Add text: Add a new 2nd paragraph to read as follows: "Expansion and development of the Town of Yemassee poses a threat to the current rural character of the Sheldon and Gardens Corner area. Working with Yemassee to establish an urban growth boundary is crucial to preserving the rural character of these communities."

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131	New	CCL	129	Yemassee growth	Focused Planning Areas; Sheldon, Dale, Gardens Corner & Lobeco	<p>Regarding the first paragraph, it is imperative that we address the fact that Yemassee HASN'T implemented an urban growth boundary and associated Comp Plan update. They want to grow, and ignoring that stands to threaten the Sheldon, Dale, Gardens Corner, and Lobeco communities. The need for Yemassee to update their CP and adopt a UGB is imperative and worthy of included in an explicit statement in this section.</p> <p>Regarding the last paragraph, yes, but we need to include adoption of Yemassee UGB to prevent sprawl from undermining the investment made to keep this area so great and rural.</p>	<p>Recommend incorporating Yemassee into the Focused Planning Area maps. Staff will work with Consultant to do this. Add text: Add a new 2nd paragraph to read as follows:</p> <p>“Expansion and development of the Town of Yemassee poses a threat to the current rural character of the Sheldon and Gardens Corner area. Working with Yemassee to establish an urban growth boundary is crucial to preserving the rural character of these communities.”</p>
278	New	Town of Yemassee	129	Land Use	Focused Planning Area Maps	<p>As time goes on, the collaboration between the County and Town staff will be critical to ensure a cohesive vision of the Sheldon, Dale, Gardens Corner, and Lobeco area. As you're aware, there is an exorbitant number of protected properties and scenic roadways that both parties want to preserve and protect. By keeping communication open and regularly meeting and addressing issues as they come up, we will ensure the character of the area remains. The Town will be working on comprehensive planning and growth boundaries for the Sheldon area and will work with the County to ensure our Comprehensive Plan aligns with the principals in the Envision Beaufort County plan.</p>	<p>Staff recognizes the need to collaborate and work with Yemassee staff to ensure the character of the northernmost portions of the county remain within the intended and invested in character of the area. Staff has already begun this process and will continue to collaborate with Yemassee into the future as they undergo their own UGB and Comp planning processes. Recommend incorporating Yemassee into Focused Planning Area maps. Staff will work with the consultant to do this.</p>

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
173	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Equity		The Plan states as its goals: [to build affordable housing and create jobs where people live]. However, if executed as written, Envision Beaufort clearly presents a formula that will ensure that Beaufort's Black residents will suffer increasing rates of land loss and homelessness, unemployment, over policing and increasing incarceration, and child poverty. Not only does the plan make clear that there will be no investment in affordable housing, training or jobs for Black children and youth where they live, it intentionally makes it less safe, less convenient and more expensive for Black youth to reach the designated economic hubs. We further find that the average Black citizen in Beaufort cannot afford the projected rental rates of \$2,000.00 per month, yet no plans to address that are made visible.	Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade. Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."
174	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Policing, jobs	Various	Against a backdrop of miniscule levels of crime and chronic unemployment rates above 15% for Black citizens 16-24 years of age, Envision Beaufort seeks to increase policing in "vulnerable communities". Yet, it plans to funnel millions of dollars worth of contracts, jobs and affordable housing in areas of Beaufort County with high concentrations of non citizens, and rich white landholders. It is important to note that Black citizens are unemployed at TWICE the rate of Latinos and Black citizens, are THE POOREST ethnic group in the County.	Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs."
175	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Easements	Various	We are further concerned by the manner in which easements are used to control population movement and demonetize the assets of the poor.	Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."

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176	New	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Equity	Various	The level of resource redlining, including in the form of targeted exclusion from: the North Growth Boundary, job hubs, economic development, affordable housing evident in the Plan; will have MULTIGENERATIONAL NEGATIVE IMPACT on the economic stability and mobility of Black American families in Beaufort County, and on the Islands of Saint Helena and Daufuskie in particular.	Staff recognizes that the impact of policies and availability of resources has not have been felt equally across the population. Equity is one of the major themes that has been woven throughout the plan. Strategies that relate to equity issues are identified with an E in the plan. Addressing equity concerns will be one of the important challenges facing the County over the next decade. Revise CF 1 to read as follows "CF 1. Develop resilient and equitable public facilities, infrastructure, and programs." Then add two new bullets under CF 1 that read "Ensure that the design of new public facilities enhances the community's sense of place." and "Evaluate availability and quality of public facilities and programs." Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."
197	New	Burton Wells Attendee		Equity	Economy	Consider increasing the minimum wage so that people can live in the area. Bring jobs so that people can earn a living wage.	Bringing jobs to the area is an important part of the Economy section of the Comprehensive plan, as well as ensuring affordable housing is available (in Housing section), but minimum wage is not addressed short of discussion of disparities in the Atlas. Add a new BE4 to read as follows: "BE 4. Ensure that County land use regulations and policies create resilient, equitable communities with a sense of place reflective of the County's unique character." Follow it with a bullet that reads "When adopting new land use policies or regulations, consider the impact, including unintended consequences, on low-income and minority communities. Periodically review existing policies."

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94	New	Steve Hill, Daufuskie Island Council	048, 049	Marine Transportation	Mobility	The draft plan encourages a multi-modal approach to transportation but neglects to incorporate any serious consideration of water transportation solutions. Daufuskie Island Council believes the Beaufort County visitor experience is enhanced by a functioning marine transportation network. Additionally, a marine network will address the critical issue of resident workforce access to employment. We believe Beaufort County should set a goal of exploring options and proposing policies that will set the course for a viable marine transportation system. The waterways of Beaufort County provide a natural link of population centers and areas of visitor interest. The nexus of Beaufort, Bluffton, Palmetto Bluff, Hilton Head, Daufuskie, and Savannah map an economic engine for the future of Beaufort County.	Revise the 1st paragraph in the 2nd column on page 48 to read as follows: "In addition to small scale network improvements, it is important to promote other modes of transportation such as transit, water-based transportation, walking, and cycling in order to reduce automobile dependency." Also, add a new bullet under M4 that reads: "Identify opportunities and incentives for improving/expanding marine access and transport services, e.g., ferry services, water taxis, public dockage services, and kayak launches."
13	New	Ed Pappas	048, 051	Marine Transportation	Mobility	There should be more emphasis on marine access and transport services - ferries, water taxis, public dockage services, marinas, kayak launches, fishing piers, etc. This should be added to the mobility chapter.	Revise the 1st paragraph in the 2nd column on page 48 to read as follows: "In addition to small scale network improvements, it is important to promote other modes of transportation such as transit, water-based transportation, walking, and cycling in order to reduce automobile dependency." Also, add a new bullet under M4 that reads: "Identify opportunities and incentives for improving/expanding marine access and transport services, e.g., ferry services, water taxis, public dockage services, and kayak launches."
40	Minor Revision	CCL	019	Environmental preservation	Natural Environment; Core Values	Re Core Value 2, natural environments are critical to improving the habitability and resilience of our communities by protecting us from climate change impacts. It's important to mention that our natural environment must be protected to protect our quality of life and safety.	Revise Core Value 2 to read, "We make efforts to preserve our critical natural environments to preserve the quality of life for future generations."

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
151	Minor Revision	Katie Herrea, County Stormwater Manager	021	Stormwater Utility	Natural Environment	Multiple references to the Stormwater (SW) Utility being responsible for retrofitting SW management systems in older developments. Beaufort County SW will encourage property owners with older SW management facilities to upgrade their systems. The County is legally unable to pay for retrofitting or providing maintenance on SW facilities without having an easement or being owned by the County.	<p>Revise the 2nd bullet in the 2nd column on page 22 to read, "Continue to implement the Stormwater Utility with priority placed 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."</p> <p>Revise the last bullet on page 22 to read, "Provide a mechanism to allow high-density developments to reduce the impact of nitrogen pollution by encouraging property owners to retrofit stormwater management devices in older non-conforming developments within the same sub-watershed."</p>
250	Minor Revision	Port Royal Sound Foundation (PRSF)	021	Natural Environment	Natural Environment, Context	Very first sentence should read: "...treasured natural environment, made up of the Port Royal Sound's expansive saltmarshes and tidal waters..."	Revise the first sentence on this page to read, "Beaufort County has a treasured natural environment, made up of the Port Royal Sound's expansive saltmarshes and tidal waters, sub-tropical maritime forests of live oaks and palmettos, towering pines, forested wetlands of cypress and tupelo, and over 30 miles of beaches."
251	Minor Revision	PRSF	022	Water Quality	Natural Environment	Change 4th bullet point to read: "Collect and compile baseline data on water quality of the Port Royal Sound to establish water quality standards on the sub-watershed level. 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."	Change 4th bullet point to read: "Collect and compile baseline data on water quality of the Port Royal Sound to establish water quality standards on the sub-watershed level. 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."
43	Minor Revision	CCL	023	Stormwater management	Natural Environment, NE 1	Suggests that wording be added to the 1st bullet point on page 23 regarding stormwater BMP Manual.	Revise the first bullet on page 23 pertaining to Strategy NE 1 to read as follows: "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."

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243	Minor Revision	Elkin Rossell	023	Natural Environment	Natural Environment	<p>Need to promote wilding with native species of vacant lands to promote diversity of species of insects, birds, animals and NOT MOW down all grass and shrubbery that provide nesting, seeds, insects, for migrating birds and butterflies. Too much of Port Royal has been cleared out to the detriment of butterflies and migrating song birds. Promote native shrubbery, flowers, and trees for owls, hawks, rabbits, squirrels, butterflies, insects, frogs, anoles, skinks, etc. Create natural winding paths that do not require mowing through these wilding areas.</p> <p>Disallow all building structures, any type of construction, and filling of land adjacent to or on marsh areas, and enforce same.</p>	<p>The County's Community Development Code applies to land in the unincorporated area. The County's code has a section devoted to Resource Protection Standards that address natural systems such as tidal and nontidal wetlands, river buffer, endangered species and bird nesting habitats, and forests and tree protection. While not perfect, these standards go a long way toward protecting the sensitive natural areas.</p> <p>Revise the 2nd to last bullet under NE 1 to read, "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."</p>
253	Minor Revision	PRSF	023	Tidal gauges	Natural Environment, NE 3	Under NE3. Actions: Include that the County is placing a tidal gauge on the dock of the Port Royal Sound Foundation's Maritime Center.	Revise NE 3.1 to read, "NE 3.1. Install and monitor tidal gauges at several locations in Beaufort County including the Port Royal Sound Foundation's Maritime Center to provide a thorough representation of tidal activity across the county. Seek partners to assist in funding and managing tidal gauges, including ACE Basin NERR, Palmetto Bluff Conservancy, Lowcountry Institute, S.C"
123	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	024	Sea Level Rise Overlay	Natural Environment, NE 4.1	How this will impact native Gullah/Geechees who have parcels within those elevations will need to be taken into serious consideration. No measure should be implemented in a way that leads to the displacement of Gullah/Geechees from their homes or disallows their building while allowing those that want to fill wetlands to build. These districts should forbid large scale developments and commercial entities from these areas entirely.	<p>The proposed Coastal Resilience Overlay requires notification to prospective property owners that the property they are purchasing is in a low-lying area that may be subject to sea level rise and coastal flooding.</p> <p>Revise NE 4.1 to clarify the intent of the overlay and to read, "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."</p>
135	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	25	Hazard Mitigation	Natural Environment, NE5	The Climigration Network and the Anthropocene Alliance are national organizations that can advise in the case of NE5. The Gullah/Geechee Sustainability Think Tank also already presents at national and international conferences and can assist with the creation of a "roadshow program" that fits Beaufort County.	Revise NE 5.1 to read: "NE 5.1. Develop a flood, sea level rise, and climate change roadshow program to connect with community groups, homeowners' associations, professional organizations not already served by existing programs, and other similar organizations for community outreach and education. Partner with public agencies such as Sea Grant and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of the program."

