

COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING

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AGENDA

NATURAL RESOURCES COMMITTEE

Tuesday, March 22, 2016

2:00 p.m.

Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Committee Members:
Brian Flewelling, Chairman
Alice Howard, Vice Chairman
Gerald Dawson
Steve Fobes
William McBride
Jerry Stewart
Roberts "Tabor" Vaux

Staff Support:
Anthony Criscitiello, Planning Director
Gary James, Assessor
Eric Larson, Division Director
Environmental Engineering
Dan Morgan, Division Director
Mapping & Applications

1. CALL TO ORDER – 2:00 P.M.
2. PLANNING COMMISSION RECAP PRESENTED BY PLANNING DIRECTOR
3. TEXT AMENDMENTS TO THE 2010 BEAUFORT COUNTY COMPREHENSIVE PLAN AS A RESULT OF THE FIVE-YEAR REVIEW OF THE PLAN; APPLICANT: BEAUFORT COUNTY PLANNING STAFF ([backup](#))
 - A. Five-Year Assessment ([backup](#))
 - B. Chapter 4. Land Use ([backup](#))
 - C. Chapter 6. Cultural Resources ([backup](#))
 - D. Chapter 9. Energy ([backup](#))
4. SOUTHERN BEAUFORT COUNTY/DAUFUSKIE ISLAND PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN CHANGE REQUEST FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES KNOWN AS BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD)); OWNER/APPLICANT: BLOODY POINT PROPERTIES, LLC / AGENT: MARK BAKER, WOOD+PARTNERS, INC. ([backup](#))
5. CONSIDERATION OF CONTRACT AWARDS AND RECOMMENDATIONS
 - A. Reconsideration of a recommendation to allow County Administrator to enter into agreement with Academy Park, LLC for a partnership to develop a Regional Stormwater Facility in the Rock Springs ([backup](#))
 - B. Reconsideration of a recommendation to allow County Administrator to enter into agreement with David Coleman, property owner, for a partnership to develop a Regional Stormwater Facility in the Rock Springs Creek Watershed ([backup](#))
 - C. Request to increase funding for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek retrofit, *a.k.a.* Burton Hill M2 project, a US EPA Clean Water Act Section 319 grant funded project ([backup](#))



5. DISCUSSION / DESIGN-BUILD LANDSCAPE MEDIANS U.S. HIGHWAY 278 AS REQUEST BY THE SOUTHERN BEAUFORT COUNTY CORRIDOR BEAUTIFICATION BOARD ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Planning Commission
 - B. Rural and Critical Lands Preservation Board
 - C. Zoning Board of Appeals
7. ADJOURNMENT

2016 Strategic Plan Committee Assignment

Stormwater Management Program
Creek Restoration: Progressive Projects for Saltwater, Quality, Recommendations
Tree Ordinance: Evaluation Report, Revision
Affordable / Workforce Housing
Pepper Hall Plantation Site
Comprehensive Plan: Update
Park Potential Development
Community Development Code: Refinements



MEMORANDUM

To: Natural Resources Committee of County Council
From: Anthony J. Criscitiello, Planning Director
Subject: **5-Year Assessment and Chapter 4-Land Use, Chapter 6-Cultural Resources, and Chapter 9-Energy of the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the plan**
Date: March 16, 2016

PLANNING COMMISSION RECOMMENDATION from the excerpt of its March 7, 2016, draft minutes:

Mr. Robert Merchant briefed the Commissioners on the 5-year Assessment. He noted that the Commissioners and the staff have been working together to determine what needed to be updated, revised, or eliminated to make the Comprehensive Plan continue to be relevant through the next five years. The state statute required counties to have a comprehensive plan if a zoning ordinance is being used, and required at least a 5-year review instead of a rewrite. The 5-year Assessment satisfies the review requirement for the plan. The Commission and the staff will continue to work on each element to make the identified revisions that will be brought before County Council for their adoption. The plan will be a relevant document on current programs and needs that will carry the County through until the next review period. He gave a brief description of the 5-year Assessment. The Commission is diligently going through the elements of the Comprehensive Plan, and has brought forward three completed elements today.

Discussion by the Commissioners included concern that Spring Island was shown on Map 4-1 as rural and undeveloped when it definitely is developed and should be rural (*Mr. Robert Merchant noted that the density on Spring Island was low and explained that page 4-6 showed the mapping categories.*); clarification on the mapping categories; concern that the introduction paragraph should emphasize the goals and who the users were and how the plan is used on a practical basis for growth management by the County (*Mr. Merchant noted that he would give some major achievements such as transportation changes and Rural & Critical Land Preservation Program purchases.*).

Mr. Semmler noted for the audience's benefit that the Commission had gone through the elements prior to tonight's meeting, and had given their comments for Staff to include in each element.

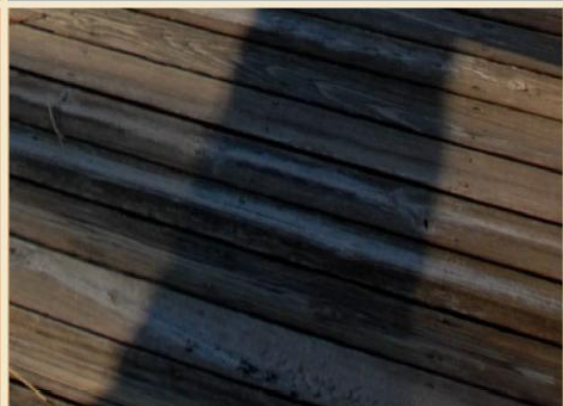
Public Comment: None were received.

Motion: Mr. George Johnston made a motion, and Mr. Ed Riley seconded the motion, **to recommend approval to County Council for the Five-Year Assessment and Text Amendments to Chapter 4-Land Use, Chapter 6-Cultural Resources, and Chapter 9-Energy of the 2010 Beaufort County Comprehensive Plan as a result of the five-year review of the plan.** The motion carried (FOR: Chmelik, Fireall, Johnston, Riley, Semmler, and Walsnovich; ABSENT: Stewart).



BEAUFORT COUNTY COMPREHENSIVE PLAN

Five-Year Assessment



Beaufort County Comprehensive Plan 5-Year Assessment

County Council

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George Johnston
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Eric Walsnovich

Staff

Gary Kubic, County Administrator
Eric Larson, AICP, Director of Environmental Engineering
Anthony Criscitiello, Planning Director
Delores Frazier, AICP, Assistant Planning Director
Robert Merchant, AICP, Long Range Planner
Amanda Flake, Natural Resources Planner
Barbara Childs, Administrative Assistant to Director

Introduction

The Beaufort County Comprehensive Plan was developed to enable government officials and citizens to effectively manage natural, cultural, economic and fiscal resources in light of growth, change and an uncertain future. The policies in the plan are aimed at promoting safe and healthy communities that preserve and build on the County's unique sense of place; and at promoting sustainable economic opportunities that allow all County residents to thrive and prosper. The plan was developed in accordance with the Comprehensive Planning Enabling Act of 1994 which mandates local governments in South Carolina who regulate land use to develop a Comprehensive Plan to provide a vision for the future, with long-range goals and objectives for all activities that affect the County. The same state legislation requires the plan to be a living document with the Planning Commission reviewing the plan no less than every five years to respond to changing conditions and data.

The Beaufort County Comprehensive plan has been active document and implementation of the plan's many recommendations has been ongoing. Implementation highlights include:

- The implementation of the Southern and Northern Beaufort County Regional Plans through the enactment of growth boundaries, future land use plans, and rural land use policies;
- The adoption of the Beaufort County Community Development Code which implements many of the land use policies in Chapter 4;
- The continuation of the Rural and Critical Lands Preservation Program including two successful referendums (2012 and 2014) that have brought an additional \$45 million to the program;
- The continual updating of the Stormwater BMP Manual to insure that new development does not adversely impact water quality;
- The adoption of the Joint Land Use Study with MCAS Beaufort and the Marine Corps Recruit Depot at Parris Island;
- The completion of nearly 7 miles of the Spanish Moss Trail; and
- The construction of the Bluffton Parkway from SC 170 to the Hilton Head Island Bridge.

In February 2015, the Beaufort County Planning Commission began a systematic and thorough review of the 2010 Comprehensive Plan. The Planning Commission held monthly special meetings open to the public to discuss the supporting data and recommendations of the Plan. At each of these meetings, the Commission reviewed the implementation status of each of the recommendations and determined whether the recommendation should be retained, revised, or removed.

This document is the result of this work, providing a chapter by chapter assessment of recommended revisions. The document begins with a summary of action items that the Planning Commission recommends be undertaken by Beaufort County. The following section consists of a chapter by chapter assessment providing a summary of recommended revisions, and status of plan implementation.

Recommended Actions

1. Update the Population and Demographics Chapter

The Planning Commission recommends updating the chapter to incorporate data from the 2010 Census and the most recent American Community Survey. The chapter was drafted nine years after the 2000 Census and used 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau).

2. Develop Comprehensive Economic Development Plan

The Planning Commission recommends that Beaufort County develop a comprehensive economic development plan to reevaluate the County's policies and identify an agency or department to implement the policies. The Economic Development chapter was developed in conjunction with the Lowcountry Economic Network which is now defunct. In addition, the County no longer owns the Beaufort Commerce Park and future recommendations related to the park need to be coordinated with the City of Beaufort. In the interim, the Planning Commission recommends that the chapter be revised to remove references to the Network and update statistics and data.

3. Refocus Affordable Housing Strategy

The Planning Commission recommends that the County update its Workforce Housing Needs Assessment to reflect current needs and to cover the whole spectrum of housing needs. The Planning Commission also recommends that the County reinstate the position of Housing Coordinator to implement the recommendations of this chapter.

4. Revisit Transportation Chapter

The Planning Commission determined that this chapter is outdated and needs to be updated. Revisions should involve updating the committed and planned transportation projects; incorporating the projections from the adopted Regional Transportation Model; and revising the list of Existing plus Committed and Planned transportation projects. The chapter also needs to be updated to recognize the establishment of a Lowcountry Metropolitan Planning Organization (LATS); the projected annual budget of the LATS; and the recommendations of the LATS's Long Range Transportation Plan.

5. Revisit 10-Year Capital Improvements Plan

The Planning Commission recommends revisiting the Community Facilities and Priority Investment Chapters to determine the County's capital needs over the next 10 years. The 10 year CIP that is part of the Priority Investment chapter was formulated in late 2007 and is almost 10 years old. The projects in the CIP should be updated to reflected current public facilities, revised levels of service, and future needs based on revised population projections. In addition, the funding gap between projected capital projects and projected revenues should be narrowed.

6. Make Minor Revisions to Remaining Chapters

The Planning Commission recommends that the remaining chapters be revised to update data and statistics; remove references to policies and programs no longer in existence; account for new local, state and federal laws;

Chapter By Chapter Assessment

The following section provides a detailed summary of recommended revisions and implementation status of each chapter. Chapters 1 provides an introduction to the Comprehensive Plan. Chapter 2 provides summarizes the history of Beaufort County. No revisions are recommended to these two chapters and they are not addressed in this assessment.

Chapter 1: Introduction

This chapter provides an overview to the purpose of the Beaufort County Comprehensive Plan, the state enabling legislation that provides the legal framework to plan in South Carolina, and a brief introduction to each chapter of the plan. Minor revisions to this chapter are recommended to recognize the five-year assessment of the plan.

Chapter 2: History

This chapter provides a brief history of Beaufort County starting with the first Native American settlements to the present time. This chapter provides an historical backdrop to the Population and Demographics, Land Use and Cultural Resources Elements. No revisions are recommended to this chapter.

Chapter 3: Population and Demographics

This chapter analyzes historic and current population and demographic trends and provides reasonable projections of future population growth to help guide policy decisions through the lifespan of this plan. Each of the following chapters of this plan utilize these projections to help shape their recommendations.