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254	Minor Revision	PRSF	024	Salt marshes	Natural Environment, NE3	Either incorporate into NE 3.3 or create separate point: "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."	Revise NE 3.3 to read as follows: "NE 3.3. Adopt comprehensive water plans for vulnerable areas of the County by studying and analyzing how stormwater, sea level rise, and storm surge interact in an area determined by geographic and geological conditions. Understand and quantify to what degree salt marshes reduce local flooding and storm surge impacts, implement planning to incorporate these natural buffers as hazard reduction tool."
45	Minor Revision	CCL	025	Sea Level Rise	Natural Environment, NE 5	Change the word "ideas" to something stronger, such as "actions."	Revise Action NE 5.2 to read as follows: "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."
255	Minor Revision	PRSF	025	Environmental education	Natural Environment	Seek partnership with Port Royal Sound Foundation under NE 5.1 and NE 6.	Revise NE 5.1 to read: "NE 5.1. Develop a flood, sea level rise, and climate change roadshow program to connect with community groups, homeowners' associations, professional organizations not already served by existing programs, and other similar organizations for community outreach and education. Partner with public agencies such as Sea Grant and nonprofit groups such as the Port Royal Sound Foundation and the Gullah/Geechee Sustainability Think Tank in development of the program."
139	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	029	Gullah/Geechee	All	The native Gullah/Geechee community are traditional "subsistence fishing families" not "small-scale commercial." This wording should be changed in the document.	Revise the last sentence of the 3rd paragraph to read, "Many residents of Beaufort County, especially the Gullah/Geechee community, have traditionally relied on local waters as a food source. Some residents have used water resources as a source for small-scale commercial fishing enterprises."
265	Minor Revision	Town of Yemassee	31	Water Access	Culture, Water Access	Reference is made to a plan on enhancing access to the water for all users. We believe this may be accomplished through partnerships with municipalities. The Sugar Hill Landing is available but has a small parking area. There is currently no access to the Pocotaligo River. The Steel Bridge Boat Landing on the Combahee is an excellent facility with ample parking. Wimbee Creek is a substantial distance from the Town of Yemassee. If we cannot procure land for a full-size boat launch, perhaps a kayak launch or a small dock for recreational fishing? The Town of Yemassee would certainly be open to partnering with Beaufort County to make that happen.	Revise C1.2 to read: "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."

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1	Minor Revision	Cecily McMillan	031	Strategy Language	Culture, C1	Re the issue of boat landing fees, we should rethink this. It seems to conflict with some other goals. This would be very difficult to enforce.	Revise the 2nd bullet on page 31 to read as follows: "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."
140	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	031	Gullah/Geechee	Culture, C1	Section C1 does not provide a place for the voices of the subsistence fishing families. A collaboration with the Gullah/Geechee Fishing Association should be done in addition to the formation of the formation of the Commercial Seafood Advisory Committee. That Committee should also have to include seats for Gullah/Geechee commercial fishermen.	Revise the 1st bullet on page 31 to read as follows: "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."
141	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	031	St. Helena Island Water Study	Culture, C2	The St. Helena Island Comprehensive Water Study and Plan should engage the St. Helena Cultural Protection Overlay District Committee, the Gullah/Geechee Sustainability Think Tank, the Gullah/Geechee Fishing Association, the Gullah/Geechee Sea Island Coalition, the Land End Woodlands Club, Penn Center and the Friends of Fort Fremont in addition to churches such as Bethesda Christian Fellowship and business in the Corners Community Preservation District and near Bradley Seafood's dock, Gay Seafood Company and Shrimp Shack that are adjacent to the waterways.	Revise the last bullet on page 37 to read as follows: "In partnership with the Sea Level Rise Task Force, commission a comprehensive water study and plan for St. Helena Island that considers stormwater, sea level rise, and storm surge to better define the risks posed by climate change and new development and recommend strategies to protect against these threats. Engage the Gullah/Geechee community, Penn Center, local churches, area businesses and local non-profits such as the Friends of Fort Fremont, in preparation of the plan. This study should be aligned with County-wide Gullah/Geechee cultural inventory and vulnerability assessments."
149	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	031	Scenic Byways	Culture, C2	Highway 21 from Chowan Creek to St. Ball Park Road or Folly Road on St. Helena Island should be nominated as a US Scenic Byway. This would enhance the work that has been done by the Corners CP District Committee.	Revise the last bullet under C2 on page 31 to read as follows: "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."
172	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	031	Heritage Tourism Plan	Culture, C2	Section C2 should be done in conjunction with the leaders of the Gullah/Geechee Nation and the Gullah/Geechee Sea Island Coalition and not only with the Gullah/Geechee Cultural Heritage Corridor given that the GGCHC is not a body of native Gullah/Geechees. It is critical that native Gullah/Geechees state what their future should be.	Revise the 1st bullet under C2 to read, "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."

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256	Minor Revision	PRSF	031	Seafood industry	Culture	Under C1, include point on "Prioritizing 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."	Add a new bullet under C.1 to read, "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."
257	Minor Revision	PRSF	031	Environmental education	Culture	Integrate with 4th C2 bullet regarding sea level rise education programs: "Seek partnership with Port Royal Sound Foundation to create curricula and provide public education programs to share information about impacts of sea level rise."	Revise the 4th bullet under C2 to read, "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."
75	Minor Revision	CCL	032	Eco-friendly lawns	Culture, C5	Encourage HOAs to accept native plantings in lieu of lawns.	Revise the last bullet under C5 by adding an additional sentence: "Urge HOAs to accept native plantings in lieu of lawns. This would not only support the pollinator population we depend on for farming, but benefits stormwater, biodiversity, and saves property owners' money."
159	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	034	Family Compounds	Culture, C6	The Family Compound Exemption needs to be emphasized as section C 6.3 in support of the rural way of life. The Family Compound continuation is crucial to native Gullah/Geechee families. This should include the impact fee waiver for those building on family compound land if they are blood heirs to that property.	Action C 6.2 recommends that a brochure be created to help explain family compounds, policies for small rural landowners, etc. Recommend revising to add emphasis on Family Compounds in C 6:1 - "Periodically evaluate Beaufort County's rural land use policies, including family compound uses, to determine that they are accomplishing the policy goals of preserving the rural landscape and way of life, and that they are fair and equitable to local residents and property owners".
268	Minor Revision	Town of Yemassee	34	Heirs' property	Culture	C.6.2, Potentially add information for residents occupying heirs' property that could link them with resources that would aid them in obtaining a clear title on their land?	Revise C 6.2. to include heirs' property information: "Develop a brochure designed to help small rural landowners understand how to subdivide and transfer land. The brochure should explain family compounds, policies for small rural landowners, home occupation and home business provisions, cottage industry provision, resources for heirs' property, etc."

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76	Minor Revision	CCL	037	Cemeteries	Culture, St Helena Island	Make sure cemeteries identified after 1999 are protected.	Revise the 1st bullet at the top of page 37 to read: "Ensure that the Gullah/Geechee burial areas that were mapped in 1999, and any identified subsequently, are platted and protected from development. Consider exempting these properties from stormwater fee assessment and taxation where possible."
152	Minor Revision	Katie Herrera, County Stormwater Manager	037	Cemeteries	Culture, St. Helena	Regarding historic cemeteries, no properties are exempt from paying Stormwater Utility Fees. Providing exemptions would undermine the purpose and function of the utility.	Revise the 1st bullet in the 2nd column on page 37 to read, "Ensure that the Gullah/Geechee burial areas that were mapped in 1999, and any identified subsequently, are platted and protected from development. Consider exempting these properties from stormwater fee assessment and taxation where possible."
212	Minor Revision	St Helena Attendees (7)	037	Public participation		This plan does nothing for the citizens of St. Helena Island. This needs to be presented to the community for feedback in an open community meeting. Appears decision have been made without our input once again.	Revise the 1st bullet under St. Helena Actions on page 37 to read, "Reevaluate the CPO District by assessing whether additional land use restrictions are necessary to meet the intent of the district. Consider the addition of specific design standards that reinforce historic Gullah/Geechee development patterns and character." Include diverse representation on the steering committee that may be formed to guide the process. Ensure public input from all segments of the community."
47	Minor Revision	CCL	30	Seawalls	Culture, C1	In the 1st bullet, delete the term "seawalls." Seawalls and bulkheads have adverse impacts on the environment and adjoining property.	In the 1st bullet under C1, delete the term "seawalls" from the list of enhancements suggested for boat landings.
259	Minor Revision	PRSF	040	Port Royal Sound	Economy, Context	3rd paragraph should start "The County's mild climate, vast and varied water resources of the Port Royal Sound, its ties to the military... and Pg. 38 Add text regarding the significance of access to the Port Royal Sound, promoting the importance of waterway access for boating, fishing, etc. and its contribution to the economy of Beaufort County.	Revise the 3rd paragraph to read: "The County's mild climate, vast and varied water resources of the Port Royal Sound, its ties to the military, and its attractive built environment, have drawn a large influx of new residents, keeping Beaufort County one of the fastest growing counties in South Carolina. Access to safe and healthy waterways on the Port Royal Sound is instrumental in building a link between the County's natural resources and economic development by connecting people and businesses to water-based recreation and industry. Resort, residential, and commercial development has greatly expanded the service-related workforce. Ongoing growth has created the need for infrastructure improvements and additional County services, which require more revenue."

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79	Minor Revision	CCL	042	Tourism	Economy, E1	Re the 3rd bullet under E1, think this is saying build more hotels and I do not like it.	The intent is to grow new local jobs. Suggest trying to clarify this by revising the 3rd bullet in E1 to read, "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 and reduce costs to the region's hotels and resorts."
2	Minor Revision	Caroline Fermin	043	Strategy Language	Economy, E6	Add USCB and military bases to the list of institutions supporting individuals leaving the military.	Revise the second bullet under E.6 to read as follows: "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 enhance the skills needed for employment in the public and private sectors."
164	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition	043	Job training	Economy, E6	E6 should be geared toward technology which is needed for green industry. We need to train for the future not maintain the status quo.	Revise the 1st bullet under E6 to read, "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, to the knowledge-based economy, and technology geared for green industry."
194	Minor Revision	John O'Toole, BCEDC	043	Economic development	Economy, E 3.2	The BCEDC recommends the purchase of 30 +/- acres in each jurisdiction in 3 or 6 acre tranches.	Revised strategy E 3.2 to read, "Purchase approximately 30 acres in 3 or 6 acre tranches in each local jurisdiction within Beaufort County through the Beaufort County Economic Development Corporation, to provide ample spaces for companies wishing to expand or move to Beaufort County."
99	Minor Revision	CCL	048	Water taxis/ferries	Mobility, Context	At the bottom of the page 48, we should "Promote a diversity of transportation mode choices including water taxis/ferries."	Revise the 3rd bullet from the bottom of page 48 to read, "Promote a diversity of transportation mode choices including water taxis/ferries."
88	Minor Revision	CCL	050	Mobility	Mobility, M2	While this is a worthy goal, we need to ensure this doesn't mean we're just widening roads until that's all we're left with. Need to develop creative ways to maintain good service levels and avoid widening whenever possible.	Revise the 1st bullet under M2 to read as follows: "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."
100	Minor Revision	CCL	050	Corridor master plans	Mobility, M1.2	Awkward sentence - perhaps reword to say "...and turn state highway corridors..."	Revise M1.2 to read, "Prepare corridor master plans so that major arterial and state highways can evolve into complete streets."
279	Minor Revision	CCL	125	Village Master Plan	Focused Planning Area	Should add a recommendation for the City and County to collaborate on the Village Master Plan for Lady's Island	Revise the last sentence on page 153 to read: "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."