The chapter was drafted nine years after the 2000 Census and used 2008 U.S. Census estimates and information compiled in the 2006-2008 American Community Survey (also conducted by the U.S. Census Bureau). When the County adopted the chapter, they requested that the chapter would be revised when the 2010 U.S. Census data became available. The Planning Commission recommends updating the chapter to incorporate data from the 2010 Census and the most recent American Community Survey.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none">● Revise first paragraph to update summaries of population growth.● Eliminate the last two sentences of the introduction once the chapter is updated.
Historic, Current, and Projected Growth Trends	<ul style="list-style-type: none">● Update sidebar to include 2010 census data.● Update Figure 3-1 to include 2010 census data.
Current Year-round Population	<ul style="list-style-type: none">● Update to include latest population estimates from the American Community Survey.● Revise Figure 3-2 to include 2010 Census Data and latest

Subsection	Proposed Revisions
	<p>population estimates from the American Community Survey.</p> <ul style="list-style-type: none"> ● Revise Figure 3-3 to include latest census and population estimates. Incorporate revised future projections utilized in the Regional Transportation Model.
Average Daily Population	<ul style="list-style-type: none"> ● Revise to reflect current estimates on tourism, seasonal residents and net influx of commuters. ● Revise Figure 3-4 to incorporate new data.
Population Projections	<ul style="list-style-type: none"> ● Revise Figure 3-5 to incorporate the population estimates utilized in the Regional Transportation Model. ● Update description of model to reflect the Regional Transportation Model. ● Revise Map 3-1 according to the new population projections.
Characteristics of Population	<ul style="list-style-type: none"> ● Revise introductory paragraph to reflect current census and demographic estimates.
Age	<ul style="list-style-type: none"> ● Revise Figure 3-6 to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise sidebar to include latest estimates from the American Community Survey. ● Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey.
Household Size	<ul style="list-style-type: none"> ● Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise Figure 3-7 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Race and Ethnicity	<ul style="list-style-type: none"> ● Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise Figure 3-8 and 3-9 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Educational Attainment	<ul style="list-style-type: none"> ● Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise Figure 3-10 to incorporate 2010 US Census Data and estimates from the American Community Survey.
Income	<ul style="list-style-type: none"> ● Revise text to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise Figure 3-11 to incorporate 2010 US Census Data and estimates from the American Community Survey. ● Revise Map 3-2 to incorporate 2010 US Census Data and estimates from the American Community Survey.

Chapter 4: Land Use

This chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans.

The Planning Commission recommends minor revisions to the chapter that focus on updating data and making references to new plans and ordinances. Recommended revisions include the following:

- Recalculating the percentage of uncommitted lands south of the Broad River
- Charting the annexations that have occurred since 2007 and the current percentage of lands within municipalities.
- Making minor adjustments to Existing Plans and Regulations to recognize Community Development Code, new Community Preservation Plans, the current Joint Land Use Study (JLUS) with MCAS Beaufort and Parris Island, and the Greenprint planning process as part of the Rural and Critical Lands Preservation Program.
- Making minor revisions to the Growth Management Strategy for Southern Beaufort County to recognize the adoption of the Place Type Overlay.
- Make minor revisions to the Special Land Use Designations to update references to the Corridor Overlay District to recognize new countywide Design Review Board.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions.
Common Planning Goals	No revisions.
Historical Background on Growth in Beaufort County	<ul style="list-style-type: none"> ● Update the table on Page 4-3 to recognize 2010 US Census and revised population growth projections.
Recent Development Trends	<ul style="list-style-type: none"> ● For Southern Beaufort County, revise the 11% figure of land area that is uncommitted.
Municipal Growth	<ul style="list-style-type: none"> ● Update acreage and percentage of land within municipalities and Table 4-1 to reflect current data.
Existing Land Use Patterns	No revisions.
Rural Development Trends	No revisions.
Planning Framework	No revisions.
Existing Plans and Regulations	<ul style="list-style-type: none"> ● Change discussion of ZDSO to recognize adoption of the Community Development Code. ● Change sidebar on Page 4-9 to replace the ZDSO zoning

Subsection	Proposed Revisions
	<p>districts with an image of the Community Development Code.</p> <ul style="list-style-type: none"> Update Table 4-4 to recognize current status of Community Preservation Plans.
Other Planning Initiatives	<ul style="list-style-type: none"> Update information about AICUZ and TDR Program to recognize current Joint Land Use Study. Update Rural and Critical Land Preservation Program to recognize administration of the program by the Open Land Trust. Update to recognize current Greenprint planning process. Update preserved acreage.
Regional Growth Management Strategy	<ul style="list-style-type: none"> Update percentage of land within municipalities.
Regional Growth Management Strategy for Northern Beaufort County	No revisions
Regional Growth Management Strategy for Southern Beaufort County	<ul style="list-style-type: none"> Revise to recognize that Bluffton's future land use map was coordinated with Beaufort County's map.
Rural Land Use Policies	No revisions
Balancing Diverse Goals and Interests	No revisions
Defining Rural	No revisions
Rural Policy Goals	No revisions
Future Land Use Plan	<ul style="list-style-type: none"> Remove reference to Map 4-8 and remove Map 4-8. Revise reference to the future land use plan for Hilton Head Island to recognize that the Town uses its zoning map as its future land use map.
Land Uses Within Growth Areas	No revisions
Land Uses Outside of the Growth Areas	No revisions
Special Land Use Designations	<ul style="list-style-type: none"> Revise the language under "Commercial Fishing Villages Overlay" to call for the maintenance and enhancement of the "local and traditional" commercial seafood industry. Also revise to call for the avoidance of commercial fishing activities that are detrimental to the environment. Revise references to the Corridor Review Boards to reflect the current Design Review Board.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 4-1: Use the Comprehensive Plan and Future	Implementation is ongoing	Replace reference to the ZDSO to the Community Development

Recommendation	Implementation Status	Proposed Revisions
Land Use Element as an Implementation Tool		Code
Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans	The Northern Implementation Committee still active. Intergovernmental agreements have been adopted in Southern Beaufort County for projects of regional significance, and Northern Beaufort County for growth boundaries. A Technical Advisory Group is still active in Northern Beaufort County and meets on an as-needed basis.	Revise recommendation to recognize that the Southern Implementation Committee is not active. Also replace the term Technical Advisory Groups with Staff Working Groups.
Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment	This recommendation is implemented by Recommendations 4-15, 4-16, 4-17 and 4-18.	Replace reference to the ZDSO to the Community Development Code
Recommendation 4-4: Update the County Land Use Regulations	The development guidelines and recommendations of the Land Use Element have been implemented through the Community Development Code. Mixed-Use developments are encouraged through the inclusion of transect zones and the Traditional Community Plan option. This item is partially implemented through the Projects of Regional Significance resolution. Place Type Overlay implemented in CDC.	Update wording referring to the transfer of development rights (TDR) program. Revise to open up the possibility of using the TDR program to implement other recommendations of the Comprehensive Plan.
Recommendation 4-5: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan	Initiation of the TDR is still in the process of being implemented. No expansion of TDR currently being considered but remains an option. The Rural and Critical Lands Program is still active with a \$20 million referendum approved in 2014.	No revisions
Recommendation 4-6: Utilize Development Agreements to Accomplish Goals of this Plan and Regional Plans	Implementation is ongoing	No revisions
Recommendation 4-7: Establish and Adopt Baseline Standards for PUDs and Development	This has not been implemented. PUD provision currently not in Community Development Code.	Revise to recognize that baseline standards could apply to revisions to existing PUDs.

Recommendation	Implementation Status	Proposed Revisions
Agreements		
Recommendation 4-8: Continue to Develop and Update Community Preservation Plans	May River and Daufuskie CP Plans adopted in 2010. Sheldon has not been implemented. Pritchardville and Lands End were implemented via 2011 charrettes that were a part of the development of the Community Development Code. Tansi Village rezoned T3 Neighborhood.	Update recommendation to recognize completed CP plans.
Recommendation 4-9: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan	The transect zones in the Community Development Code facilitate the development of small infill parcels. Large Infill tracts and small and large scale redevelopment are facilitated through the transect zones and the Traditional Community Plan provision of the Community Development Code. Stormwater integration for small parcels is ongoing. Incentives are provided for redevelopment through the transect zones via density and review time incentives. Context sensitive design standards are implemented through the transect zones in the CDC. Using GIS to identify and market undeveloped sites is not implemented.	This recommendation should be updated to be briefer and utilize only the last four bullet points.
Recommendation 4-10: Develop Regional Demographic Models and a Regional Growth Tracking System	Recommendation has not been implemented	Remove references to the LDO permitting database.
Recommendation 4-11: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards	The joint CRB was implemented in 2011 through 2014. The joint board was replaced by a Countywide Design Review Board as part of the new Community Development Code.	Remove language calling for a joint Corridor Review Board. Recognize the role of the Southern Beaufort County Corridor Beautification Board to oversee aesthetic concerns within highway ROWs.
Recommendation 4-12: Develop Detailed Area Plans	This recommendation is partially implemented through	Remove reference to the Bluffton CP district.

Recommendation	Implementation Status	Proposed Revisions
	the coordinated future land use plans and place type maps between Bluffton and Beaufort County. The zoning for the Bluffton CP District was addressed in the mapping for the Community Development Code. Detailed area plans partially implemented through the 2011 charrettes as part of formulation of Community Development Code.	
Recommendation 4-13: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities	Coordinated planning is sporadic between counties.	Recognize role that LCOG and the MPO play in inter-governmental planning.
Recommendation 4-14: Annual Monitoring	Recommendation has not been implemented	Change annual monitoring to ongoing monitoring.
Recommendation 4-15: Rural Small Lot Subdivisions	This was implemented in 2009 and carried over to the Community Development Code.	This recommendation should serve as a general policy statement to provide equity to small rural property owners. Remove the four bullets.
Recommendation 4-16: Rural Conservation Subdivisions	This was implemented with the adoption of the Community Development Code.	This recommendation should serve as a general policy statement to promote clustering and agricultural preservation in rural areas.
Recommendation 4-17: Small Rural Businesses	The Rural Business district in Garden's Corner was adopted in 2009 and carried over to the Community Development Code as T2 Rural Center.	No revisions
Recommendation 11-18: Small Landowner Liaison	Recommendation has not been implemented	No revisions

Chapter 5: Natural Resources

Beaufort County has a unique natural beauty, made up of salt marsh vistas, sub-tropical maritime forests of live oaks and palmettos, forested wetlands of cypress and tupelo and over 30 miles of beaches. Beaufort County residents and visitors have a great attachment to these natural features. This chapter focuses on the protection, preservation, and management of Beaufort County's natural resources in light of the pressures of growth.

The Planning Commission recommends making minor revisions to the Natural Resources chapter to recognize changes in local and state policies and regulations. The Commission also recommends

incorporating the data and recommendations of the Sea Level Rise Adaptation Report. Recommended updates include the following:

- Recognize updates that have taken place with the Stormwater BMP Manual, the Stormwater Utility, and EPA MS4 permitting.
- Make revisions to recognize minor changes to resource protection policies in the Community Development Code.
- Make any necessary updates to the existing condition of beaches and beach access.
- Provide updates to regulatory framework for freshwater wetlands to recognize any changes in State and municipal policies.
- Update acreage of preserved open space. Update Map 5-10
- Update to recognize current status of Rural and Critical Lands Preservation Program including current management, referendums, and Greenprint process.
- Incorporate data and recommendations from the Sea Level Rise Adaptation Report as prepared by the South Carolina Sea Grant Consortium.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions
Physical Features and Constraints	No revisions
Climate and Weather	No revisions
Elevation	<ul style="list-style-type: none"> ● Make reference to new subsection that will address historic and projected sea level rise.
Soils	No revisions
Conclusions	No revisions
Salt Marshes, Coastal Waters, and Marine Resources	Change 15 years to 20 years
Estaurine Environment	<ul style="list-style-type: none"> ● Update Maps 5-5 and 5-6 to reflect latest data available
Threats to Water Quality	<ul style="list-style-type: none"> ● Update Map 5-7 with current data from DHEC.
Existing Efforts to Preserve Water Quality	<ul style="list-style-type: none"> ● Change reference to “resource conservation” zoning to “T1 Natural Preserve” zoning. ● Recognize addition of nitrogen and volume control as new developments in the BMP Manual. ● Recognize Municipal Separate Storm Sewer System (MS4) permitting.
Conclusions	<ul style="list-style-type: none"> ● Change 10 years to 15 years. ● Recognize that there is a water quality lab at USCB.
Trees, Forests and Habitats	<ul style="list-style-type: none"> ● Update sidebar to recognize Community Development Code.
Tree Protection	No revisions
Protection of Habitats and Forest Communities	<ul style="list-style-type: none"> ● Revise to recognize changes in Community Development Code.
Endangered and Threatened Species	No revisions