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101	Minor Revision	CCL	053	Street design	Mobility	Important to mention protecting tree canopies, and using street scaping and vegetated buffers.	Revise the 1st bullet on page 53 to read, "Explore design standards and innovative road construction techniques to protect tree canopies and vegetated buffers, and link wildlife habitat and preserve wetlands."
223	Minor Revision	St. Helena Attendee	058	Income inequities	Housing	The median income for the County is high, but it is low for St. Helena residents.	Revise the first paragraph on page 58 to read as follows: "Beaufort County is the most affluent county in South Carolina in terms of median household income. This wealth is not spread evenly, however, but varies greatly across the county's diverse population and geography. The median income for African-American and Hispanic households is significantly lower than for the County as a whole. According to the Centers for Disease Control (CDC) Social Vulnerability Index (SVI), Beaufort County has areas of high vulnerability related to housing and transportation, especially in its more rural areas. Median income on St. Helena Island in 2019 was only two-thirds that of the County as a whole (\$44,190 in Census Tract 11.02 verses \$68,377 for the County). The Sheldon and Seabrook areas (Census Tracts 1 and 2) had the lowest median income in the County in 2019, at \$38,395 and \$42,466 respectively."
91	Minor Revision	CCL	060	Affordable Housing	Housing, H2	Again - very supportive of creating more access to affordable housing, but always wary of fast tracking. Want to ensure this is a thoughtful process, even if fast tracked. Most importantly, that the appropriate siting is used and especially with regard to access to bike/ped infrastructure, transit lines, etc. Could waive fees as a part of incentives. But should also seriously consider encouraging developers of AFO Housing to situate it on transit lines, multimodal trails.	Revise the 1st bullet at the top of page 60 to read, "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."
98	Minor Revision	CCL	069	Composting	Community Facilities, CF4	Especially improving/expanding recycling programs and incorporating composting programs.	Revise CF4, 1st bullet, to read as follows: "Design and implement a plan for provision of multiple disposal alternatives, including composting, for the County."
104	Minor Revision	CCL	069	Water and sewer extensions	Community Facilities, CF3	We need to balance this with the risk to extending sprawl into these communities. We should focus water/sewer infrastructure in urbanized areas in urban growth boundaries. May also want to talk about providing better resources for septic care in our rural communities.	Revise the 1st bullet under CF3 to read, "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."

ID	Classification	Committer Name	Page #	Topic	Section/Strategy	Comment	Status
147	Minor Revision	CCL	069	Water and sewer extensions	Community Facilities	We must recognize the risk of expanding water and sewer services into the rural areas of the county. Doing this opens those rural areas to sprawling development. Expanding access to water and sewer should be the highest priority in urbanized areas, especially within urban growth boundaries. Not beyond them.	Revise CF3.2 to read as follows: "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." Also, the 1st bullet under CF3 will be revised to state that priority for water extensions should be given to communities within designated growth boundaries.
169	Minor Revision	Quenn Quet, Gullah/Geechee Sea Island Coalition	069	Water and sewer service	Community Facilities, CF3	Although expanding sewer and water to rural areas seems like a good idea for the health of the community, the cost of connecting to these things have been a major problem and has contributed to some Gullah/Geechee families losing their land. These things usually increase the interest in those areas by those that want to develop and suburbanize the areas. So, a delicate balance must be struck and native people to the areas outlined on Page 69 will need funding support from a source such as "Deep Well" on Hilton Head.	Revise the 2nd bullet under CF3 to read, "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."
275	Minor Revision	Town of Yemassee	69	Water utility	Community Facilities	We applaud the mention of public water being extended in the Seabrook/Stuart Point CP, Dale CP, and other rural communities that are served by private wells. In addition to providing safe, clean drinking water, this also ensures fire protection for property owners which should in turn help lower the ISO rating, therefore, lowering homeowner's insurance premiums. , C.F.1 - Staff concur, C.F.2. - I'd like to see mention of Lowcountry Regional Water System (LRWS) in addition to BJWSA. Despite some issues, they have now, with some assistance it could still potentially provide areas like the Big Estate CP or Old Sheldon easier than BJWSA. Additionally, they already serve portions of Beaufort County in the Town of Yemassee. If we're looking at this from the big picture, I think they need to be mentioned and involved.	Revise first bullet point under CF3 to read "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."

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105	Minor Revision	CCL	071	Material Recovery Facility	Community Facilities, CF4	Regarding developing a Material Recovery Facility, yes - but want to ensure we choose the appropriate location for it and avoid impacting communities and sensitive habitats.	Revise the 2nd bullet at the top of page 71 to read, "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."
36	Minor Revision	Chief Bruce Kline, Lady's Island/St Helena Fire Fire District	075	Public Safety	Community Facilities	Concerned with Strategy CF 7, 3rd bullet that reads, "Encourage Burton and Lady's Island/St. Helena Fire Districts to work cooperatively with the City of Beaufort and Town of Port Royal to determine the future roles of those two fire districts."	Revise the 3rd bullet under Strategy CF 7 to read as follows: "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."
247	Minor Revision	CCL	69	Waste Disposal	Community Facilities	In the Community Facilities chapter, under CF 4. "Create A Comprehensive Plan for Sustainable Waste Removal and Disposal" we recommend the inclusions of: 1. Create a Sustainability Officer position to oversee the creation and/or implementation of the Comprehensive Plan regarding sustainable waste removal and disposal and to manage a County-wide sustainability program. 2. Create a composting program for yard and food waste.	Re composting, CF4, 1st bullet is being revised to read as follows: "Design and implement a plan for provision of multiple disposal alternatives, including composting, for the County."
106	Minor Revision	CCL	080	Park user fees	Community Facilities, CF8	Some of these options aren't appropriate at passive parks - don't install tennis courts, water parks, concession stands and other highly disruptive facilities at these parks; must be incredibly mindful of how we use these lands. Recommend parsing out passive parks to make that point or creating a passive park bullet point with appropriate facilities listed.	Revise last bullet in 1st column under CF8 to read, "Pursue facilities in active parks that generate revenue via user fees. These facilities include water parks, campgrounds, tennis facilities, and picnic shelters."
29	Minor Revision	Nathaniel Douglass	080	Parks		More sports complexes like Buckwalter and Burton Wells but smaller are needed. Also outdoor basketball courts and baseball fields like M.C. Riley and Oscar Frazier Park.	Revise CF 8.1. to read: "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, community gardens, camping, and ice skating."

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38	Minor Revision	Whitney McKendree Moore	080	Parks and Recreation	Community Facilities	We used to live in CT where an abandoned factory was converted to a ice-skating rink. Bluffton is considering launching activities such as go-carting, miniture golf and axe-throwing, we wonder if Beaufort County might envision itself as a destination for fun family stuff--even new sports (like skating year-round).	Action CF 8.1 recommendations that a Parks and Recreation Master Plan be developed. These activities could be evaluated as part of that effort. Add an additional sentence to CF 8.1 that reads, "Consider incorporating new uses in parks as appropriate such as splash pools, horseback riding, community gardens, camping, and ice skating."
198	Minor Revision	Burton Wells Attendee	080	Youth recreation	Community Facilities	Include recreation for our students. There is nothing for our students to do outside of school activities.	<p>The plan currently contains these recommendations that seem relevant:</p> <p>CF 8.1. Create a Parks and Recreation Master Plan that establishes acceptable metrics for accessibility and programming.</p> <p>CF 8.2. Implement the recommendations of the Parks and Recreation Master Plan according to the prioritization and timeline outlined in the document.</p> <p>Revise CF 8.1. to read: "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, community gardens, camping, and ice skating."</p>
207	Minor Revision	Burton Wells Attendee	080	Youth recreation	Community Facilities	Recreation programs should be offered throughout the County, but especially in the Northern half, for school age children. These programs should be scheduled both afterschool and during the summer so kids have somewhere to go and something to do. There are concerns that without programs to keep them occupied, they can get into trouble.	Revise CF 8.1. on page 80 to read: "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."

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107	Minor Revision	CCL	086	Yemassee growth	Built Environment, Context	Regarding planning cooperatively with Jasper County, we absolutely support this, but Yemassee must be explicitly mentioned in this section, too. They do not have growth boundaries, updated zoning, updated environmental corridors. They want to grow - ignoring that fact now could prove fatal to conserving rural areas in northern Beaufort county.	Revise the last paragraph on page 86 to read, "Future growth in Jasper County, especially in Hardeeville, and also in the Town of Yemassee, will have a direct effect on Beaufort County's future from a transportation, natural resource and service delivery standpoint. Working with Jasper County, Hardeeville, and Yemassee on shared values, policies, and standards will help reduce these impacts. Future considerations could include additional growth boundaries, environmental corridors, complimentary zoning, collaborative growth modeling, density sharing, joint environmental stewardship, mutual commitments toward alternative modes of transportation, and other growth management concepts that would benefit the County and the region."
127	Minor Revision	CCL	115	Pedestrian-shed	Focused Planning Areas, Context	What does this mean? Perhaps explain it for laypeople.	Revised the 2nd sentence in the Hamlet Place Type description to read, "A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed (the distance a person would walk in five minutes, generally a quarter-mile)."
128	Minor Revision	CCL	116	Multimodal Place Types	Focused Planning Areas, Future Land Use	Utilize our waterways as alternative modes of transportation - specifically as a transit service for commuters, visitors, locals, etc. to reduce number of car trips.	Add a new sentence to the end of the paragraph that reads: "Place Types might also be developed in areas where water transit is or may become available."
119	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	005	Organization of Document	Contents	I salute your team about showing what you prioritize by the way in which things are listed in the document.	No change proposed to document.
120	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	008	Federal Climate Change Report	Introduction	The context for the plan provides a list of comprehensive plans that were reviewed. The 20 x 30 report that was released by the Biden Administration and legislation being written for the state needs to be reviewed to better inform plans that will allow for the sustainability and resilience of Beaufort County in the face of climate change.	Comment received; no change proposed to document.
121	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	022	Ocean Acidification	Natural Environment, Strategies and Actions	Ocean acidification is impacting Beaufort County and that is not specifically mentioned in the Natural Environment section. Overbuilding and paving contribute to ocean acidification and this can be addressed by increasing building setbacks and reducing densities near bodies of water.	The recommendations in NE 1 and NE 1.1 (stormwater utility etc. and evaluation of existing ordinances and programs) appear to address the issue of ocean acidification, although the issue itself is not specifically identified.
42	General Comment	CCL	023	Open Space	Natural Environment, NE 1	What are "open space set asides" as mentioned in the 3rd bullet on page 23?	Open space is required in new development in all zoning districts except T3 and T4. Comment received; no change to plan proposed.

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16	General Comment	Ed Pappas	024	Strategy Language	Natural Environment, NE4	Staff needs to check the Atlas language re: FEMA regulations and make sure it is consistent with the information on page 24 and vice versa.	Staff reviewed the Atlas and did not find any conflicts.
18	General Comment	Ed Pappas	024	Flooding	Natural Environment, NE4	Should a reference to the new 2021 FEMA flood guidelines be included?	The new flood maps are referenced in NE 4.2. The recommendation is to revise the CDC to strength flood protection requirements as the new maps did not consider climate change, rising sea levels, and the most recent round of hurricanes.
134	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	024	Fill	Natural Environment, NE 4.1	The transfer of property within the resilience overlay should disallow the filling in of the area in order to make it buildable. It should be required to remain open space and natural.	The proposed fill ordinance does not prohibit fill, but limits the amount and location of fill on land in Zone X (shaded) on FIRMs. The CRO additionally does not limit fill or impose building restrictions, but would require notification of transfer of property in low lying areas. The Greenprint Overlay does, however, provide guidance on density intensity of properties based on their conservatin priority - typically low lying areas are higher priority because they can accommodate marsh migration and buffer property from storms/flooding. No changes are proposed to the Comprehensive Plan.
136	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	025	SLR Working Group	Natural Environment, NE 5.2	The Gullah/Geechee Nation has a sustainability plan. We collaborate with the American Society of Adaptation Professional and the National Adaption Forum. So, to that end, we should be part of the collaborative working group and for recommendations and feedback on these issues and how to do climate change science outreach and education.	Members of a collaborative working group would be identified at a later date as part of plan implementation. Comment received; no change proposed to document.
137	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	025	Outreach and Education	Natural Environment, NE6	NE6 Actions should also use the Rise Finder Tool developed by Climate Central.	Comment received; no change proposed to document.
150	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	031	Water access	Culture, C2	Traditional water access points should not be allowed to be blocked from use by Gullah/Geechee subsistence fishing families. This has been and remains and problem that has not been addressed by the county.	The 3rd bullet under C2 includes a recommendation to "Protect and identify opportunities to improve water access for subsistence fishing and other traditional uses." Action C 2.2 recommends conducting a cultural resources vulnerability assessment to include traditionally used road, waterways, waterways, water access points, fishing areas....to inform protection and setwardship practices for Gullah/Geechee communities". Staff agrees traditional water access points need review and protection and that this recommendation seeks to acheive that. No changes proposed.

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258	General Comment	PRSF	031	Environmental history	Culture	Integrate with other C2 bullets or create a new bullet to emphasize role of the Port Royal Sound in building such a rich history- attracting explorers, facilitating the start of Reconstruction, supporting many thriving industries- and its continued intricate relationship with our Lowcountry lifestyle.	See ID 262.
155	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	032	Preserving farming	Culture, C4	Section C4 is something that a number native Gullah/Geechee farming families may be interested in.	Comment received; no change proposed to document.
156	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	033	Culture		Bay Point should be highlighted on the map on Page 33. Natural Preserve needs to be redefined as places that do not allow for permanent buildings and resort facilities or resort amenities. Eco-tourism should not be defined as spaces that allow resorts and high density building.	Staff agrees that the Ecotourism use needs revision, especially in T1 Natural Preserve Designations. No changes recommended to the Comprehensive plane. This comment will be addressed with amendments to the zoning code.
157	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	033	Corners Community		The Corners Community Preservation District is not clearly depicted in the map on Page 33.	The map depicts rural, low-density zoning districts. The Corners Community is not currently a zoned Community Preservation District.
153	General Comment	Katie Herrera, County Stormwater Manager	037	Water study and plan	Culture, St. Helena Island	Regarding a water study for St. Helena Island, the Stormwater Department has begun discussions on having a drainage study done on St. Helena Island, east of Chowan Creek, for similar purposes.	Comment received; no change to plan proposed.
269	General Comment	Town of Yemassee	40	Regional Land Use	Economy	Context, We totally concur that regional collaboration is key to success. MOUs for Projects of Regional Significance would be a useful tool for learning about potential land-use changes. Does Beaufort County maintain basic information like a zoning map for surrounding jurisdictions to at minimum identify contiguous land uses?	Beaufort County currently has City of Beaufort zoning information on its GIS web site. For rezoning cases, adjoining land use and zoning is an important consideration. Future joint or regional planning efforts between the County, adjoining counties, and municipalities could address the concept of Projects of Regional Significance. In the meantime, continued active participation of local jurisdictions in the Northern Regional Plan Implementation Group and Southern Lowcountry Regional Board is strongly encouraged. No changes made to plan specific to this comment.
80	General Comment	CCL	043	Economic development incentives	Economy, E4	Re E 4.2, VERY supportive of this generally, but want to caution us all to be thoughtful about how we do this!	The intent of the recommendation is not to compromise quality. Any changes to the CDC will be required to go through a public review process, so if there is concern regarding a specific ordinance revision, there will be opportunities for public input. Comment received; no change to plan proposed.

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81	General Comment	CCL	043	PUDs	Economy, E5	I'm not sure what targeting land purchases means for the county HOWEVER this does make us a little wary re: PUDs. PUDs should not come back. Perhaps the following can be stated somewhere (here or in built environment) - "continue ban on PUDs."	Staff was not sure of what, if any, changes to make without Planning Commission input.
163	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	043	Business location and sprawl	Economy	Section E5 is critical in insuring that there is not the continued sprawl that has happened throughout the county. The growth boundaries need to be adhered to and annexation should not be allowed onto areas such as rural St. Helena Island or the neighboring small Sea Islands.	No changes made to plan specific to this comment.
270	General Comment	Town of Yemassee	43	Economic growth	Economy	E.3.2) We applaud the County for the plan to purchase property within each jurisdiction for Economic Development purposes. We feel that in Yemassee we are uniquely positioned to offer easy access to two Interstate exits and equidistant to two ports, Savannah, and Charleston.	This is a general comment of support and recognition of the opportunities in and near Yemassee. No changes proposed to the comp plan.
82	General Comment	CCL	045	Business-friendly environment	Economy, E7	Again, NOTHING wrong with bringing businesses here - that's important for all of us. BUT just want to be sure we are thoughtful about streamlining.	Comment received; no change to plan proposed.
166	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	045	Rural and Critical Lands	Economy, E7	Rural and Critical Lands should be EXCLUDED from what is mentioned in E7. We have already witnessed county lands being used for developers to gain credits toward open space setback and such and this is not what the voters approved those funds to do.	Comment received; no change proposed to document.
231	General Comment	St. Helena Petition	045	Economy and Jobs		<p>More funding for Beaufort Jasper Economic Development Commission for outreach and community support.</p> <p>A Comprehensive Employment and Job Training Partnership Program working with private and not for profit businesses to provide on the job training for disadvantaged youth age 14-22 and displaced workers.</p> <p>Economic development opportunities for young entrepreneurship.</p> <p>A market friendly environment for local farmers to produce and sell their produce.</p>	<p>The petition, included these comments, were shared with Beaufort-Jasper EOC.</p> <p>A new bullet is proposed to be added under E7 to read, "Clarify the home business and home occupation standards in the CDC and update the Cultural Protection Overlay to broaden the cottage industries standards."</p>

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271	General Comment	Town of Yemassee	48	Street Naming	Mobility	Context, We'd like to see a comprehensive street policy that streamlines guidelines for roadways, naming of roadways, trigger points for pedestrian or bike paths that the Municipalities would potentially be able to provide feedback and adopt formally themselves. I believe it's very important to have agreements in place for something even as simple street naming and ensuring there are not duplicates within the County - or even some that sound overly similar. Off the top of my head, I know of two River Roads, one in the Town of Yemassee and one on Daufuskie Island, 3rd Ave in the Town of Bluffton and Third St in Polk Village. This initiative would be amplified with regional cooperation. In our situation, we have two counties of street names to content with.	The County CDC sets out standards for the renaming of streets (Section 7.2.100). One of the criteria is that duplication or near duplication of street names is not permitted. All requests for street names and renaming are reviewed by the County E-911 Addressing Center. Duplicate street names, even if the suffix is different, are no longer permitted. The municipalities in the county coordinate new street name proposals with the County Addressing Center to ensure there are no existing or planned streets with the proposed names. According to the state law regarding the 911 system (SC Code of Laws Section 23-47-60), new street names must not be duplicates or be similar sounding to an existing street name within the local government's geographical area. If existing near-duplicate street names are an issue, the local planning department could initiate a street renaming procedure. No changes proposed to the plan.
4	General Comment	Caroline Fermin	060	Strategy Language	Housing	Have the recommendations of the affordable housing task force been incorporated into the plan?	Action H 3.3 recommends that the County should hire a housing coordinator to implement the policies in the comprehensive plan.
167	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	060	Affordable Housing	Housing, H1	Incentive programs and grants to help people restore and maintain existing homes is critical. New building should not be built under the guise of affordable housing to only be sold later at market price.	Comment received; no change proposed to document.
154	General Comment	Katie Herrera, County Stormwater Manager	068	Mapping critical infrastructure	Community Facilities, CF 1.1	Re mapping critical infrastructure including low-lying public facilities Beaufort County SW has this information in both GIS and our Field Collector app.	Comment received; no change to plan proposed.
200	General Comment	Burton Wells Attendee	69	Water Service	Community Facilities	Public water and sewer throughout Beaufort County.	It is generally not cost-effective to install sewer in low density rural areas and when installed, often leads to upzonings and density increases. However, the Comp Plan currently recognizes the need to bring water to rural areas of the county, and sewer extensions should be considered for areas with high density septic or where health and safety issues occur. These are included in CF3 Actions. No changes proposed to the Comp Plan.
71	General Comment	CCL	71	Atlas	Increasing recycling/resuse/composting programs	We need to reduce the amount of waste going to landfills by implementing better recycling services, composting, etc in order to prolong the life of landfills.	Recommendation CF 4 would include this effort. No changes proposed to Comp Plan.

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27	General Comment	Nathaniel Douglass	080	Parks and Preservation		Do something with the land. Don't just purchase it and have no intention to do anything with it, unless its for environmental reasons, but still try to open it up to people.	The County operates a passive parks program and has a Passive Parks Manager. There are currently 14 passive parks open to the public within the County, with an additional 5 currently in the planning phase for opening to the public in the near future. Comment received; no change to plan proposed.
148	General Comment	CCL	086	Yemassee growth	various	Yemassee is hardly mentioned in this update. They are a municipality in the County with a large appetite for growth (over 100 annexations in the last few years, including the 1500 acre annexation this past Feb). That fact should not be ignored, especially since the Dale, Gardens Corner, Lobeco, Sheldon, communities are often talked about as rural areas that are protected by UGBs. Currently, Yemassee doesn't have a UGB and so these areas are not protected from sprawl.	Changes are proposed on page 86 and 129 to address this concern—see comments 107 and 131. Also, any changes to the CDC will be required to go through a public review process, so if there is concern regarding a specific ordinance revision, there will be opportunities for public input. No additional changes proposed.
111	General Comment	CCL	099	Managing Growth	Built Environment, Strategy 7	This is an intriguing idea and we are supporting of exploring how it could work here in Beaufort County.	Comment received; no change proposed to plan.
170	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition	101	Map, Composite Priority Land	Built Environment	The map on page 101 seems to make St. Helena Island a low priority for conservation of land. If that is the correct way to read that map, that seems to go away from keeping St. Helena a rural residential area that is targeted as a place to invest funds for resiliency and sustainability plans for the environment. This should be a priority areas in regard to protecting the natural resources which will protect the cultural community.	The intent was not to show St. Helena as developable, but to indicate that some parcels yield more value for purchase or permanent protection than others.
276	General Comment	Town of Yemassee	109	Land Use	Built Environment	With regards to the green print plan and municipalities- I think it's important for the County and the Town to update each other on the zoning of parcels as well as have current descriptions of permitted uses within these zoning areas.	General comment asking for collaboration & coordination between the County and Yemassee on land uses. Staff have met with Yemassee staff to begin these conversations. No changes proposed to the comp plan.
129	General Comment	CCL	126	St. Helena Island	Focused Planning Areas	Yes and support all these things, but are concerned by the lack of discussion on the impact of sand mines and how they disrupt farmlands and intensify pressure development on the island.	Have suggested adding a recommendation on page 37, under St Helena Actions, that reads, "Consider prohibiting Mining/Resource Extraction within the Cultural Protection Overlay zone and revising conditions for Mining in the CDC to require that the presence of Prime Farmland as defined by the USDA be considered in the decision to approve a permit for mining."