Subsection	Proposed Revisions
Conclusions	<ul style="list-style-type: none"> ● Revise to recognize changes in tree protection policy.
Beaches and Dunes	No revisions
Existing Conditions	<ul style="list-style-type: none"> ● Check SC Annual State of the Beaches Report to see if there are any changes to beach conditions for Table 5-6.
Threats	No revisions
Regulatory Framework	<ul style="list-style-type: none"> ● Recognize revisions in the Community Development Code that require septic systems and drainage fields to be 100 feet from the OCRM baseline.
Beach Renourishment	<ul style="list-style-type: none"> ● Update beach renourishment information to recognize renourishment projects on Hilton Head Island in 2007, 2013, and 2014.
Public Access	<ul style="list-style-type: none"> ● Revise to recognize the impact that severe erosion on Hunting Island has had on public access.
Sea Turtle Protection	No revisions
Conclusions	<ul style="list-style-type: none"> ● Revise to recognize importance of supporting beach renourishment on Hunting Island as a means of preserving the quality of public access to that beach.
Freshwater Wetlands	<ul style="list-style-type: none"> ● Update introductory paragraph to recognize changes in State regulations.
Existing Conditions	No revisions
Regulatory Framework	<ul style="list-style-type: none"> ● Make changes to State wetlands legislation to recognize existing regulatory environment in South Carolina. ● Make revisions to local wetlands ordinance to recognize changes in the County's Community Development Code and new freshwater wetlands protections adopted by the Town of Port Royal.
Conclusions	No revisions
Groundwater Resources	Recognize how County's volume control requirements in the Stormwater BMP Manual affect groundwater recharge.
Aquifer Recharge Areas	No revisions
Cones of Depression	No revisions
Sources of Groundwater Contamination	No revisions
Conclusions	No revisions
Open Space	No revisions
Existing Conditions	<ul style="list-style-type: none"> ● Update acreage of preserved open space. Update Map 5-10.
Local Efforts to Preserve Open Space	<ul style="list-style-type: none"> ● Update information about referendums, funding, and greenprint process for Rural and Critical Lands Preservation Program. ● Update Hilton Head Island land acquisition efforts.
Conclusions	No revisions
Sea Level Rise and Climate	<ul style="list-style-type: none"> ● Provide new subsection titled "Sea Level Rise and Climate

Subsection	Proposed Revisions
Change	Change” to incorporate background information and recommendations from the Sea Level Adaptation Report prepared by the South Carolina Sea Grant Consortium.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 5-1: Cooperative Planning with Municipalities and Neighboring Counties	This recommendation is partially implemented through the new Port Royal Code and joint work with the Towns of Bluffton and Hilton Head Island to develop baseline standards adopted as part of their respective comprehensive plans. Additional implementation has been through cooperative joint purchases of Rural and Critical Lands.	No revisions
Recommendation 5-2: Educational Outreach	This is being partially implemented through the “Neighbors for Clean Water” educational campaign for the May River. The Beaufort County Planning Department occasionally meets with property owners associations to discuss County natural resource regulations, especially the river buffer.	Revise to recognize that educational outreach is a major requirement of the MS4 Permit.
Recommendation 5-3: Enforcement	This recommendation has not been implemented	Revise to recognize that the MS4 permit mandates an enforcement program.
Recommendation 5-4: Implement the SAMP	This recommendation has been partially implemented through a Section 319 grant that funded the repair of 40 septic systems in the Okatie River Watershed in 2011 and 2012. The second bullet is also being implemented through the May River Watershed Sewer extension study recently completed by BJWSA and the Town of Bluffton. A water quality	No revisions

Recommendation	Implementation Status	Proposed Revisions
	monitoring lab was established at USCB in 2014 funded by Stormwater Utility funds. It is being used by the County and each of the municipalities.	
Recommendation 5-5: Open Space Preservation	There have been successful Rural and Critical Lands Preservation Program referendums in 2012 and 2014. The RCLPP regularly matches funding with USDA FRPP monies to purchase agricultural conservation easements and partners with MCAS Beaufort to purchase lands to prevent encroachment.	No revisions
Recommendation 5-6: Soils	This recommendation has not been implemented	No revisions
Recommendation 5-7: New Approaches to Stormwater Management	The BMP Manual has been updated 4 times since 2008. Beaufort County has established volume control standards but not for the 100 year storm event. Soil types are being utilized to determine the appropriate percentage of impervious surface within a development. Nitrogen standards were adopted in 2009. Beaufort County improved its status to a Class 6 Community under the FEMA Community Rating System (CRS) in 2012.	Recommendation should be revised to recognize partial implementation and new permitting and enforcement issues related to EPA MS4 permit requirements in Beaufort County. Also the recommendation needs to acknowledge that nitrogen is now a pollutant that is required to be mitigated in the Stormwater BMP.
Recommendation 5-8: Stormwater Utility	The Joint CIP has not been fully implemented, but initiated. Rural and Critical Lands properties have been utilized for stormwater management. Joint purchases have been made to target properties that serve regional stormwater needs.	No revisions
Recommendation 5-9: Water Quality Monitoring	The MS4 permit requires the establishment of acceptable water quality standards on the	Recommendation should be revised to recognize that a centralized lab has been

Recommendation	Implementation Status	Proposed Revisions
	sub-watershed level. A water quality monitoring lab was established at USCB in 2014 funded by Stormwater Utility funds. It is being used by the County and each of the municipalities. The BMP Manual was revised to control nitrogen in 2009 and TMDLs in 2010.	established.
Recommendation 5-10: Other Water Quality Measures	Implementation is ongoing. The County's Solid Waste Department does household hazardous waste collections.	No revisions
Recommendation 5-11: Tree Protection Standards	Partially implemented through revised tree standards in the Community Development Code.	Revise recommendation to recognize bullet points that have been implemented.
Recommendation 5-12: Tree Management Plan	This recommendation has not been implemented	No revisions
Recommendation 5-13: Trees – Educational Outreach	Implementation is ongoing	No revisions
Recommendation 5-14: Wildlife and Habitat Protection Standards	This recommendation is partially implemented through forest and wetland protection standards; nesting bird habitat protection; and restrictions on lighting to protect sea turtles.	No revisions
Recommendation 5-15: Wildlife and Habitat Educational Outreach	Implementation is ongoing	No revisions
Recommendation 5-16: Beaches and Dunes	The Community Development Code provides a Beach Protection Plan for larger developments. Implemented through CDC; dune protection; and restrictions on lighting to protect sea turtles.	No revisions
Recommendation 5-17: Network of Open Spaces	The Beaufort County Open Land Trust is in the process of updating the Greenprint map. The planning staffs of Beaufort County, Bluffton and Hilton Head Island developed a Habitat Prioritization Map in 2008.	No revisions
Recommendation 5-18: Freshwater Wetlands	This recommendation has been partially implemented through	No revisions

Recommendation	Implementation Status	Proposed Revisions
	the wetland protection standards and the protection of nesting bird habitats in the Community Development Code. The volume control standards in the Stormwater BMP Manual also provide for better water quality and protection of freshwater wetlands.	
Recommendation 5-19: Protect Groundwater Quality	Implementation is ongoing	No revisions
Recommendation 5-20: Climate Change and Rising Sea-Level	Partially implemented through work on the Sea Level Rise Adaptation Report with SC Sea Grant.	This recommendation should be expanded to include recommendations from the report.

Chapter 6: Cultural Resources

This chapter focuses on preserving and enhancing the County's cultural resources, which include historic sites and structures, scenic highways, maritime heritage, agricultural heritage, the military, Gullah culture and the visual and performing arts community. Make minor revisions to recognize new historic preservation and architectural standards in the Community Development Code.

The Planning Commission recommends making minor revisions to the Cultural Resources chapter. Recommended updates include the following:

- Update data and statistics cited in the chapter.
- Recognize new programs and policies that help to promote cultural resources, such as the Southern Beaufort County Corridor Beautification Board, the Canopy Roads Brochure, Gullah Geechee Cultural Heritage Corridor Management Plan, and new Museums.
- Recognize adoption of the Community Development Code and its standards that apply to historic preservation, archaeology, scenic highways, and agriculture.
- Remove references to programs that no longer exist, such as the Small Farmer Wholesale Auction Market.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> ● Revise to recognize that Beaufort County is a national historic treasure and that we have a responsibility to be good stewards of this treasure
Historic and Archaeological Resources	No revisions
Resource Identification	<ul style="list-style-type: none"> ● The City of Beaufort now has the Above Ground Historic Resources Survey on its website.

Subsection	Proposed Revisions
Existing Regulatory Framework	<ul style="list-style-type: none"> Update to recognize that Beaufort County has adopted standards to protect historic resources in its Community Development Code.
Other Planning and Preservation Efforts	<ul style="list-style-type: none"> Add reference to the Garvin House in Bluffton and efforts by private developments to preserve tabby ruins.
Vernacular Architecture	No revisions
Conclusions	<ul style="list-style-type: none"> Revise to recognize that the military bases have promoted the preservation of cultural resources. Revise to add tax incentives as a proactive mean that the County can utilize to preserve cultural resources
Scenic Highways and Byways	No revisions
Existing Preservation and Enhancement Efforts	<ul style="list-style-type: none"> Revise to recognize new architectural, landscaping and lighting standards in the Community Development Code and the replacement of the Corridor Review Boards with the Design Review Board. Recognize the role of the Southern Beaufort County Corridor Beautification Board to provide oversight on improvements made within the SCDOT ROW. Provide a list of state scenic byways in Beaufort County Acknowledge the Canopy Roads Brochure and its role in promoting scenic highways in the County.
Conclusions	<ul style="list-style-type: none"> Revise to recognize that there is no longer a Corridor Overlay District.
Maritime Heritage	<ul style="list-style-type: none"> Update sidebar to reflect more current information on shellfish catches.
Local Seafood Industry	<ul style="list-style-type: none"> Update information about Commercial Fishing Village Overlay District to recognize adoption of Community Development Code. Update information about Port Royal Seafood to reflect current situation.
Recreational Fishing and Boating	<ul style="list-style-type: none"> Update to current boat registration and revise estimation for 2025.
Other Water Access Issues	<ul style="list-style-type: none"> Revise number of piers to current.
Conclusions	No revisions
Agricultural Heritage	No revisions
History of Agriculture in Beaufort County	No revisions
Existing Conditions	<ul style="list-style-type: none"> Revise data from USDA Census of Agriculture including Table 6-1.
Local Marketing Initiatives	<ul style="list-style-type: none"> Update to recognize current status of farmers market and the small farmer wholesale auction market.

Subsection	Proposed Revisions
Conclusions	<ul style="list-style-type: none"> Remove references to wholesale farmers market.
Military Heritage	<ul style="list-style-type: none"> Update figures citing the military's impact on the local economy.
Military History	No revisions
Recent Military Activity	<ul style="list-style-type: none"> Revise acreage at Townsend Bombing Range. Update to reflect new mission of MCAS Beaufort. Add a paragraph about the Beaufort Naval Hospital.
Conclusions	No revisions
Gullah Culture	No revisions
Issues Affecting Gullah Culture in Beaufort County	No revisions
Local Initiatives to Preserve Gullah Heritage	Update to recognize community preservation work done in the Corners Community as part of the formulation of the Community Development Code.
Gullah/Geechee Cultural Heritage Corridor (National Park Service)	Update to recognize the completion of the Gullah Geechee Cultural Heritage Corridor Management Plan.
Conclusions	No revisions
Visual and Performing Arts	Remove reference to the book "100 Best Small Art Towns in America" due to dated material.
Performance Venues	Revise to recognize the 120 seat performance space in the ARTworks Community Art Center.
Museums	Change to a bullet list of museums. Add Heyward House, Port Royal Sound Foundation Maritime Center, the Santa Elena Foundation Interpretive Center, and the Fort Fremont Interpretive Center.
Education and Support	Remove specifics about the Community Arts Grant Fund.
Conclusions	No revisions

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 6-1: Archaeological and Historic Resources	Implementation is ongoing	No revisions
Recommendation 6-2: Archaeological and Historic	Beaufort County provides public outreach through presentations	No revisions

Recommendation	Implementation Status	Proposed Revisions
Resources – Public Outreach	to Historic Society; working with historic Beaufort, the Bluffton Historical Preservation Society, and the Friends of Fort Fremont; and producing “Beaufort County Moments” segments on the County Channel.	
Recommendation 6-3: Rural Vernacular Architecture	This recommendation has not been implemented	No revisions
Recommendation 6-4: Scenic Highways and Byways	This recommendation is partially implemented through the establishment of the Southern Beautification Committee; the development of thoroughfare standards in the Community Development Code; the adoption of the May River CP; and the publication of the Canopy Roads brochure.	Revise recommendation to recognize the items that have been implemented and that the Corridor Review Boards have been replaced with a countywide Design Review Board. Also revise to call for better coordination with SCDOT and utility companies during tree trimming.
Recommendation 6-5: Maritime Heritage – Working Waterfronts	This recommendation has not been implemented	Revise to specify the support of the “traditional” seafood industry in Beaufort County.
Recommendation 6-6: Maritime Heritage – Recreational Boating and Fishing	Partially implemented through enhancement of several boat landings and acquisition of land to provide access to Fort Frederick.	Update recommendation to remove last bullet point since it was implemented.
Recommendation 6-7: Maritime Heritage – On-Shore Fishing	Partially implemented through the establishment of several fishing decks along on Spanish Moss Trail.	No revisions
Recommendation 6-8: Maritime Heritage – Small Watercraft	Implementation is ongoing	No revisions
Recommendation 6-9: Maritime Heritage – Funding	This recommendation has not been implemented	No revisions
Recommendation 6-10: Agricultural Heritage – Regulatory Framework	Implemented through the adoption of the Community Development Code.	No revisions
Recommendation 6-11: Agricultural Heritage – Rural and Critical Lands Preservation Program	Beaufort County has continually targeted the purchase of conservation easements to preserve farmland on St. Helena Island and the Sheldon area.	Revise to call for continued partnering with USDA and other agencies to match local funds to preserve farmland.
Recommendation 6-12:	Implementation is ongoing	Revise recommendation to to

Recommendation	Implementation Status	Proposed Revisions
Agricultural Heritage – Markets		remove reference to the wholesale auction market.
Recommendation 6-13: Agricultural Heritage – Local Foods	Implementation is ongoing	Revise to support community gardens and farms in urban and suburban areas.
Recommendation 6-14: Military Heritage	Beaufort County is in the process of doing a Joint Land Use Study (JLUS) that will lead to the adoption of a new AICUZ to accommodate the F35B Joint Strike Fighter. The JLUS will also chart steps forward to implement the TDR program.	Update the name of the Airport Overlay District to reflect the Community Development Code. Update to call for cooperative implementation of the Joint Land Use Study (JLUS)
Recommendation 6-15: Gullah Culture	Implementation is ongoing	Recognize adoption of the Gullah/Geechee Cultural Heritage Corridor Management Plan and support its implementation
Recommendation 6-16: Visual and Performing Arts	Implementation is ongoing	Remove specific references to other artist communities. Remove specific reference to the creation of a county-wide community arts center.