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177	General Comment	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Public input	Various	A look at the survey results reveals that Black constituents have been intentionally shut out of participating in this process as evidenced by the lack of any attempts to communicate the broad sweeping implications of the Plan to the Black community.	The intent was to seek up-front input from residents of all communities across the County. The County conducted a fairly extensive outreach campaign that included workshops and online surveys in March, August, September, and October 2020. A list of the initial public input sessions can be found on the Envision Beaufort website at this link: https://www.envisionbeaufortcounty.com/ . Follow-up meetings were held after the draft plan was prepared to seek additional input in June 2021.
11	General Comment	Ed Pappas		Housing	Affordable Housing	We are now hearing the term "attainable housing."	The Urban Land Institute defines attainable homes as nonsubsidized, for-sale housing that households earning between 80 and 120 percent of the area median income can afford. That is similar to what is sometimes referred to as "workforce housing." Suggest sticking to language and definitions used by federal and state funding agencies. Comment received; no change made to plan.
12	General Comment	Cecily McMillan		Overall	N/A	Review the tone of the entire document.	A number of changes have been made to the document that hopefully address these concerns.
14	General Comment	Cecily McMillan		Messaging to Public	N/A	How do we message the document. Public needs to (1) be aware of it (2) not be scared of it and (3) know what it does and can do.	The availability of the draft document was publicized through the County's Communications Office. Requests for comments were sent to various interest parties. The draft document was made available in all public libraries for review.
15	General Comment	Caroline Fermin		Document Focus	N/A	Two of the things we struggle with are traffic and environmental issues. These are the top concerns of citizens.	No changes made to document specific to this comment.
26	General Comment	Nathaniel Douglass		Parks and Preservation		Purchasing valuable but vulnerable land that has importance (farming, hunting, water access, historic qualities).	Hunting is governed by the State of South Carolina. The Rural and Critical Lands Preservation Program, which has been operating under the County since 1999, purchases valuable and vulnerable land of importance. Comment received; no change to plan proposed.
28	General Comment	Nathaniel Douglass		Parks and Preservation		Allow for hunting, horse back riding, community gardens, camping, etc... at select parks throughout the county.	Action CF 8.1 recommendations that a Parks and Recreation Master Plan be developed. These activities could be evaluated as part of that effort. Comment received; no change to plan proposed.
30	General Comment	Nathaniel Douglass		Agriculture		Lease out land to farmers for truck farming and CSA farms.	Strategy C4, in the draft plan reads, "Promote the Preservation and Viability of Agriculture and Forestry." It continues, "Where suitable, consider the lease of County-owned properties to family farms or small growers who are interested in actively farming the land." Comment received; no change to plan proposed.

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31	General Comment	Nathaniel Douglass		Parks and Preservation		A public hunting lands program in Southern and Northern Beaufort county would be great.	Hunting is governed by the State and the County does not have the ability to manage property specifically for hunting. The County does enter into agreements with the State to incorporate some of its lands into the State’s WMA system (i.e., North Williman Island and Buzzard Island are now incorporated into the St. Helena Sound WMA). Victoria Bluff Heritage Preserve/ Wildlife Management Area permits hunting at certain times of the year. Comment received; no change to plan proposed.
32	General Comment	Nathaniel Douglass		Preservation		Plant new road canopies along highways and backroads. Use Live oaks, Southern Magnolias, Palmetto trees, Red Cedars, Hickories and stop using plants like Crape Myrtles and saw palmettos which create little canopy.	Trees are required to be planted on new roads in Transect zones. Recommended trees species are set out in Table 2.9.90.G of the CDC. Saw palmettos are not a recommended tree. The Staff Review Team will approve the specific trees species as part of approval of the subdivision plat. Comment received; no change to plan proposed.
33	General Comment	Nathaniel Douglass		Preservation		Buffers. A buffer line where no additional development can occur must be implemented.	Buffers are required adjacent to freshwater wetlands and adjacent to estuarine waters. Trails are permitted in buffers, but construction is not allowed. Buffers, including Thoroughfare Buffers and Perimeter Buffers are required for new commercial and multifamily development. The requirements for and width of the buffer varies based on the zoning district. Comment received; no change to plan proposed.
34	General Comment	Nathaniel Douglass		Roads		Encourage the construction of oyster shell and sand roads in very lightly trafficed areas like service roads, alleyways, etc. Paved roads cause runoff issues. The sand portion of Mitchellville road on Hilton Head and backroads in Palmetto Bluff are good examples of sand and oyster shell roads.	Roads serving subdivisions of 4 or fewer lots are allowed to have a “stabilized aggregate road.” In the T2 and T3 zones, unpaved “walking paths” are permitted in conjunction with certain street types. Comment received; no change to plan proposed.
35	General Comment	Edward Houseal		Affordable Housing	Housing	Does the County have a Section 8 housing program? Having personally rented to Section 8 people and worked for a company that owned Section 8 apartment complexes, I know they are highly needed and occupied. Developers should be lining up to build apartment complexes. Instead of trying to make a developer add a few units to a high end complex, especially on Hilton Head, just insist the they build a complex somewhere else in the county.	Project-based vouchers (PBVs) are a component of a public housing agency’s (PHA’s) Housing Choice Voucher (HCV) program. PHAs are not allocated additional funding for PBV units; the PHA uses its tenant-based voucher funding to allocate project-based units to a project. Projects are typically selected for PBVs through a competitive process managed by the PHA; although in certain cases projects may be selected non-competitively. A PHA can use up to 20 percent of its authorized voucher units to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Comment received, but no change to plan made.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
37	General Comment	Whitney McKendree Moore		Litter		Concerned about the inordinate amount of litter along the roadways, particularly on US 278.	The County maintains a litter control team that conducts highway clean-ups. Beaufort County also has a Keep America Beautiful Affiliate. Their goal is to educate individuals about litter prevention and ways to properly manage waste materials. Keep Beaufort County Beautiful programs motivate volunteers to clean up, beautify, and improve their neighborhoods. Some of their programs include Adopt-A-Highway, Adopt-A-Boat Landing, Grinding of the Greens, Telephone Book Recycling, Earth Day, Beach Sweep/River Sweep, and The Great American Clean Up. The County also partners with PalmettoPride for grants and clean-up activities. No changes made to plan specific to this comment.
142	General Comment	CCL		Plan date of 2040	various	It was our understanding that this Comp Plan update would cover 10 years, until 2030. However, 2040 is constantly used. There are several areas in the Comp Plan document that have conflicting information – using both 10 and 20 year spans and using both 2030 and 2040. I’ve recommended each be adapted to reflect 10 years/2030.	State law requires that the comprehensive plan be “reviewed” every 5 years and “updated” every 10 years; however, it doesn’t state that a community can’t look out further than 10 years within their planning document. As the County’s “long range” plan, it seems that at least for certain issues, the planning horizon should be extended beyond ten years. Climate change and sea level rise for example, are issues that will be with us for a long time, and the impacts felt more dramatically in out years, but need to be considered now. So the plan considers the longer term (20 years), but most actions and programs are limited to the 10-year horizon. The majority of actions are set within a 5-year window. We will make the dates in the plan consistent as appropriate.
168	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Hurricane shelters	Public Facilities	Hurricane shelters are not addressed in the “public facilities” section even though schools used to double as these. This should mentioned since we are within a hurricane zone.	According to the Beaufort County Sheriff’s Office, if a storm is projected to make landfall at a Category 1 or above, no shelters will open in Beaufort County. There will be alternate shelters in other counties, such as Hampton or Jasper. These will be advertised at the time, based on the severity of the storm. During a tropical storm only, the American Red Cross may open shelters in some of 12 schools across the County. Comment received; no change proposed to document.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
178	General Comment	Dawn Paige, Lowcountry Equitable Land & Resource Trust		Legal issues	Various	We strongly believe that the Envision Beaufort Comprehensive/Greenprint Plan approaches violations of the following laws and that the county must act swiftly to address these matters: 1) Violation of Civil Rights Act of 1964, Titles VI and VII; and 2) Violation of section 3 of the 1968 HUD Act; and 3) 13th Amendment, section 1981	The County Attorney’s office has been made aware of these concerns.
195	General Comment	Susan Miller		Dogs	Community Facilities	Stop allowing dogs everywhere, particularly beaches and never at nature areas or preserves. Dogs should be left at home, or only allowed at a FEW designated areas. Dogs hurt the enjoyment of everyone in the areas in which they are allowed. There are health issues with dog waste, they chase wildlife, and can pose a nuisance to humans.	The County Code of Ordinances stipulates that dogs must be kept under restraint and under the physical control of the owner by means of a leash or other physically attached similar restraining device. There are exceptions for beach locations; these exceptions vary depending on the time of day and the time of year. There are very few public “beach” areas in the unincorporated county. Most of the true “beaches” are owned by the state or located within the municipalities which may have different rules. Comment received; no change proposed to plan.
203	General Comment	Kate Schaefer, OLT		Overall direction	Various	(Summary of comments at June 7 public hearing.) Support the plan’s general themes to direct higher density development into existing neighborhoods and protect rural land, working forests and farms and areas subject to flooding and sea level rise. Protected land can support landowners continuing in their economic interests in farming and forestry. Conservation helps retain culture. Land development impacts the watershed. Studies have shown that when > 10% of the acreage of a watershed is covered with impervious surfaces, watersheds become seriously degraded. The comprehensive plan addresses the regional scale of development. Southern Beaufort County needs more attention to regional growth boundaries. The counterpart to maintaining undeveloped watersheds is focusing development into watersheds that are already developed. Density increases offer transportation benefits with reductions of air and water pollution. The comprehensive plan addresses this challenge—enhances the rural landscape with land protection and land based economic development and incentivizing growth where jobs and schools and services are already	No changes made to plan specific to this comment.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
204	General Comment	CCL			Various	<p>(Summary of comments at June 7 public hearing.) In general, the plan is progressive and will guide responsible growth and support the resilience of our communities and infrastructure. Disappointed to see exclusions of critically important recommendations we have been advocating for: 1 Consider regulations that limit the number of mines allowed on our sea islands. 2 The plan should encourage regional cooperation with Yemassee to implement safeguards against rampant growth into rural areas. 3 Bullah/Geechee graveyards should be explicitly included as sites worthy of protection and rights of access should be formally protected in perpetuity. 4 Creating community derived plans for rural communities, including St. Helena, must be made an urgent priority for the County.</p>	<p>A number of revisions are proposed to be made to the plan based on previous comments on these issues from CCL. See previous entries in spreadsheet.</p>
205	General Comment	Samuel Burke, Sr.			Various	<p>I'm concerned about the plans of massive overgrowth especially on our Islands. And the Woods Memorial Bridge schedules and it's horrible impact on traffic. Why can't Beaufort follow the design/ plans of other Cities similar to our city. Unless this problem is addressed Seriously, our travel impact in 5 years will not be good And another issue I view, is the planning the construction of Additional Schools. We need to review the most recent study done by Brookings BRIEF Institute "America's cities saw the sharpest population losses during the pandemic " And why some parents are sticking with remote learning even as schools reopen</p>	<p>No changes made to plan specific to this comment.</p>