Chapter 7: Economic Development

This chapter provides an analysis of the current economic condition and focuses on how to build on the county's existing assets while diversifying its economic base. The chapter promotes policies that encourage quality job creation that allow citizens to find reasons to remain or settle in Beaufort County in employment that requires knowledge, talent and training and compensates with higher-paying jobs.

The Planning Commission recommends that the County reevaluate its economic development policies in light of such changes as the sale of the Beaufort Commerce Park and termination of its relationship with the Lowcountry Economic Network. In the interim, the Planning Commission recommends minor revisions to the chapter that include the following:

- Remove references to the Lowcountry Economic Network as the agency responsible for implementing economic development policies in Beaufort County.
- Update economic, income, and employment data to current figures.
- Recognize changes to the ownership of the Beaufort Commerce Park
- Revise information on State and Local incentives to reflect current information.
- Revise information on the Jasper Port, airports and military installations to reflect current information.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
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Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> Replace photograph with reference to Lowcountry Economic Network.
Overview	No revisions
History	<ul style="list-style-type: none"> Delete
Mission	<ul style="list-style-type: none"> Delete
Goals	<ul style="list-style-type: none"> Delete
Economic Analysis	No revisions
Income and Employment	<ul style="list-style-type: none"> Revise data in Figures 7-1, 7-2, 7-3, 7-4 and 7-5.
Economic Impact of Military Installations	<ul style="list-style-type: none"> Update if more recent data is available.
Unemployment	<ul style="list-style-type: none"> Update with more recent data.
Conclusions	No revisions
Current Business Climate	No revisions
Existing Business	No revisions
Existing Business Owners	No revisions
Business License Fees	No revisions
Available Product	<ul style="list-style-type: none"> Update to recognize new ownership of the Beaufort Commerce Park.
Conclusions	No revisions
Developing Business Climate	<ul style="list-style-type: none"> Update sidebar if more current data is available.
Regional Focus	<ul style="list-style-type: none"> Update to recognize the dissolution of the Lowcountry Economic Alliance.
Target Industries	<ul style="list-style-type: none"> Remove references to the Lowcountry Economic Network and Alliance. Change references to the F-35 B Joint Strike Fighter to present tense rather than future tense.
Conclusions	No revisions.
Incentives	No revisions.
Existing State Level Incentives	No revisions.
Existing Local Level Incentives	<ul style="list-style-type: none"> Remove references to development agreement.
Conclusions	No revisions.
Workforce	<ul style="list-style-type: none"> Update military workforce data per figures in the Joint Land Use Study.
Existing Workforce	No revisions.
Cottage Industries	No revisions.
Education	No revisions.
Emerging Workforce Groups	No revisions.
Workforce Housing	No revisions.
Conclusions	No revisions.
Land and Infrastructure	<ul style="list-style-type: none"> Revise to remove references to Lowcountry Economic Network.

Subsection	Proposed Revisions
Jasper Port Terminal	<ul style="list-style-type: none"> Revise to remove references to the Lowcountry Economic Alliance.
Airport Infrastructure	<ul style="list-style-type: none"> Revise this section with current airport information
Conclusions	<ul style="list-style-type: none"> Revise to remove references to the Lowcountry Economic Alliance.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 7-1: Current Business Climate	Part of this recommendation has been implemented by allowing more light industrial uses in commercial zoning districts in the Community Development Code.	Recommendation should be revised to eliminate reference to Lowcountry Economic Network.
Recommendation 7-2: Developing Business Climate – Target Industries	This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments; and annual funding of the Arts Council of Beaufort County.	No revisions
Recommendation 7-3: State Level Incentives	Implementation is ongoing	No revisions
Recommendation 7-4: Workforce	This recommendation is partially implemented through adoption of Community Development Code which encourages mixed-use developments.	No revisions
Recommendation 7-5: Regional Economic Development Strategies	Implementation is ongoing	Recommendation should be revised to remove references to the Lowcountry Economic Network and Lowcountry Economic Alliance.
Recommendation 7-6: Airport Infrastructure	Implementation is ongoing	Update to reflect current airport improvements.

Chapter 8: Affordable Housing

This chapter analyzes the location, type, age, condition, tenure, and affordability of housing. This element includes an analysis of the regulatory environment to determine unnecessary barriers to the provision of affordable housing. The goal of this element is to maintain and enhance the diversity of Beaufort County by providing the opportunity for people of all income levels to live and work in the County.

The Planning Commission recommends that the County update its Workforce Housing Needs Assessment to reflect current needs and to cover the whole spectrum of housing needs. Other recommended revisions to the Affordable Housing chapter of the Comprehensive Plan include the following:

- Update US Census data on housing and income figures to most current data;
- Make necessary revisions to the conclusions of each subsection based on revised data;
- Revise references to the Zoning and Development Standards Ordinance to recognize the adoption of the Community Development Code
- Recognize the elimination of the Housing Coordinator position and changes to organizations that implement affordable housing.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> ● Add language stating that Beaufort County has the highest HUD defined median income in South Carolina.
Vision	<ul style="list-style-type: none"> ● Replace “Beaufort County Affordable Housing Consortium” with “Lowcountry Affordable Housing Coalition.”
Definitions	<ul style="list-style-type: none"> ● Update specific HUD defined median income figures for each income group definition.
Technical Analysis	<ul style="list-style-type: none"> ● Update text and sidebar graphs to include 2010 US Census data and the latest American Household Survey.
Housing Affordability Gap	
Age of Housing Stock	
Mobile Homes	
Housing Tenure	
Vacancy Rates	
Housing Foreclosures	<ul style="list-style-type: none"> ● Update to include more recent information and trends for housing foreclosures.
Conclusions	<ul style="list-style-type: none"> ● Remove last sentence in conclusion.
Land Use Policies Affecting Housing	No revisions
Southern Beaufort County	<ul style="list-style-type: none"> ● Revise section to recognize that southern Beaufort County has a larger stock and more diversity in housing choices. Revise to recognize pockets of higher density development and changes in land use policy that encourages walkable communities.
Northern Beaufort County	No revisions

Subsection	Proposed Revisions
Conclusions	No revisions
Housing Needs Assessment	No revisions
Workforce Housing	<ul style="list-style-type: none"> Update income and population projections and estimated future need for workforce housing.
Senior Housing	<ul style="list-style-type: none"> State that there will be additional needs for assisted living facilities and continuing care facilities.
Disabilities and Special Needs Housing	<ul style="list-style-type: none"> Replace paragraph about Beaufort County's homeless population with a new subsection (see below). Eliminate references to Housing Coordinator and Zoning and Development Standards Ordinance.
Homeless	<ul style="list-style-type: none"> Add new subsection with estimated homeless population and existing facilities that serve the homeless.
Rural Housing	No revisions
Very Low and Extremely Low Income Housing	<ul style="list-style-type: none"> Update Beaufort Housing Authority public housing, section 8 vouchers and waiting lists.
Military Housing	<ul style="list-style-type: none"> Update military housing unit counts.
Barriers to the Creation of Affordable Housing	No revisions
Land Cost	
Land Supply	
Construction Cost	
Market Dynamics	
Insufficient Development Incentives	
The Section 42 Housing Tax Credit Allocation Process	
Zoning Regulations	
Anti-Growth Sentiment	
Existing and Proposed Housing Strategies	No revisions
Regulatory Strategies	<ul style="list-style-type: none"> Remove section on density bonuses and replace with description of the transect zones and Traditional Community Plans (TCPs) as means to gain higher residential density. Update information on Accessory Dwelling Units to recognize availability in most zoning districts in the Community Development Code. Remove section on flexible development which will be covered in discussion about transect zones and TCPs. Remove reference to Lady's Island Redevelopment District since it was replaced with transect zones in the Community Development Code.
Institutional Strategies	<ul style="list-style-type: none"> Remove references to the Affordable Housing Consortium and

Subsection	Proposed Revisions
	<p>housing coordinator, and replace with Lowcountry Affordable Housing Coalition as a coordinating and advocacy agency for housing.</p> <ul style="list-style-type: none"> • Update list of tax credit developments. • Update information on Habitat for Humanity.
Educational Strategies	No revisions

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 8-1: Relationship to Other Policies	Implementation is ongoing	Revise to state that affordable housing in urban areas should be targeted in infill sites near employment opportunities and services.
Recommendation 8-2: Full Spectrum of Affordable Housing	This has not been implemented with the exception of partial implementation of the last bullet through the Community Development Code encouraging a mix of housing types.	No revisions
Recommendation 8-3: Regional Approach to Affordable Housing	This recommendation has not been implemented.	No revisions
Recommendation 8-4: Monitor Demographic Trends	Partially implemented through the Community Development Code encouraging a mix of housing types and higher density walkable communities.	This recommendation should be reworked to call for a Housing Needs Assessment to be done that covers the whole spectrum of housing needs.
Recommendation 8-5: Address Barriers to Affordable Housing	This has been partially implemented through the adoption of the Community Development Code.	Revise to remove the last bullet.
Recommendation 8-6: Revisit and Refine Existing Affordable Housing Incentives	Density bonus incentives have been replaced with a different regulatory strategy to encourage a mix of housing types.	Revise recommendation to call for continual evaluation of the regulatory environment to identify barriers to affordable housing.
Recommendation 8-7: Mixed-Use Affordable Communities	Partially implemented through the Community Development Code encouraging a mix of housing types.	No revisions
Recommendation 8-8: Inclusionary Zoning	This recommendation has not been implemented.	Remove recommendation.
Recommendation 8-9: Affordable Housing Consortium	The Affordable Housing Consortium has been replaced with the Lowcountry Affordable	Revise to call for the Lowcountry Affordable Housing Coalition to provide support and

Recommendation	Implementation Status	Proposed Revisions
	Housing Coalition. The County no longer has a housing coordinator.	advocacy for the creation of affordable housing. Call for the appointment of a housing coordinator for Beaufort County.
Recommendation 8-10: Housing Trust Fund	This recommendation has not been implemented.	No revisions
Recommendation 8-11: Land Acquisition	This recommendation has not been implemented.	Add reference to the Transfer of Development Rights Program.
Recommendation 8-12: Coordinate and Integrate Efforts of Non-profits	This recommendation has not been implemented.	No revisions
Recommendation 8-13: Housing Rehabilitation	This recommendation has not been implemented.	No revisions
Recommendation 8-14: Housing Foreclosures and Neighborhood Stabilization	Implementation is ongoing	No revisions
Recommendation 8-15: Rural Affordable Housing Approaches	Implementation is ongoing	No revisions
Recommendation 8-16: Military	This recommendation has not been implemented.	Remove recommendation.

Chapter 9: Energy

This chapter focuses on how to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production. The element first assesses how to make local government facilities and operations more energy efficient; how to promote green technologies and energy efficiency in the private sector; how to implement land use and transportation policies to promote fewer vehicle miles traveled; and how to best facilitate educational outreach to promote energy efficiency and green technology.