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
206	General Comment	Burton Wells Attendee		Grocery store		The Sheldon area needs a grocery stor. There is not one nearby since the Dollar General burned down.	The Dollar General site is zoned T2 Rural Center. This zoning district permits retail uses up to 25,000 SF by right. Zoning does not seem to be an issue with the regard to reestablishment of a retail use on this site. It is staff's understanding the store is proposed to be rebuilt. No changes made to plan specific to this comment.
209	General Comment	Burton Wells Attendee		Libraries	Community Facilities	Put a library in Burton.	Action CF 5.3 recommends establishing a 3,000 to 5,000 SF library at Burton Wells Park. Funding for this library is included in the 10-year capital improvement program for fiscal years 2027, 2028, and 2029. No changes made to plan specific to this comment.
210	General Comment	St Helena Attendees (16)		Public participation		This plan needs to be presented to the residents of St. Helena in a public forum meeting for community feedback. We came with the expectation of group conversation-no input from the people who live on St. Helena.	Councilmembers Glover and Sommerville held a follow-up meeting at St. Helena Elementary School on June 24. There will be additional opportunities for public participation as part of the plan adoption process. In addition, a process to re-access the St. Helena CPO District is planned to begin in the fall. Public participation will be a major part of the planning process. No changes made to plan specific to this comment.
211	General Comment	St Helena Attendees (8)		Public Participation		This plan needs to be presented to the residents in a public forum. This meeting should have been done in the same format as the Bluffton meeting allowing the community members to state concerns and ask questions.	Councilmembers Glover and Sommerville held a follow-up meeting at St. Helena Elementary School on June 24. There will be additional opportunities for public participation as part of the plan adoption process. In addition, a process to re-access the St. Helena CPO District is planned to begin in the fall. Public participation will be a major part of the planning process. No changes made to plan specific to this comment.
213	General Comment	St. Helena Attendee		Sign		The sign on MLK Dr that says St. Helena Library-a green & white sign-is blocking by view at 148 MLK Dr. My phone is 740 624 4507.	Reported this issue to the Public Works Department.
214	General Comment	St. Helena Attendees (2)		Affordable Housing		We need homes prices below \$100K built on St. Helena--600 units.	No changes made to plan specific to this comment.
215	General Comment	St. Helena Attendee		Various		How can the county help its residents with heirs' property? How to make sewer tie-up affordable? Water Service? Impact fee for residents? Manufacturing jobs in Industrial Park? Ideas to keep high school graduates in Beaufort? This is the income needed to in 2021 to live in Beaufort.	Several notable projects are under development in the Beaufort Commerce Park. Materials Research Group, a glass manufacturer, is investing \$3.1 million in building 10,000 SF facility, and will create 27 new jobs. Glass WRX, which manufactures products made from recycled glass, is renovating an existing facility, and is expected to create 63 jobs over five years. Magnus Development Partners has begun construction on a 64K SF spec building. No changes made to plan specific to this comment.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
216	General Comment	St. Helena Attendee		Affordable Housing		What do you call affordable housing? Move sign on MLK by library. Walking path from Frogmore to library path.	Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. The Public Works Department has been notified regarding the problem with the library sign. A path along Dr. Martin Luther King Jr. Drive is included in the pathway projects to be funded with the One Cent Sales Tax Program and has been recommended for implementation with the available funding. No changes made to plan specific to these comments.
221	General Comment	St. Helena Attendee		Jobs		We need jobs where we live. We need sustainable local businesses. Local businesses keep money circulating within the community.	No changes made to plan specific to this comment.
224	General Comment	Lucille Morgan		Taxes		I attended the Burton Wells meeting. I am a 74-year-old Black woman. I left Beaufort after high school and came back in 1997. Why are Beaufort County taxes being mailed to other states like NC and GA? I pay an installment on my family property every other month. I have been paying a tax increase every year since. Why are the taxes always going up? And everything remains the same; the land is still the same. I have been trying since I returned to utilize my family property, but everything seems to go up like the taxes and now that I am not working, I wouldn't be able to keep up paying. So I hope for some answers to leveling off the taxes increase so I can keep my property.	No changes made to plan specific to this comment.
227	General Comment	Gregg Dixon		Growth, Equity		Market Beaufort County not just as a great place to visit but a great place to LIVE and to which to RETURN since many Black Americans are returning to the South, South Carolina, obviously, being among the foremost states.	These comments were shared with the Beaufort Regional Chamber of Commerce and the Greater Beaufort-Port Royal Convention and Visitors Bureau.

ID	Classification	Committer Name	Page #	Topic	Section/Strategy	Comment	Status
228	General Comment	St. Helena Petition		Parks and Recreation	Community Facilities	<p>Recreational services to the children of St. Helena Island, by renovating, upgrading, Wesley Felix Park, Gloria Potts Center & Scott Community Center to include updated furniture and new computers.</p> <p>A waterpark with an outdoor and indoor heated pool.</p> <p>Bike trail and walking trails.</p>	<p>The County 10-year CIP includes \$165,000 for Wesley Felix Park--\$65,000 in 2024 and \$100,000 in 2030. For Gloria Potts/ Seaside Center, the CIP includes \$170,000--\$80,000 in 2025, \$30,000 in 2027, and \$60,000 in 2028. For Scott Recreation Complex, the CIP includes \$205,000--\$65,000 in 2024, \$80,000 in 2025, and \$60,000 in 2027. The petition, included these comments, were shared with the County Parks and Recreation Department. No changes made to plan specific to this comment.</p> <p>CF 8.1. is proposed to be revised to read: "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."</p>
230	General Comment	St. Helena Petition		Education		<p>St. Helena Elementary School reduce class size and more diversity when hiring certified teachers and more male teachers.</p>	<p>The petition, included these comments, were shared with School District staff.</p>
232	General Comment	St. Helena Petition		Civic facilities		<p>St. Helena Library upgrade and expansion.</p> <p>A Performing Arts & Community Center Complex.</p>	<p>The petition, included these comments, were shared with the Library Director.</p>
234	General Comment	St. Helena Petition		Housing		<p>Target goal to build and or repair for sale and rent 200 or more affordable housing units for disabled, single parents, displaced families, yearly by building community partnerships.</p>	<p>The petition, included these comments, were shared with the County Human Services Department.</p>
235	General Comment	St. Helena Petition		Community Services		<p>A Crime Prevention and Neighborhood Watch Program in communities with high crime rates.</p> <p>Institute the Police Athletic Youth League programs with diversity of officers reflecting the community to serve and engage in youth programs.</p> <p>An elderly, home visitation and wellness check program.</p> <p>Disaster relief fund for families experiencing natural disasters and economic hardships.</p> <p>Community digital bulletin board to notify the community of important events, meeting, closures.</p>	<p>The petition, included these comments, were shared with the Sheriff's Office.</p>
236	General Comment	St. Helena Petition		Implementation		<p>Develop a St. Helena Island Task Force to be the liaison for the community to prioritize this list for inclusion in the comprehensive plan.</p>	<p>There are several places in the Comprehensive Plan that proposes community driven groups to meet in order to address concerns on St. Helena and in other rural communities, including, but not limited to, in Action C2.2, the second bullet of C5, bullets 1 and 2 on page 37, and bullet 2 under BE 3 on page 110.</p>

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
237	General Comment	St. Helena Petition		History and Culture		Penn Center Inc. engage private and non-profit partnerships for yearly Gullah Studies Program and vocational arts studies. Identify all Reconstruction Era cemeteries, buildings, land refurbish and designate as a National Historic District. Corners Community Revitalization Hospitality, historic sites Incentive grant funding.	These comments have been forwarded to staff at Penn Center and Reconstruction Era National Historical Park. They will also be shared with the task force/steering committee that will be reevaluating the Cultural Protection Overlay District.
238	General Comment	Dawn Paige, Lowcountry Equitable Land and Resource Trust and Lowcountry Equity Task Force		Equity		(Summary of comments at June 7 public hearing.) The Lowcountry Equity Task Force are working on their own plan called "Imagine St. Helena." It ncludes 6 capital projects. They are requesting \$40 million of money acquired by the County.	No changes made to plan specific to this comment.
241	General Comment	St. Helena Attendee		Housing		Housing needs must be addressed through partnerships. There are many dilapidated housing units that could be repaired and made available as <u>affordable housing</u> .	No changes made to plan specific to this comment.
46	Correction	CCL	029	Gullah/Geechee	Culture, Context	Change the term "Gullah" to "Gullah/Geechee."	Change the term "Gullah" to "Gullah/Geechee" throughout the document.
160	Correction	Queen Quet, Gullah/Geechee Sea Island Coalition	036	Culture	St. Helena Spotlight	On page 36, the term "slaves" needs to be removed. Gullah/Geechees are descendants of African and indigenous people. Some of our African ancestors were enslaved. To call them "slaves" further strips them of their humanity and is not appropriate.	Change the term "slave" to "enslaved people."
19	Correction	Ed Pappas	055	Typo	Mobility	Photo is labeled incorrectly. The image is in Bluffton, but the label references the City of Beaufort.	To be corrected to reference Bluffton.
90	Correction	Staff	058	Affordable Housing	Housing, Context	Need to update the numbers for waiting lists for public housing and housing vouchers.	Revise the last paragraph in the 1st column to read as follows: The situation is even more difficult for very low-income residents. While about 18% of Beaufort County residents can afford a \$500 per month rent, only 6.3% of the rental housing market is listed at or below that price. Government subsidized housing currently has 280 families on the waiting list. The one-bedroom wait list is the longest and the wait time is almost three years. The wait list for Housing Choice Vouchers (formerly Section 8) has over 1,000 families on it and is not expected to open for additional applications until 2023 or later.