The Planning Commission recommends that minor revisions be made to the document to update dated information. Recommended revisions include the following:

- The Chapter was written during a spike in energy prices in 2008 and 2009. The language referring to high energy costs needs to be revised to refer to fluctuating energy costs.
- Data and figures uses are primarily 10 years old and should be replaced with newer information where available.
- The section on Existing Land Use Patterns that utilizes WalkScore™ to rate the walkability of communities needs to be updated and simplified.
- The information for green building needs to be revised to recognizes changes in the LEED scoring system and recent projects in Beaufort County receiving LEED certification.
- With the passage of Act 236, it is much more cost effective for South Carolina homeowners to utilize solar energy. This needs to be reflected in the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> ● Revise introduction to eliminate specifics about gas prices.
State and Local Overview	<ul style="list-style-type: none"> ● Update data pertaining to electricity consumption and production in South Carolina. ● Update the number of customers served by Palmetto Electric and SCE&G. ● Update language pertaining to the South Carolina Climate, Energy, and Commerce Advisory Committee to recognize that this occurred in 2008.
Vision	No revisions.
Land Use and Transportation Policies	<ul style="list-style-type: none"> ● Revise chart in sidebar with more current information. ● Revise data on increase in vehicle miles travelled (VMTs). ● Remove language that refers to recent spikes in fuel costs.
Land Use	<ul style="list-style-type: none"> ● Update walk scores for the pedestrian-oriented neighborhoods in Figure 9-1. ● Remove Figure 9-2.
Transportation	<ul style="list-style-type: none"> ● Update to recognize the Spanish Moss Trail as an alternative mode of transportation in northern Beaufort County.
Energy Efficiency	<ul style="list-style-type: none"> ● Remove sidebar that summarizes programs offered by ICLEI. ● Update data from the American Council for an Energy Efficient economy (ACEEE). ● Remove reference to ICLEI.
Energy Audits and Energy Performance Contracts	No revisions.
Green Building	<ul style="list-style-type: none"> ● Update Figure 9-4 to reflect the current LEED rating system. ● List other projects in Beaufort County that have received LEED certification.
Conclusion	No revisions.
Renewable Energy	No revisions.
Solar	<ul style="list-style-type: none"> ● Update information on federal Solar Investment Tax Credits to reflect new extension of program. ● Provide information on the Distributed Energy Resource Program Act (Act 236) which accommodates net metering and allows homes and businesses to lease solar panels from independent solar companies.
Biomass	<ul style="list-style-type: none"> ● Update estimates on annual collection of yard waste and construction and demolition waste.
Biodiesel	No revisions.
Wind, Wave, and Tidal Energy	No revisions.
Net Metering	<ul style="list-style-type: none"> ● Remove this section since it will be covered under the Solar heading.

Subsection	Proposed Revisions
Other Energy and Sustainability Issues	No revisions.
Recycling	No revisions.
Water Conservation	No revisions.
Local Foods Initiatives	<ul style="list-style-type: none"> Revise to eliminate reference to local auction farmers market.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 9-1: Energy Committee	Recommendation has not been implemented	No revisions
Recommendation 9-2: Relationship to Other Policies	Implementation is ongoing	No revisions
Recommendation 9-3: Education, Technical Assistance, and Training	Recommendation has not been implemented	Remove first and second bullet
Recommendation 9-4: Utilize Available Technical Assistance and Expertise	Implementation is ongoing	Remove reference to ICLEI
Recommendation 9-5: Energy Efficiency – County Energy Audit	Recommendation has not been implemented	No revisions
Recommendation 9-6: Energy Efficiency – Other Internal County Policies	Beaufort County continues to update its fleet. Online services are continuing to be expanded. Otherwise, this recommendation has not been implemented.	Revise to simplify language about the location of County Facilities. Add teleconferencing as a means to reduce vehicle miles traveled.
Recommendation 9-7: Energy Efficiency – Outdoor Lighting	Beaufort County's Community Development Code permits exterior LED lighting and requires full cutoff fixtures to limit light pollution.	No revisions
Recommendation 9-8: Green Building – Green Building Codes	Recommendation has not been implemented	No revisions
Recommendation 9-9: Green Building - LEED	Implementation is ongoing	No revisions
Recommendation 9-10: Green Building – Low Income Weatherization	Implementation is ongoing	No revisions
Recommendation 9-11:	The Community Development	Revise recommendation to

Recommendation	Implementation Status	Proposed Revisions
Renewable Energy – Remove Regulatory Barriers	Code permits small wind and solar energy devices to be installed on individual properties as an accessory use in most districts.	recognize partial implementation through the Community Development Code.
Recommendation 9-12: Renewable Energy – State and Federal Legislation	Implementation is ongoing	Remove reference to net metering since it has been implemented through Act 236.
Recommendation 9-13: Renewable Energy – County Initiatives	Recommendation has not been implemented	No revisions

Chapter 10: Transportation

This chapter provides an analysis of the County's existing road network and assesses existing deficiencies and future needs in light of projected growth. The chapter offers strategies to maximize the efficiency of the county's road network while promoting policies and alternative transportation choices to reduce dependency on automobile transportation.

The Planning Commission determined that this chapter is outdated and needs to be updated. Revisions should involve updating the committed and planned transportation projects and incorporating the projections from the adopted Regional Transportation Model. This will require working with the Lowcountry Council of Governments and a transportation consultant to run the model to project road conditions for the year 2030 based on the assumption that a revised list of Existing plus Committed and Planned transportation projects are completed. The chapter also needs to be updated to recognize the establishment of a Lowcountry Metropolitan Planning Organization (LATS), the projected annual budget of the LATS, and the recommendations of the LATS's Long Range Transportation Plan. Finally, additional revisions are necessary to recognize changes in the last seven years. These revisions include among other things the substantial implementation of the Spanish Moss Trail; and revised land use policies that affect transportation – namely the Community Development Code. Below is a summary of the tasks necessary to revise the Transportation Element arranged by the headings of the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	<ul style="list-style-type: none"> This section will need to be revised to summarize the new findings of the Transportation chapter.
Existing and Planned Road Networks	No revisions
Level of Service	No revisions
Traffic Volumes and Trends	<ul style="list-style-type: none"> Review new model run and quantify road segments that are at LOS E or F and name them. Name any projects (if any) that were done since the model run to address deficiencies. Revise Maps 10-2 and 10-3.
Existing + Committed Road	<ul style="list-style-type: none"> Revise Table 10-1 (see Attachment A).

Subsection	Proposed Revisions
Improvements	<ul style="list-style-type: none"> ● Have consultant run model using the committed projects projecting to 2030. ● Identify road segments that are still E and F. ● Revise Maps 10-4 and 10-5.
Planned Road Improvements	<ul style="list-style-type: none"> ● Revise Tables 10-2 and 10-3 (see Attachment A). ● Have consultant run model using the planned projects projecting to 2030. ● Identify road segments that are still E and F. ● Revise Maps 10-6 and 10-7.
Road Project Funding	<ul style="list-style-type: none"> ● Revise Table 10-4 ● Update State Guidesare to reflect annual revenue of the LATS and LCOG. ● Capital projects sales tax: Document when tax sunsetted and total dollar amount. State that the tax is currently not active. ● Federal Earmarks – update as needed. ● Update info on Admissions Tax if necessary.
Existing Tools and Policies to Address Transportation Demand	No revisions
Access Management Standards and Corridor Planning	<ul style="list-style-type: none"> ● Update to reflect that Buckwalter and Bluffton Parkway access management plans have been adopted. ● Mention any other relevant revisions to the plans.
Intelligent Transportation Systems	<ul style="list-style-type: none"> ● Update as necessary to reflect improvements over the last 7 years.
Travel Demand Modeling	<ul style="list-style-type: none"> ● Update to reflect new regional transportation model.
Traffic Impact Analysis Ordinances	No revisions
Land Preservation	<ul style="list-style-type: none"> ● Update Rural and Critical Lands Preservation and HHI Land Acquisition acreage, dwelling units and square footage.
Land Use Policies	<ul style="list-style-type: none"> ● Update to list specific land use policies in the Community Development Code that encourage local trip capture.
Alternative Modes of Transportation	No revisions
Public Transportation	<ul style="list-style-type: none"> ● Update information on public transportation
Bicycle and Pedestrian Trails	<ul style="list-style-type: none"> ● Update miles of bike trails on Hilton Head Island. ● Revise Bluffton and Buckwalter Parkways to get total linear mileage of trails. ● Mention pedestrian and cycling improvements to Savannah Highway, Lady's Island Drive (US 21), Sea Island Parkway, Burnt Church Road, SC 170 widening south of McGarveys Corner, and US 17 between Gardens Corner and Big Estates.

Subsection	Proposed Revisions
	<ul style="list-style-type: none"> ● Provide section on Spanish Moss Trail with existing, committed, and planned trail mileage. ● Be more specific about spine and spur trails – mention concept to map identify "bikesheds" based on existing trails and bikable streets. ● Under municipal sidewalk efforts, specify improvements on 46 in Bluffton, Bladen, Duke Streets, and Allison Road. Also mention sidewalk improvements planned with the Boundary Street project.
Water Transportation	<ul style="list-style-type: none"> ● Update to cite Daufuskie ferry issues.
Other Transportation Issues	
Emergency Evacuation	<ul style="list-style-type: none"> ● Update to reflect current emergency evacuation plan.
Airports	<ul style="list-style-type: none"> ● Update with latest airport information
Regional Transportation Framework	<ul style="list-style-type: none"> ● Change 10 years to 15 years
Regional Plans	No revisions
BCTAG	<ul style="list-style-type: none"> ● Remove subsection. Explore necessity of regional transportation planning oversight beyond what is provided by the MPO.
Highway Improvement Teams	<ul style="list-style-type: none"> ● Remove subsection
Lowcountry Regional Transportation Plan	<ul style="list-style-type: none"> ● Update to summarize the MPO's Long Range Transportation Plan and LCOG Plan.

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 10-1: Level of Service	Implementation is ongoing	No revisions
Recommendation 10-2: Regional Transportation Planning and Programming -	Regional transportation planning now falls under the jurisdiction of the MPO. Beaufort County, and the Towns of Hilton Head Island and Bluffton have a joint agreement to review projects of regional significance.	Revise to recognize the role that the MPO plays in regional planning. Remove reference to the Northern and Southern Highway Improvement Teams.
Recommendation 10-3: Committed Road Projects	Implementation status of committed projects is in Attachment A.	Revise recommendation to apply to revised list of committed projects.
Recommendation 10-4: Fund and Implement Additional Transportation Improvements	Only projects 6 and 7 have been implemented.	Revise list of projects to meet current and projected needs.
Recommendation 10-5:	Recommendation has not been	This recommendation needs to

Recommendation	Implementation Status	Proposed Revisions
Transportation Improvements for Beaufort Commerce Park	implemented	be revisited given the change of ownership of the industrial park.
Recommendation 10-6: Identify and Pursue Future Funding Sources	Implementation is ongoing	No revisions
Recommendation 10-7: Tools and Policies to Reduce Vehicle Miles Traveled (VMTs)	The Bluffton and Buckwalter Parkways Access Management Plans have been adopted and implementation is ongoing. The other plans have not been initiated. Land use policy recommendations have been partially implemented through adoption of the Community Development Code. Land acquisition has been ongoing.	Revise list of recommended access management plans. Revise recommendation to recognize ITS improvements that have been made over the last 7 years. Assess whether Travel Demand Management recommendation is still relevant.
Recommendation 10-8: Context Sensitive Design	Implementation is ongoing	No revisions
Recommendation 10-9: Public Transportation	Implementation is ongoing	Update to meet Palmetto Breeze's goals.
Recommendation 10-10: Non-Motorized Transportation	Spanish Moss Trail is partially implemented. New pathways have been built as part of road widening (e.g. SC 170, Bluffton Parkway). Development standards revised to make commercial development have better pedestrian connections.	Revise to recognize partial implementation of this recommendation.
Recommendation 10-11: Emergency Evacuation	Implementation is ongoing	Update if necessary per information from Emergency Management.

Chapter 11: Community Facilities

This chapter analyzes existing and future needs for water supply, waste water treatment; solid waste collection and disposal, fire protection, emergency medical services, general government facilities, education facilities, parks, and libraries. For each of these community facilities, this chapter provides an assessment of existing conditions, projects future needs based on projected population growth, and provides recommendations on how to implement and fund these recommendations.

The Planning Commission recommends that this chapter be thoroughly revised to reflect current public facilities, revised desired levels of service, and future needs based on revised population projections. This work will involve updating the projected capital needs of each of the departments and agencies that provide public services in Beaufort County. Below is a summary of the tasks necessary to revise the Community Facilities Element arranged by the headings of the chapter.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
Introduction	No revisions
General Government	<ul style="list-style-type: none"> The policies of this section generally follow the recommendations of an analysis of space needs for each of the County departments that was conducted around 2005. Updating this section will require consultation with Facilities Management and other County departments to determine current and projected County facility space needs.
Northern Beaufort County	<ul style="list-style-type: none"> Revise to document other departments that have been relocated to the Beaufort Industrial Village. Make other revisions as necessary.
Southern Beaufort County	<ul style="list-style-type: none"> Revise to recognize County purchase of Myrtle Park office site. Make other revisions as necessary.
Conclusions	<ul style="list-style-type: none"> Assess numbers from office space needs study and determine if still current. Update information on Sheriff's Office and Emergency Management as necessary.
Detention Center	<ul style="list-style-type: none"> Updating this section will require a meeting with the Detention Center Director to document improvements made to the Detention Center over the last 5 years and determine future space needs. Figure 11-1 will be updated with more current data.
Detention Center Capacity	<ul style="list-style-type: none"> Update to more current data and projections.
Work Release	<ul style="list-style-type: none"> Update if necessary.
Juvenile Detention	<ul style="list-style-type: none"> Update if necessary.
Funding	<ul style="list-style-type: none"> Update funding gap, capacity, and space demands as necessary.
Conclusions	<ul style="list-style-type: none"> Reference more current planning studies and rate of increase in daily population.
Emergency Management	<ul style="list-style-type: none"> Updating this section will require a meeting with the Emergency Management Director to obtain more current

Subsection	Proposed Revisions
	information and assess the recommendations.
Dispatch Center	<ul style="list-style-type: none"> Update if necessary
Traffic Management Center	<ul style="list-style-type: none"> Update number of surveillance cameras. Update other information if necessary.
Emergency Evacuation	<ul style="list-style-type: none"> Update Table 11-2 with current information. Update other information if necessary.
Funding	<ul style="list-style-type: none"> Update if necessary.
Conclusions	<ul style="list-style-type: none"> Update conclusions about the County radio and mobile data communications system; office space; and computer aided dispatch as necessary.
Emergency Medical Services	<ul style="list-style-type: none"> Updating this section will require a meeting with the Director to obtain more current information and assess the recommendations.
Existing Facilities	<ul style="list-style-type: none"> Update Map 11-1 and Table 11-3 as necessary. Update inventory of vehicles and staff information.
Level of Service	<ul style="list-style-type: none"> Update if necessary.
Future Needs	<ul style="list-style-type: none"> Update if necessary.
Funding	<ul style="list-style-type: none"> Update to current data for fee collection.
Conclusions	<ul style="list-style-type: none"> Update as necessary.
Libraries	<ul style="list-style-type: none"> Update summary of square footage, collection materials and employees.
Library Facilities	<ul style="list-style-type: none"> Revise Table 11-4 to add new St. Helena Library
Library Facilities Size and Locational Criteria	<ul style="list-style-type: none"> Revise to discuss joint use facilities and other types of facilities that offer pre-ordered materials without housing the traditional number of collection materials.
Level of Service Standards	<ul style="list-style-type: none"> Revise level of service standards to a more realistic level that recognizes current LOS and the changing roles of libraries.
Library Facilities Master Plan	<ul style="list-style-type: none"> Revise to reflect revised LOS standards and population projections.
Funding	<ul style="list-style-type: none"> Revise as necessary.
Conclusions	<ul style="list-style-type: none"> Revise to place greater emphasis on repairing and renovating existing facilities. Place secondary focus on new facilities based on the master plan.
Parks, Recreation, and Open Space	<ul style="list-style-type: none"> This section has very ambitious recommendations for future park needs. Updating this section will require a meeting with PALS Director to assess to obtain more current information and assess the recommendations.
Existing Park Land Facilities	<ul style="list-style-type: none"> Update total acreage of County and municipal parks as necessary. Update Maps 11-2, 11-3, and table 11-7 as necessary.

Subsection	Proposed Revisions
Future Park Needs	<ul style="list-style-type: none"> Update Table 11-8 as necessary. Need to determine if the future neighborhood and community parks are still needed. Update Table 11-9 as necessary.
Recreational Programs and Activities	<ul style="list-style-type: none"> Update if necessary.
Administration, Maintenance, and Oversight	<ul style="list-style-type: none"> Update department administration. Update number of PALS facilities as necessary.
Parks and Recreation Funding	<ul style="list-style-type: none"> Update department administration reference. Update impact fee projections if necessary. Update land acquisition numbers.
Public Access to Water	<ul style="list-style-type: none"> Update beach access numbers if necessary. Update boat landing numbers if necessary.
Multi-Use Pathways and Trails	<ul style="list-style-type: none"> Update total mileage and planned mileage of Hilton Head Island trails. Update other trail efforts to recognize significant improvements along Spanish Moss Trail, McTeer Bridge, Savannah Highway, SC 170 widening, etc.
Conclusions	<ul style="list-style-type: none"> Need to assess if the levels of service for library square footage and collection materials are still County and department policy and update projections as necessary.
Sheriff's Office	<ul style="list-style-type: none"> The main focus of this section is the need to a consolidated law enforcement center that would include the Sheriff's department, Emergency Management, EMS and the Detention Center. Updating this section will require a meeting with Sheriff Tanner and other department heads to obtain updated information and reassess recommendations.
Sheriff Facilities	<ul style="list-style-type: none"> Update as necessary
Conclusions	<ul style="list-style-type: none"> Update as necessary
Solid Waste and Recycling	<ul style="list-style-type: none"> Updating this section will require a meeting with the department head to obtain more current information and update recommendations. Revise introduction and Map 11-5 as necessary.
Convenience Centers	<ul style="list-style-type: none"> Update convenience center usage to more current information. Update Figure 11-11 with more current information.
Solid Waste Disposal	<ul style="list-style-type: none"> Update tonnage estimates at Hickory Hill landfill. Update other information as necessary.
Recycling	<ul style="list-style-type: none"> Update as necessary
Oversight	<ul style="list-style-type: none"> Update as necessary
Conclusions	<ul style="list-style-type: none"> Update as necessary
Fire Protection	<ul style="list-style-type: none"> Updating this section will require a meeting with the Bluffton, Burton, Sheldon, and Lady's Island/St. Helena Fire Districts;

Subsection	Proposed Revisions
	and municipal fire departments to obtain more current information and update the recommendations. Update personnel information and update Map 11-1.
ISO Rating	<ul style="list-style-type: none"> Update Table 11-13 as necessary.
Existing Capital Facilities	<ul style="list-style-type: none"> Update Table 11-14 as necessary.
Projected Future Capital Needs	<ul style="list-style-type: none"> Update Table 11-15. Recognize new stations constructed in Bluffton and on Lady's Island.
Funding	<ul style="list-style-type: none"> Adjust millage rates to current. Update Table 11-16. Update other information as necessary.
Fire Districts and Future Municipal Growth	<ul style="list-style-type: none"> Update Burton agreement to provide municipal protection to more current information.
Conclusions	<ul style="list-style-type: none"> Update conclusions about Bluffton and Lady's Island/St. Helena Fire Districts as necessary. Update ISO ratings as necessary.
Public Schools	<ul style="list-style-type: none"> Many new schools, including two charter schools, have been built since this section was drafted. Updating this section will require a meeting with the Facilities, Planning, and Construction Department to update the supporting information and to reassess the recommendations. We should consider adding a subsection to discuss the charter schools and impacts on enrollment and the budget.
Existing School Capacity and Enrollment	<ul style="list-style-type: none"> Update Table 11-17 to include Whale Branch High School and update capacity and enrollment data. Update to discuss current capacity issues and new school construction.
Projected Future Enrollment and Facility Needs	<ul style="list-style-type: none"> Update new study recommendations. Update Table 11-18 to list new school facility needs.
Conclusions	<ul style="list-style-type: none"> Update land and cost projections for new schools.
Water Supply and Wastewater Treatment	<ul style="list-style-type: none"> Updating this section will require a meeting with Beaufort Jasper Water Sewer Authority to obtain more current information and update the recommendations. Update Map 11-6 if necessary.
Water Supply	
Sources of Drinking Water	
Threats to Groundwater Quality	
Wastewater Treatment	
Public Wastewater Treatment	
Package Treatment Facilities	
Individual On-Lot Septic Systems	

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 11-1: Monitoring and Evaluation of Space Needs	Implementation is ongoing	No revisions
Recommendation 11-2: New Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-3: Southern Beaufort County Offices	The County has expanded offices in the Bluffton area and has conducted more Council meetings in Southern Beaufort County.	No revisions
Recommendation 11-4: Consistency with Other Chapters of the Beaufort County Comprehensive Plan	Implementation is ongoing	No revisions
Recommendation 11-5: Energy and Resource Efficient Design	Implementation is ongoing	No revisions
Recommendation 11-6: Assess Current Conditions	Meet with Detention Center Director to provide implementation status.	Revise as necessary
Recommendation 11-7: Expanded Detention Center	Meet with Detention Center Director to provide implementation status.	Revise as necessary
Recommendation 11-8: Relocate the Emergency Management Department to the proposed Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-9: Radio Central System and Computer Aided Dispatch (CAD) Replacement	Meet with Emergency Management Department to provide implementation status.	Revise as necessary
Recommendation 11-10: Emergency Evacuation	Implementation is ongoing	No revisions
Recommendation 11-11: New EMS Stations	Meet with EMS Department to provide implementation status.	Revise as necessary
Recommendation 11-12: House EMS headquarters in the proposed Law Enforcement Center	Recommendation has not been implemented	Evaluate this recommendation pending interviews
Recommendation 11-13: Level of Service	The new St. Helena Island Branch was constructed.	Revise level of service standards to a more realistic level that recognizes current LOS and the changing roles of libraries.
Recommendation 11-14: Address the Funding Gap	Implementation is ongoing	Revise funding gap in recommendation per revised library facilities master plan.

Recommendation	Implementation Status	Proposed Revisions
		Revisit whether the capital project sales tax is appropriate for library buildings.
Recommendation 11-15: Parks Master Plan	Recommendation has not been implemented	No revisions
Recommendation 11-16: Improve Existing Recreational Facilities	Recommendation has not been implemented	No revisions
Recommendation 11-17: Develop New Parks and Recreation Facilities	Burton Wells Regional Park Phase 2 completed. Improvements made to Buckwalter Regional Park. Work initiated for Crystal Lake, Fort Fremont and Okatie Preserve.	Revise recommendation to recognize items that have been implemented. Need to re-evaluate future park needs and update recommendation as necessary.
Recommendation 11-18: Marsh and Water Access	The County has added two fishing piers. The County is currently working on improving the Fort Frederick boat landing. The Spanish Moss Trail has two fishing decks on its trestles.	No revisions
Recommendation 11-19: Boat Landings	Implementation is ongoing	No revisions
Recommendation 11-20: Multi-Use Pathways and Trails	Spanish Moss Trail is partially implemented. New pathways have been built as part of road widening (e.g. SC 170, Bluffton Parkway). Development standards revised to make commercial development have better pedestrian connections.	Recommendation should be revised to call for a new bicycle and pedestrian plan for the County.
Recommendation 11-21: Management of Passive Parks	Implementation is ongoing	No revisions
Recommendation 11-22: Identify and Pursue Future Funding Sources	Implementation is ongoing	No revisions
Recommendation 11-23: New Law Enforcement Center	Recommendation has not been implemented	No revisions
Recommendation 11-24: Future Disposal Sites	Meet with Solid Waste and Recycling staff to provide implementation status.	Revise as necessary
Recommendation 11-25: Provide Curbside Collection in High Density Areas	Recommendation has not been implemented	No revisions
Recommendation 11-26: Recycling of Yard Waste	Implementation is ongoing	No revisions

Recommendation	Implementation Status	Proposed Revisions
Recommendation 11-27: Land Use and Population Projections	Implementation is ongoing	No revisions
Recommendation 11-28: Improve ISO Ratings	New stations on Lady's Island Drive and Colleton River were constructed to improve ISO ratings	No revisions
Recommendation 11-29: Cooperative Future Planning with Municipalities	Implementation is ongoing	No revisions
Recommendation 11-30: Funding of Capital Needs	Implementation is ongoing	No revisions
Recommendation 11-31: Cooperative Planning	Implementation is ongoing	No revisions
Recommendation 11-32: Pedestrian Friendly Schools	Implementation is ongoing	No revisions
Recommendation 11-33: Preserve Groundwater Quality	Implementation is ongoing	No revisions
Recommendation 11-34: Reduce Demand for Irrigation	Implementation is ongoing	No revisions
Recommendation 11-35: Extension of Public Water	Implementation is ongoing	No revisions
Recommendation 11-36: Address Concentrations of On-lot Septic Systems	Partially implemented through Section 319 grant which funded the repair of 40 on-lot septic systems in the Okatie Watershed in 2011 and 2012.	No revisions
Recommendation 11-37: Address SAMP Recommendation for Onsite Wastewater Treatment and Disposal Systems (OSDS)	Recommendation has not been implemented	No revisions
Recommendation 11-38: Limit Expansion of Sewage Lines to Land within Growth Areas	Implementation is ongoing	No revisions

Chapter 12: Priority Investment

This chapter ties the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the County's five-year Capital Improvements Program (CIP) and annual budgeting processes.