ID	Classification	Committer Name	Page #	Topic	Section/Strategy	Comment	Status
102	Correction	Staff	058	Affordable Housing	Housing, Context	Need to update information on waiting list for public housing and housing vouchers.	Revise the last paragraph in the 1st column to read as follows: "The situation is even more difficult for very low-income residents. While about 18% of Beaufort County residents can afford a \$500 per month rent, only 6.3% of the rental housing market is listed at or below that price. Government subsidized housing currently has 280 families on the waiting list. The one-bedroom wait list is the longest and the wait time is almost three years. The wait list for Housing Choice Vouchers (formerly Section 8) has over 1,000 families on it and is not expected to open for additional applications until 2023 or later."
20	Correction	Ed Pappas	086	Typo	Built Environment	The image shows the County growing by 15K residents in the municipalities, but the text states the 15K are being added to the unincorporated area. Which is correct?	The consultant will be asked to clarify this.
108	Correction	CCL	088	Demographic information	Built Environment, Growth & Population Data	Population data, Question Hispanic numbers	Update the population data with information with information from the 2018 US Census American Community Survey. Total population 288,715 White 143.5K Black 35.6K Other 8.5K Hispanic or Latino any race: 21K* *Note that persons who report themselves as Hispanic can be of any race
109	Correction	CCL	088	Cost of Living Index	Built Environment, Growth & Population Data	What does this mean? Does this mean lower cost of living here than usual? Suggest updating it to make it clear for lay people.	Revise the bullet under Cost of Living Index to read as follows: •88.8 (based on the US average of 100, the expenses an average person can expect to incur in Beaufort County to cover basic expenses such as food, shelter, transportation, energy, etc., are less than the nationwide average.)
171	Correction	Queen Quet, Gullah/Geechee Sea Island Coalition	103	Map, colors	Built Environment	A different set of colors should be used for the map on Page 103 so that we can fully distinguish how any areas would be considered in that manner if you also look at the 100 year flood map regarding where emergency services and hospitals should be placed.	Staff is continuing to explore ways to improve the readability of the maps.
5	Correction	Ed Pappas		Maps	Multiple	These are very busy. Difficult to discern the gradations of the colors (blues and greens). Suggest small regional maps.	The consultant is being asked to improve the maps.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
8	Correction	Ed Pappas		Overall	Word Choice	Social Vulnerability Index is explained in the Atlas, but don't think it is correct to use this term when applied to facilities and services. I don't like the term "vulnerability;" think "equity" could be used instead.	The Social Vulnerability Index (SVI) is a tool the Center for Disease Control (CDC) has developed as a way of comparing neighborhoods across a number of "risk factors." It uses Census data to rank each tract on 15 social factors including poverty, lack of vehicle access, and crowded housing. While the SVI was initially used to help emergency response planners and public health officials identify communities that will likely need help after a hazardous event, it has benefits in assessing the overall "fragility" of a neighborhood. It doesn't seem we should use the data from a specially designed tool and then change the name of the tool. Comment received; no change to plan made.
48	Correction	CCL		Mapping Error	All	Bay Point Island is labeled as St. Phillips Island on every map.	The consultant will be asked to correct the maps.
138	Correction	Queen Quet, Gullah/Geechee Sea Island Coalition		Gullah/Geechee	All	Using "Gullah/Geechee" is acceptable throughout the document instead of "Gullah" or "Gullah Geechee." The inclusion of the "/" is critically important and the accurate reference.	The consultant has been asked to change reference from Gullah to Gullah/Geechee.
274		Town of Yemassee	60			On Housing in general; it's no secret that there is a disproportionate lack of affordable housing countywide. The SoLoCo initiative is an outstanding start however, we need to do more. With the explosion of growth south of the broad and the Beaufort/Port Royal/Ladys Island area having land purchased left and right, now is the time for the County and its partners to secure land and begin to plan out infrastructure to serve it. Water, Sewer, Broadband, Natural Gas are all considerations that take some time to extend if not available close by. I know our Council has mentioned previously a willingness to waive a portion of building permit fees for affordable/attainable housing projects.	General comment agreeing the lack of affordable housing is an issue throughout the county, as well as provisions of examples of work being done. No changes proposed to the Comp Plan.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
51	Minor Revision	CCL	024	Atlas	Erosion	At end of "This will continually be a challenge for beachfront development and protecting public access" add "and will require proactive planning policies to address."	Revise the last bullet in the first column to read: "Most of the county's beaches are threatened by high erosion rates that will only be made worse by sea level rise. This will continually be a challenge for beachfront development and protecting public access and will require proactive planning policies to address."
52	Minor Revision	CCL	024	Atlas	Stormwater	Add that Existing PUDs not yet built-out should be required to meet current stormwater standards.	Revise the second bullet in the 1st column on page 24 to read, "Older development, including PUDs will need to be retrofitted to meet the County's current stormwater standards to prevent further degradation of water quality."
58	Minor Revision	CCL	060	Atlas	Economy	Change the order of the heading to read "is close to Interstate 95, the major east coast rail corridor, and the proposed Jasper Port Terminal."	Reword the heading at the top of the page to read as follows: "Located in the heart of the Lowcountry, Beaufort County is well situated between the ports and airports of Charleston and Savannah, and is close to Interstate 95, the major east coast rail corridor, and the proposed Jasper Port terminal."
59	Minor Revision	CCL	062	Atlas	New Industries	Include older industries like timbering, agriculture, and seafood to stay consistent with previous sections.	Revise the last bullet on page 62 to read as follows: "It is important for the County to support its existing economic drivers including agriculture, timbering, and seafood, while actively pursuing new industries that diversify its economy and tax base."
61	Minor Revision	CCL	066	Atlas	Tax Credits for MCIP	Yes, we want to encourage these industries. But worry that streamlining industries could be disastrous if not done thoughtfully. I'm thinking of the incentives for C&D facilities and the resulting disaster at Able Contracting site in Okatie.	Revise the last bullet on page 66 to read: "Encouraging green and sustainable development projects that meet economic development requirements by thoughtfully streamlining the review processes, as well as creating fee reductions and waivers, and building height or density bonuses."
67	Minor Revision	CCL	092	Atlas	Housing Current Trends	Suggest changing "continue calls for lower density" to "fuel calls for lower density."	The consultant will be asked to make this change.
68	Minor Revision	CCL	092	Atlas	Housing Context	Recommend changing the sentence to include "natural resources" ; "...protecting its military bases and natural resources."	Revise the last bullet under Context to read: "By shouldering that responsibility, Beaufort County is building a sustainable future for tourism and other major industries, protecting its military bases and natural resources, and continuing to be a desirable place to live for people of all income levels."
66	Minor Revision	CCL	092	Atlas	Housing Current Trends	Awkward sentence. Suggest changing it to "This affordability gap is expected to continue because household growth over the next five years is expected to outpace the supply of attainable housing units."	The consultant will be asked to make this change.
73	Minor Revision	CCL	116	Atlas	Solid Waste and Recycling	Many residents think it is a free service. This is problematic and separates residents from their role in spending tax payer dollars and filling landfills.	Revise the last bullet under Solid Waste and Recycling to read: "The County pays for the entire cost of residential solid waste disposal (i.e., residents currently do not pay disposal fees). The cost of commercial solid waste disposal is paid by the generator. The source of funding for County Solid Waste and Recycling Program is the general fund."
10	Minor Revision	Kevin Hennelly		Atlas	Affordable Housing	Do we want to differentiate between the different types of affordable housing?	On page 96 of the Atlas, revise the 1st bullet under Homelessness to read as follows: "According to the Human Services Alliance, in 2020, there were 756 documented homeless in Beaufort County, which includes unsheltered homeless, homeless individuals living in their cars or motels, and "housing insecure" households--individuals about to become homeless, or living with family or friends."
69	General Comment	CCL	094	Atlas	Housing Affordability	Suggest changing median income numbers to show the number in thousands above or below median US income. Percentages used are confusing and changing it to a \$ amount will make this info more digestable and accessible.	Presenting information as a percentage of an average is fairly standard way of comparing data. Does the Planning Commission desire that any changes be made to the information?
24	General Comment	Ed Pappas	119	Atlas	Public Facilities	The maps shows BJWSA serving all of Beaufort County. Isn't there an additional water and sewer authority in Southern Beaufort County?	There are other water providers in addition to BJWSA in Southern Beaufort County, but they purchase water wholesale from BJSWA. The second bullet under "Water Supply" reads: "Although the County has a variety of different water retailers, most of them utilize the same source of water, the Savannah River, as distributed by BJWSA, which maintains all water transmission lines." So technically the map is correct and used in conjunction with the text, makes sense? No changes proposed at this point.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
49	Correction	CCL	011	Atlas	Population	Town of Bluffton is left out of the municipal and county populations chart.	The consultant will be asked to correct the chart.
22	Correction	Ed Pappas	011	Atlas	People	The population chart at the top right is missing the Town of Bluffton.	Town of Bluffton information to be added to chart.
23	Correction	Ed Pappas	022	Atlas	Natural Resources	Should a reference to the 2021 approved Southern Regional Stormwater Management Manual be included?	Amend page 22 of the Atlas, "Major Environmental Milestones," to add a new bullet at the end of the section that reads: "2021/Southern Lowcountry Stormwater Design Manual; Stormwater Best Management Practices: this new stormwater manual sets out a regional stormwater standard and replaced the Stormwater BMP Manual originally adopted in 1998. The manual establishes new post-construction water quality standards for total suspended solids, total nitrogen, and bacteria.
53	Correction	CCL	039	Atlas	Map	Do the circles on this map encompass National Register of Historic Places sites, National Historic Districts, AND historic landmarks? Or just NRHP sites?	The consultant will be asked to clarify the legend and revise the map if necessary.
54	Correction	CCL	045	Atlas	Map	The colors of Conservation Easements and Preserved Lands are hard to differentiate.	The consultant will be made aware of this issue.
55	Correction	CCL	052	Atlas	Gullah/Geechee	Queen Quet would tell you the Gullah/Geechee Nation is from Jacksonville, NC to Jacksonville, FL.	Change the location description to reflect this.
56	Correction	CCL	053	Atlas	Visual and Performing Arts	Change the formatting of the arts centers section to match the museums section.	The description of the performing arts venues is a little different than the description of the museums. The Planning Commission will be asked for their input on this change request.
57	Correction	CCL	055	Atlas	Museums	The Santa Elena Foundation Interpretive Center no longer exists at the Bay Street location.	Delete the listing for the Santa Elena Foundation on page 56 and revise the listing for the Coastal Discovery Museum to read as follows: "Coastal Discovery Museum (70 Honey Horn Dr., Hilton Head Island): County's only natural history museum; includes Santa Elena Society."
95	Correction	Steve Hill, Daufuskie Island Council	055	Atlas	Museums	Chart of Beaufort County Museums fails to note the Daufuskie Island History Museum.	Add a new museum listing on page 55 to read: "The Daufuskie Island Museum (44 Old Haig Point Rd, Daufuskie Island): preserves the historical and cultural heritage of Daufuskie Island. "
60	Correction	CCL	063	Atlas	Locational and Workforce Advantages	Change "new Jasper Port" to "proposed Jasper Port" - it does not yet exist and is still in early stages.	This change will be requested.
62	Correction	CCL	072	Atlas	Built Environment	It is HIGHLY recommended that this word is NOT used. Plantations have a very very dark symbolism and are essentially a sugar-coated word for forced labor camp.	Has been addressed elsewhere and was missed here, change this to use the term we decided on previously.
63	Correction	CCL	081	Atlas	Map	Can't tell Existing PUDs and Military apart, can't tell NMU, CCMU, and RCMU apart. Suggest make more distinct from each other.	The consultant will be informed of this issue.
64	Correction	CCL	087	Atlas	Map	Can't tell Commercial Fishing Village Overlay and Rural and Critical Lands Program apart.	The consultant will be informed of this issue.
65	Correction	CCL	091	Atlas	Map	City designation goes too far into Lady's Island and does not capture enough of downtown Beaufort. Why is there a City designation in Bluffton?	The consultant will be informed of this issue and asked to make revisions to the map.
133	Correction	Staff	096	Homelessness	Atlas	Need to update homeless population numbers.	Revise the 1st bullet under Homelessness to read as follows: "According to the Human Services Alliance, in 2020, there were 756 homeless or "housing insecure" individuals in Beaufort County, which includes homeless living on the street or in vehicles, and "couch hoppers"--those without a home that are staying with family or friends."
132	Correction	Staff	097	Affordable Housing	Atlas	Need to update numbers from Housing Authority.	Revise the 2nd and 3rd bullets under Very Low and Extremely Low-Income Housing to read as follows: <ul style="list-style-type: none"> • BHA owns and operates 293 public housing units and administers 611 Housing Choice Vouchers (formerly Section 8). While BHA is able to meet a substantial part of the need of very low and extremely low-income households, it does not have the resources to accommodate all needy households. • In January 2020, there were 280 households on the waiting list for public housing and over 1,000 families on the waiting list for Housing Choice Vouchers.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
70	Correction	CCL	109	Atlas	Map	The color used for Land Protected by Rural Zoning is not reading.	The consultant will be asked to correct the map.
96	Correction	Steve Hill, Daufuskie Island Council	115	Atlas	Schools	Chart of Schools, Libraries, and Daycares neglects to annotate the Daufuskie Island Elementary School.	The consultant will be asked to correct the map.
97	Correction	Steve Hill, Daufuskie Island Council	117	Atlas	Solid Waste and Recycling	Chart of Solid Waste and Recycling misidentifies the location of Daufuskie's solid waste facility.	The consultant will be asked to correct the map.