The Planning Commission recommends revisiting the Priority Investment Chapter. The 10 year CIP was formulated in late 2007 and is almost 10 years old. The projects in the CIP should be updated to reflected the updated Community Facilities chapter. In addition, the funding gap between projected capital projects and projected revenues should be closed.

Proposed Revisions to Background Section

Subsection	Proposed Revisions
South Carolina Priority Investment Act	No revisions
Process	Update to describe process for revision.
10-Year Capital Improvements Plan	Update Appendices 12-A, 12-B, and 12-C.
Funding Gap	Revise Table 12-1 to reflect revised revenue projections, cost projections and funding gap. Update explanation of bonds and the County's borrowing capacity.
Next Steps	Revise as necessary

Implementation Status and Proposed Revisions to Recommendations

Recommendation	Implementation Status	Proposed Revisions
Recommendation 12-1: Determine Needed Capital Improvements	A draft scoring system was developed by the Planning Department to prioritize capital improvement projects. A five-year CIP was not developed.	No revisions
Recommendation 12-2: Develop a Funding Strategy	Implementation is ongoing	No revisions
Recommendation 12-3: Coordination with Other Agencies and Jurisdictions	Implementation is ongoing	No revisions

4

Beaufort County Comprehensive Plan

Future Land Use



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Introduction

This Land Use chapter provides an analysis of existing development patterns, recent planning and plan implementation efforts, and a vision for future land use and growth management policies. This chapter replaces the Future Land Use Plan chapter of the 1997 Beaufort County Comprehensive Plan. The policies in this chapter build on the recommendations of the 1997 Plan and on the recommendations of the Northern and Southern Beaufort County Regional Plans. The policies in this chapter also incorporate the results of the rural planning process conducted during 2007-2008.

COMMON PLANNING GOALS

The following eleven common land use goals form the foundation upon which the policies and recommendations of the Land Use chapter are built. These goals expand on the original six core planning policies of the 1997 Comprehensive Plan and incorporate the public input gathered during the formulation of the two regional plans. The regional plans included various goals and objectives that were aggregated into the following common land use goals:

- Goal 1:** Beaufort County will work with the municipalities to coordinate growth throughout the county, especially around the current and future edges of the municipalities.
- Goal 2:** Beaufort County will maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
- Goal 3:** Beaufort County will have livable and sustainable neighborhoods and communities with compatible land uses, mixed-use developments, pedestrian and transportation connections, and integrated open spaces.
- Goal 4:** Development will be coordinated with the planning for and provision of public services and facilities for

transportation, water and sewer facilities, schools, and other related services.

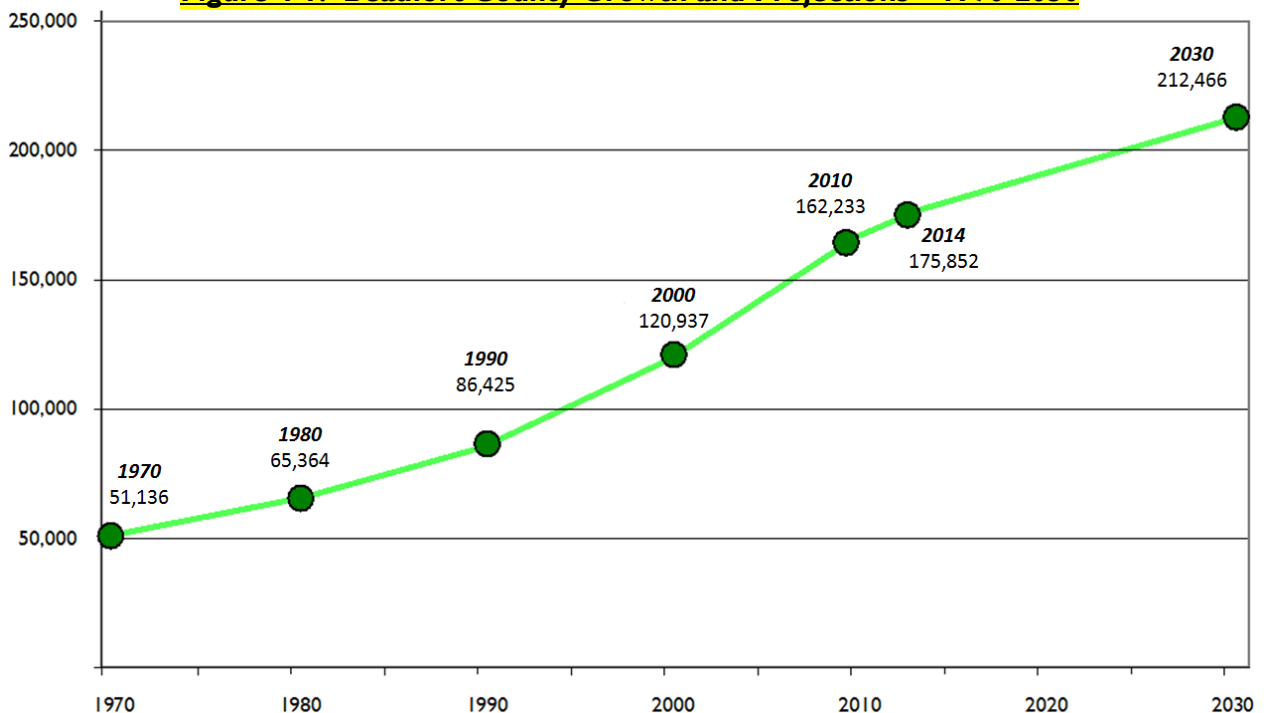
- Goal 5:** Beaufort County will preserve water quality and protect natural resources by promoting baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; stormwater management; and open space preservation that each jurisdiction adopts as part of their planning policies and regulations.
- Goal 6:** Methods of creating and permanently preserving a regional open space system will be developed.
- Goal 7:** An integrated cultural, ethnic and socioeconomic diversity of the region will be preserved and promoted regionally, and in particular, the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.
- Goal 8:** Affordable and workforce housing will be addressed on a regional basis.
- Goal 9:** There will be a continued collaboration with military facility planners, and in particular will respect the AICUZ contours.
- Goal 10:** The county will maintain a strong community aesthetic that includes the protection of scenic view corridors and regional commercial travel corridors, in order to promote and protect the economic well-being of Beaufort County and supplement the high quality of master planned areas.
- Goal 11:** There will be intergovernmental coordination to implement this plan.



Historical Background on Growth in Beaufort County

It is only within the last 40 to 50 years that Beaufort County has truly witnessed a surge in population growth brought about initially by the development of tourism on Hilton Head Island in southern Beaufort County and by the growth of the military bases located in northern Beaufort County (See Figure 4-1). Due to Beaufort County's size and overall geography, the county is often seen as being comprised of two distinct areas: southern Beaufort County and northern Beaufort County, divided by the Broad River. This is relevant to the comprehensive plan because the development trends and patterns are varied between these two areas.

Figure 4-1: Beaufort County Growth and Projections – 1970-2030

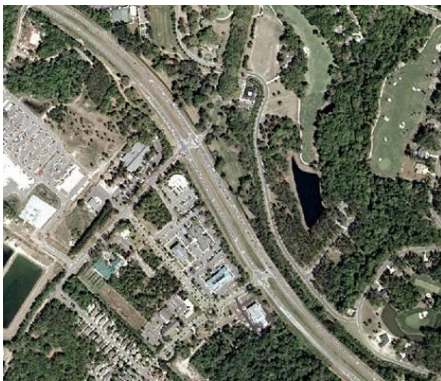


Source: U.S. Census and Regional Transportation Model projections.

RECENT DEVELOPMENT TRENDS

Southern Beaufort County: A majority of the county's recent growth has taken place in southern Beaufort County, originally spurred by the resort and master planned developments on Hilton Head Island. The Southern Beaufort County Regional Plan identifies the following common development patterns prevalent in this portion of the county:

- Large, amenity-based, low-density master planned communities dominate the developed landscape of southern Beaufort County.
- The planning of these communities has been primarily a private sector endeavor with great care given to internal road networks, the delivery of services, and private covenants ensuring that development standards are high within the developments.
- The planned unit development (PUD) has been the preferred zoning tool to facilitate the development of these communities because it provides greater site design flexibility.
- Outside of the master planned communities, government has been faced with the challenge of providing roads, infrastructure, and land use regulations to connect the rest of the community together.
- Many of the region's current transportation inadequacies are a result of poor connectivity between the master planned communities and insufficient land being available for an adequate road network.
- Development is spreading west. Modern development began on Hilton Head Island, spread to the greater Bluffton Area (Bluffton and unincorporated county lands in the region), and is moving toward Jasper County and the City of Hardeeville.
- Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.



Currently, all but **11% 9.4%** of the land area of southern Beaufort County is either committed to future development or preserved from development.

Northern Beaufort County: Northern Beaufort County has also continued to grow since the 1950s with the growth of the military bases, the growing popularity of the City of Beaufort's historic district, and the attractiveness of the region's natural and cultural resources. In contrast with the southern portion of the county, the following development patterns have been prevalent in the northern portion of the county:

- Northern Beaufort County has experienced steady growth over the last decade, but it has not grown as rapidly as the southern portion of the county.

- However, growth pressure appears to be increasing in the northern portion of the county, and the county expects that growth pressures will remain steady.
- Most of the growth has been occurring on Port Royal Island and on Lady's Island.
- There is much more rural land remaining in the northern portion of the county than in the southern portion.
- While there remains rural land on Port Royal Island and Lady's Island, the bulk of the rural areas are in the Sheldon area north of the Whale Branch River and on St. Helena Island.
- The growth pressures are showing signs of pushing out from the developed areas on Port Royal and Lady's Islands. However, the opportunity remains for growth in northern Beaufort County to be contained within an efficient growth boundary, preserving rural character, open spaces, and environmentally sensitive resources.
- Cooperative land use planning between Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee is key to managing growth and preserving rural areas.

MUNICIPAL GROWTH

One of the most significant development trends since the adoption of the 1997 Comprehensive Plan has been the amount of acreage that has been annexed into municipalities. Beaufort County is home to five municipalities: The City of Beaufort, the Towns of Bluffton, Port Royal, Hilton Head Island, and Yemassee. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from 11.4% 11.6% to 31.7 34.1% within the past ten 18 years (see Table 4-1 4-2 and Map 4-1).

Table 4-1 4-2: Municipal Growth – 1997-2007 2015

Jurisdiction	1997 Acreage*	2007 2015 Acreage*
City of Beaufort	2,887 2,930	9,977 13,514
Town of Bluffton	640	32,845 33,143
Town of Hilton Head Island	21,326 21,862	21,412 21,862
Town of Port Royal	1,145 1,176	8,561 9,912
Town of Yemassee	794	1,794
City of Hardeeville	0	81
Unincorporated Beaufort Co.	208,704 208,094	160,907 155,190

*Acreage does not include water and salt marshes

EXISTING LAND USE PATTERNS

Beaufort County's 2007 inventory of existing land uses provides a generalized picture of existing development patterns. The purpose of this inventory is to provide a "snapshot" of what is on the ground today to serve as a benchmark for future analyses of land use patterns. Table 4-2 4-3 provides a description, acreage and percentage of total land area for each existing land use category. Maps 4-2 and 4-3 show the distribution of existing land use in northern and southern Beaufort County respectively. Map 4-4 shows existing land use for Hilton Head Island, which is based on the *Land Use Patterns and Trends Background Report* (2005) of the *Southern Beaufort County Regional Plan*.