ID	Classification	Commenter Name	Page #	Topic	Section/Strategy	Comment	Status
193	New	CCL		Greenprint, Appendix A	Resiliency	Re the last strategy, support this, but want to see included limiting the number of mines permitted within a predetermined radius. This protects farms from being converted into sand mines.	Revise the last strategy under Resiliency to read, "Study and test new avenues to boost resiliency and innovation on Beaufort County farmland. Studies should examine the potential for practices such as paludiculture, regenerative soil practices, carbon sequestration in agricultural fields, and techniques for removing greenhouse gas emissions from agricultural operations, including livestock. Also revise the CDC to help protect agricultural lands from conversion into mines. Consider a spacing requirement for mines. Consider prohibiting sand mines within the Cultural Protection Overlay zone."
190	New	CCL		Greenprint, Appendix A	Water Quality	Add: Update zoning to protect agricultural lands by limiting the amount of mines within a predetermined radius. Mines compound water issues in the areas where the sand is being sent and decrease on-site resilience where the mine is located.	Add a new strategy under Water Quality to read, "Revise the CDC to help protect agricultural lands from conversion into mines. Consider a spacing requirement for mines. Consider prohibiting sand mines within the Cultural Protection Overlay zone."
220	New	St. Helena Attendee		Cemeteries	Culture	Black cemeteries need to be protected. The ownership needs to be clarified. Maintenance needs to be addressed. Cemeteries should be fenced to provide protection.	Staff is proposing to revise the definition of Cultural Landscape in the Greenprint Glossary of Terms is proposed to read: Cultural Landscape – Historically and culturally significant places that are the result of human interaction with the physical environment. The Greenprint Plan defines cultural landscapes as sites and landscapes that have been classified as historic and that are critical to Beaufort County cultural lifeways – such as farmland, working waterfronts, scenic views, and the cultural landscape of the Gullah/Geechee Nation including burial sites. The 1st strategy of Appendix A in the Greenprint is proposed to be revised to read: "Identify important historical and cultural sites, including burial sites, that are not currently protected by local or national historic designation, and work with local historical societies and other institutions to conduct the inventory and prepare the documentation needed to pursue such designation."
182	Minor	CCL	051	Greenprint	Greenprint	It's worth mentioning here that the perception is based in reality. Population growth and development are truly threatening all of the things listed, as well as the resilience of our area. What's more, a global coalition of scientists have reported and recommended that we need to protect 30% of our lands and waters by 2030 to stave off the worst impacts of climate change. Our lives and health are sustained by conservation. This feels like an important point that should be included; it's important because it's a reality that impacts all of us. Perhaps a paragraph following this one would be a good place to include that.	Change the 1st sentence under Role of the Greenprint Plan to read, "The biggest driver of land conservation efforts in Beaufort County has been the fact that population growth and development are threatening the farmland, waterbodies, cultural lifeways and sensitive environments that make the county unique."
183	Minor	CCL	062	Greenprint	Greenprint Overlay	Golf courses aren't a good conservation outcome - they require huge amounts of chemicals, reduce stormwater capacity compared to natural lands, and produce high rates of carbon emissions by requiring constant maintenance from high CO2 emitting machines - lawn mowers, leaf blowers, etc.	Revise the diagram at the bottom of page 62 to remove the Golf Course label. Change to Regional Park?
184	Minor	CCL	077	Greenprint	Foundational Greenprint Planning	The last sentence on the page appears to be unfinished. It ends with a comma, not a period.	Revise the last sentence on page 77 to read, "In recognition of the pressing importance of land conservation efforts in Beaufort County and the fact that RCLPP is one of several public and private entities operating in this realm, the 2020 Greenprint Plan also broadens the scope of its recommendations compared to previous Greenprint Plans by identifying big-picture partnership and policy opportunities in addition to updated priority land maps, organized by the five conservation themes of Cultural Landscapes, Water Quality, Critical Habitat, Resiliency, and Connectivity."

ID	Classification	Committer Name	Page #	Topic	Section/Strategy	Comment	Status
186	Minor	CCL	080	Greenprint	Glossary of Terms	Re the definition of Cultural Landscapes, it's recommended that family grave yards, specifically of the Gullah/Geechee, be explicitly included in this list.	Revise the definition of Cultural Landscape to read, "Cultural Landscape – Historically and culturally significant places that are the result of human interaction with the physical environment. The Greenprint Plan defines cultural landscapes as sites and landscapes that have been classified as historic and that are critical to Beaufort County cultural lifeways – such as farmland, working waterfronts, scenic views, and the cultural landscape of the Gullah/Geechee Nation including burial sites."
185	Minor	CCL	081	Greenprint	Glossary of Terms	Re the definition of Marsh Migration –Remove "are allowed to". "Allowed" makes it seem like a choice, but we don't have a choice.	Revise the definition of Marsh Migration to read as follows: "The process whereby tidal marshes, which are important ecosystems for both people and wildlife, shift gradually inland as a result of sea level rise onto formerly dry land."
124	Minor	CCL	102	Greenprint	Built Environment, Strategy 8	The greenprint mapping is shown AFTER the overlay is included in a previous map. I suggest including descriptions in the previous map to explain how the overlay works and/or moving that previous map section so that it's after this explanation.	Revise the legend of the map on page 101 to shown the dark red as "Highest Priority for Conservation" and the dark green as "Lowest Priority for Conservation." Also, consider changing color scheme so that dark green is the highest priority for conservation, consistent with other maps using Greenprint.
125	Minor	CCL	103	Greenprint map	Built Environment	For me, these maps should come last. Describe the colors associated with the zoning, show the matrix, and then show the maps. I wasn't sure what I was looking at when I saw the maps until after I read the following pages and returned to them.	Revise Greenprint legend on the maps on pages 96, 104, 114, 116, 118, 188, 121, 122, 125, 126, 129 For light green color, describe as "Lowest Priority for Conservation" For dark green color, describe as "Highest Priority for Conservation" Delete from legend the line reading "*Medium-High and High . . ." Move the "County Zoning based on Transect" maps and chart on pages 106-108, to follow the Greenprint Overlay Map on page 103 and become the new pages 104, 105, and 106.
189	Minor	CCL		Greenprint, Appendix A	Cultural Landscapes, Scenic Views	Recommend adding: "Whenever possible, put electric utilities underground or reroute ROWs in order to protect, restore, and promote canopy roads". Partnering with Dominion Energy, property owners, and developers.	Revise the 1st strategy under Scenic Views to read, "Assess where management and restoration is needed to protect the long-term health of the roadway canopy and other scenic features. Wherever possible, put electric utilities underground or relocate lines in order to protect, restore, and promote canopy roads."
191	Minor	CCL		Greenprint, Appendix A	Critical Habitat	With regard to the 8th strategy, suggest this sentence be changed to "Expand accreditations from organizations such as the Audubon Society to existing golf courses and developments, and future developments." As written, this sentence seems to be promoting more golf course development.	Revise the 8th strategy under Critical Habitat to read, "Encourage existing golf course and neighborhoods to work toward accreditation from organizations such as the Audubon Society."
188	Minor	CCL		Greenprint, Appendix A	Cultural Landscapes, Historic Sites and Districts	Regarding the 1st strategy under Historic Sites and Districts, Include grave yards in this effort.	Revise the 1st strategy to read as follows, "Identify important historical and cultural sites, including burial sites, that are not currently protected by local or national historic designation, and work with local historical societies and other institutions to conduct the inventory and prepare the documentation needed to pursue such designation.
187	Minor	CCL		Greenprint, Appendix A	Cultural Landscapes, Historic Sites and Districts	Regarding the 3rd strategy under Historic Sites and Districts, consider St. Helena as a "sending" area for TDR program - that is, development rights here can be sent elsewhere.	Revise the 3rd strategy under Historic Sites and Districts to read, "Reconvene the St. Helena Island Cultural Protection Overlay (CPO) District Committee. Identify ways to strengthen the CPO, which could become a vehicle for land use restrictions, design standards, tax credits, TDR sending areas, and other policies outlined for the CPO in the Beaufort County Comprehensive Plan."
181	General Comment	CCL	049	Greenprint	Prioritization Model	Gullah/Geechee grave yards should also be considered Cultural Landscapes worth preserving and protecting. By preserving and protecting these sacred spaces, we can achieve many goals: preserving cultural heritage, protecting critical habitat, improving resiliency and water quality, and, in some cases, creating connectivity.	Action item C 2.2 in the comprehensive plan recommends conducting a baseline cultural resource inventory that includes burial sites and sacred grounds. The results of the inventory will be used in the next iteration of the Greenprint. Comment received; no change proposed to document.
192	General Comment	CCL		Greenprint, Appendix A	Resiliency	CCL has already created a citizen science platform for Charleston and Beaufort residents to report flooding issues in their neighborhoods. It's titled "Charleston Area Flooding."	Comment received; no change proposed to document.

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110	Correction	CCL	096	Map, Greenprint Overlay	Built Environment, Transit Map	What does the GP overlay represent? That isn't clear and so it's not clear how to read the map. Also, what does the yellow hatching mean on the map?	Revise Greenprint legend. Delete the word "Existing" from Existing Transit. In all legends where this is shown, For light green color, describe as "Highly Developable (Lowest Priority for Conservation)" For dark green color, describe as "Least Developable (Highest Priority for Conservation)" Delete from legend the line reading "*Medium-High and High . . ." Describe the yellow hatched areas as indicating Community Preservation Areas.

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112	Minor Revision	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Culture, C 2.3	Section C. 2.2 should be done in collaboration with the Gullah/Geechee Sea Island Coalition and the St. Helena Island Cultural Protection Overlay District Committee; also Mitchelville and Clemson Extension. A major component of the work needs to address protection of Gullah/Geechee sacred areas which include burial areas, cemeteries. There needs to be a Comprehensive Plan section that includes the state laws and County ordinance wording for protection of these areas. This should include buffers and set backs that do not allow any buildings within a 1 acre radius of said sacred areas. No one should be allowed to block families from these areas.	Revise C 2.2 in the comprehensive plan to read, "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."
114	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Housing, H 3.2	Section H. 3.2 is a concern since affordable housing starts out that way and can later be sold at market rates. This tactic could be used by a land trusts and bring negative impacts to the natives of the areas of Beaufort where these places are built if there are not restrictive covenants disallowing these areas to become suburbs and gated or private areas within the next 100 years.	The CDC stipulates that developments receiving a density bonus under Section 4.1.350 execute covenants maintaining affordability for 20 or 25 years depending on the percentage of affordable units. Does the Planning Commission feel that the affordability time frame should be lengthened?
113	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Natural Environment and Culture re: Gullah/Geechee	The action plan ranks most of the Natural Environment section as "Low" and the Culture section with a range from "Low" to "High" when Gullah/Geechee culture is inextricably tied to the natural environment and the two cannot be separated. The action to protect Gullah/Geechee culture would have to prioritize the protection of the natural environment. I believe many native Gullah/Geechees were excluded from commenting on these things since many comments were obtained via virtual meetings and electronic responses in the midst of the pandemic.	Keep this in consideration when finishing the Action Plan. Also, additional workshops/public comment sessions have been scheduled on St. Helena Island and Port Royal Island.
115	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Community Facilities, CF 3.1	Section CF 3.1 is an outstanding way to convert to energy efficient buildings.	No action needed.
116	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Community Facilities, CF 8.2	CF 8.2 is also an excellent idea regarding the rural and critical lands properties. The Gullah/Geechee Sea Island Coalition is willing to work with the county to insure there are history kiosks that include significant Gullah/Geechee history at these sites.	Comment received; no change proposed to document.
117	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	Culture, C 1.2	Engage the Gullah/Geechee Fishing Association in the countywide boat landing study that will be conducted. We have already begun amassing data which could help inform such a study.	County staff should follow this recommendation when the study is implemented.
118	General Comment	Queen Quet, Gullah/Geechee Sea Island Coalition		Action Plan	CIP	Was the St. Helena Park inadvertently left off of the list under "Parks and Recreation"? Although it had some improvements done, there are other things that can be done and maintenance is crucial.	St. Helena Park is called St. Helena Park/Felix E. Felix. According to the Parks and Recreation Department, over \$800,000 was spent on the park three years ago. Wesley Felix Improvements are targeted in the CIP for a total \$165,000 over 10 years, \$65,000 in 2024 and \$100,000 in 2029. No changes made to plan specific to this comment.
85	Correction	CCL	002	Action Plan	Introduction	Suggest rewording to say "added to regularly through successive County Council meetings and ongoing community outreach."	The sentence is currently worded: "The Comprehensive Plan should be a living document, "dog eared" due to constant use and added to regularly by successive County Councils through ongoing community outreach. " Staff did not feel comfortable making this change without Planning Commission input.
84	Correction	CCL		Action Plan	All	Fix all of the Strategy numbers, make sure they match the plan.	The Action Plan was in very rough draft form and will be completed during the next round of changes.

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6	Correction	Ed Pappas		Action Plan	Overall	This is very important, but it needs a lot of work. Several errors in prioritization and responsibility.	The Action Plan was in very rough draft form and will be completed during the next round of changes.
144	Correction	CCL		Action Plan	Action Plan	There are a lot of mislabeled actions (when compared with the comp plan actions) in the Action Plan.	The Action Plan was in very rough draft form and will be completed during the next round of changes.