Table 4-2 4-3: Existing Land Use Categories

Land Use Category	Description	Acreage	% of Total
Preserved Land	All municipal and county parks and both publicly and privately preserved lands.	37,919	16.1
Rural/Undeveloped	All the currently undeveloped and rural areas regardless if they are committed for future development.	130,128	55.3
Residential/Mixed-use	All single-family and multi-family developments and supporting small-scale commercial and service uses	49,455	21.0
Community Commercial	Includes commercial uses that typically serve nearby residential areas, such as a shopping district anchored by a grocery store.	1,494	0.6
Regional Commercial	Includes those uses due to their size and scale that attract shoppers and visitors from a larger area of the county and outside the county (include "big box" retail uses, chain restaurants, and supporting retail).	2,373	1.0
Light Industrial	Includes business parks, product assembly, distribution centers, major utility facilities, and light and heavy industrial uses.	1,405	0.6
Military	Land owned by the military	12,722	5.4
Total		235,496	100.0

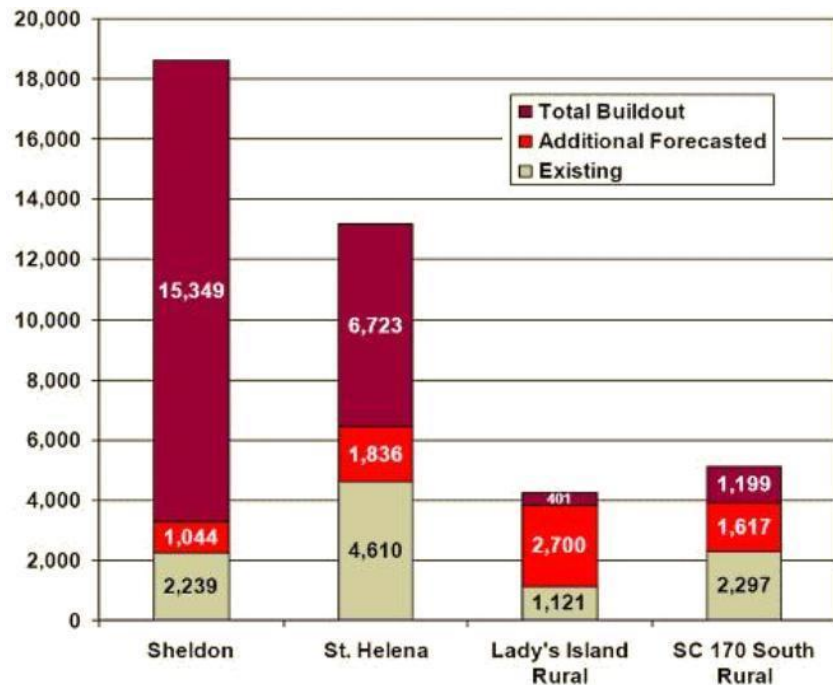
RURAL DEVELOPMENT TRENDS

Currently over 50% of Beaufort County's land area is classified as rural/undeveloped. One of the goals of the 1997 Comprehensive Plan was to maintain a distinction between rural and developing areas of the County by discouraging intense development and infrastructure investment in rural areas. The analysis below looks at existing development trends in the rural areas of the County and the potential impact of existing land use policies on the future development of rural areas.

Rural land uses are predominately located in four general areas, including the Sheldon area north of the Whale Branch River, St. Helena

Island, northern Lady's Island, and along SC 170 south of the Broad River. The number of dwelling units that could occur under the existing zoning designations is projected and compared to the number of dwelling units that exist as well as forecasted to occur within the next twenty years.

Figure 4-3-4-4: Growth Potential of Rural Areas



While Sheldon has the largest geographic area of rural land uses, St. Helena has the most dwelling units in a rural area, reflecting the relatively higher rural density of existing development. It is also striking that while both Sheldon and St. Helena have extensive remaining capacity for dwelling units (total build out on the chart), the twenty year forecasted growth would consume only a small amount of that capacity.

Planning Framework

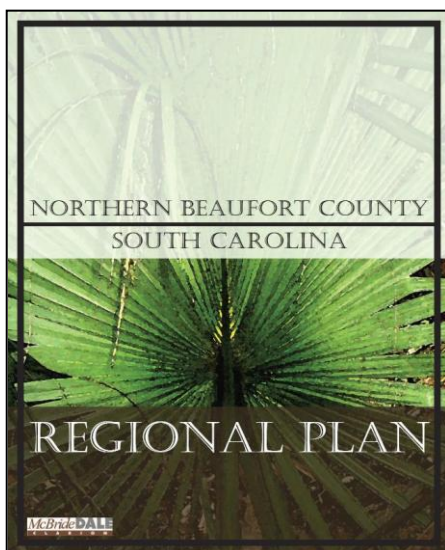


Southern Beaufort
County Regional Plan

In 1994, the State of South Carolina adopted the Local Government Comprehensive Planning Enabling Act, which required for the first time that all counties and municipalities regulating land use adopt a Comprehensive Plan. In 1997, Beaufort County was the first county in South Carolina to adopt a Comprehensive Plan pursuant to this legislation. Since the adoption of this plan, Beaufort County has not only taken steps to implement that plan through its Zoning and Development Standards Ordinance (ZDSO), but has engaged in both neighborhood and inter-jurisdictional planning efforts and in innovative programs to put into action the policies of its 1997 plan. The policies and recommendations of this chapter are a result of the integration of these recent planning efforts.

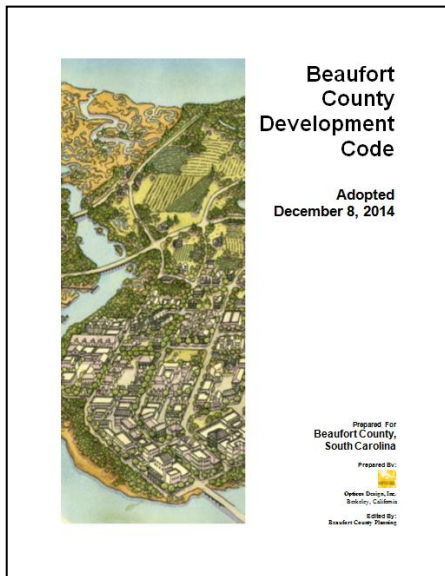
EXISTING PLANS AND REGULATIONS

1997 Beaufort County Comprehensive Plan: The 1997 Beaufort County Comprehensive Plan, entitled “Get a Grip on Our Future”, was designed to guide the development of the county through a 10 to 20 year planning horizon. The plan included goals, policies, and implementation strategies, supported by technical analysis, which covered a number of key planning elements. In particular, the 1997 plan provided guidance in the areas of future land use, natural resources, cultural resources, parks, recreation, and open space, transportation, economic development, affordable housing, and community facilities. In 2002, the county evaluated the comprehensive plan and amended various recommendations based on the strategies the county had accomplished since the adoption of the original plan.



Community Development Code Zoning and Development

Standards Ordinance: Beaufort County first adopted zoning regulations in 1990. This ordinance was drafted with no supporting comprehensive plan. After Beaufort County Council adopted their first comprehensive plan in 1997, they immediately began drafting their **current** Zoning and Development Standards Ordinance (ZDSO), which was adopted in 1999. **The ZDSO divides the county into eleven base zoning districts (see sidebar on p.7) that implement the plan's future**



land use element. In addition to these base districts, land may also be zoned with one of five overlay zoning districts, which may apply additional standards to the underlying base zoning district. The ZDSO incorporated characteristics of performance-based zoning providing mixed-use districts and performance standards. The ZDSO provided tools to protect trees and wetlands; preserve rural areas; and promote quality architecture and landscaping for new development. In 2014, Beaufort County adopted the Community Development Code that utilized the most effective tools of the ZDSO while providing new tools to foster the creation and enhancement of mixed-use walkable communities that reflect the natural and built environment of the region. The Community Development Code integrates both form-based and conventional districts as one comprehensive countywide land use policy to promote the diversity of places in Beaufort County.

Southern Beaufort County Regional Plan: The Southern Beaufort County Regional Plan focused on planning for the amount of growth anticipated over the next 20 years within the southern Beaufort County area. This area encompasses Hilton Head Island, the Town of Bluffton, and the surrounding unincorporated areas of the county. The plan evaluated the impacts of the anticipated growth on traffic, recreation, other public services, and the overall quality of life. As stated in the plan, “the plan explores how the three jurisdictions can work together as a region to keep up with the demands of growth, to protect the fragile coastal environment and to continue to make southern Beaufort County a desirable place to live and work.”

Northern Beaufort County Regional Plan: The Northern Beaufort County Regional Plan represents an agreement between Beaufort County, the City of Beaufort and the Town of Port Royal as to how the northern county region will grow and develop. The plan identifies a series of common goals, establishes growth boundaries for municipalities, and includes a land use plan framework that focuses growth in and around the municipalities while preserving over 60% of the land area for rural uses. The plan includes a strategy to promote regional transportation planning. The plan also includes a fiscal analysis and strategy for addressing the costs of the anticipated growth. The final element of the plan is an implementation strategy that focuses on the continued regional cooperation between the county and the municipalities through the adoption of an intergovernmental agreement.

Community Preservation Plans: The 1997 Comprehensive Plan recognized that there were several areas throughout unincorporated Beaufort County that possessed distinct qualities. In an effort to protect the character of these areas, the county designated them as Community Preservation (CP) Areas. The 1997 Plan called for detailed community plans to be conducted for each of the CP areas that would lead to design guidelines and community-specific land use and development standards to implement the plans. The 1997 plan originally designated

15 CP Areas with County Council adding the Shell Point CP in 2000. Table 4-4 4-5 provides a summary of the status of the 16 CP Areas.

Table 4-4 4-5: Status of Beaufort County's Community Preservation (CP) Areas



Beaufort County's Community Preservation (CP) Areas

CP Area	Status
Alljoy Road (Brighton Beach)	Completed (April 2005); <u>Updated with November 2011 Charrette</u>
Big Estates	Waiting initiation
May River (Bluffton)	Completed (Sept 2010)
Buckingham Landing	Completed (June 2007)
Corners Community	Completed (Feb 2002); <u>Updated with December 2011 Charrette</u>
Dale	Completed (Dec 2000)
Daufuskie Island	Completed (Sept 2010)
Lady's Island	Completed (March 2000)
Lands End	<u>Waiting initiation, Addressed through December 2011 Charrette</u>
Polk Village	Removed*
Pritchardville	<u>Waiting initiation, Addressed through December 2011 Charrette</u>
Sawmill Creek	Removed*
Seabrook	Completed (Aug 2003)
Sheldon	Waiting initiation
Tansi Village	Waiting initiation
Shell Point	Completed (Nov 2002); <u>Updated with October 2011 Charrette</u>

*In 2003, Polk Village was rezoned to Urban and Sawmill Creek was rezoned to Rural Residential. This implemented a recommendation from the 5-year review of the Comprehensive Plan in 2002.

OTHER PLANNING INITIATIVES

In addition to the above plans, the county currently employs several planning tools and strategies to assist in the implementation of the various plans. The following is a summary of some of these tools.

Rural Policy Assessment: Beaufort County undertook a comprehensive review and evaluation of planning policies related to development in the rural areas. This effort was a direct implementation strategy dictated by the Northern Beaufort County Regional Plan. The results of this assessment are incorporated into the comprehensive plan. Most of the changes are incorporated into this chapter, while others have been incorporated into the Cultural Resources chapter.

AICUZ Protection and Transfer of Development Rights

Program: In October 2004, the County Council, City of Beaufort and Town of Port Royal adopted the Lowcountry Joint Land Use Study (JLUS), the purpose of which was to cooperatively plan for and protect the present and future integrity of operations and training at Marine Corps Air Station (MCAS) Beaufort. One of the recommendations that came out of ~~the that~~ JLUS was for the three jurisdictions to develop a coordinated “AICUZ Overlay” district for all land affected by accident potential and/or noise zones associated with the air station.



Entrance to the U.S. Marine Corps Air Station, Beaufort

Approximately 13,000 acres of unincorporated land in Beaufort County fall within one or more of the AICUZ footprints, and about 10,000 of these acres are currently undeveloped. In December 2006, the County Council adopted the new overlay regulations, which limited the type and density of development that could occur within the AICUZ boundaries. The City of Beaufort and the Town of Port Royal subsequently adopted the overlay district.

To further prevent long-term encroachment of incompatible development around MCAS and to provide some economic relief for those landowners affected by the new AICUZ overlay district, the local governments agreed to explore the feasibility of establishing Beaufort County adopted a transfer of development rights (TDR) program in 2011. Such a program would essentially This program allows for the “transfer” of development out of the AICUZ zones and “sends” it to other “receiving” areas within the growth boundary that have been targeted for additional density unincorporated Port Royal Island. A property-owner in the receiving area who agrees to buy the development rights would compensate a property owner within the overlay district who sells their development rights in exchange for an increase in allowable density on the receiving property. While officially part of the County’s zoning regulations, however, the TDR program has not been formally implemented to date. Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to evaluate the feasibility of such a program and to develop a specific TDR process for Beaufort County. This project is currently underway. If the program proves to be successful for the AICUZ area, it may be expanded in the future as a way to further preserve land within the rural areas.

Through a grant received from the U.S. Department of Defense, the Lowcountry Council of Governments (LCOG) contracted with a consulting firm to conduct a new JLUS between March 2014 and March 2015. The purpose of the new study was to address the transition of MCAS from the F-18 to the F-35B aircraft over roughly the next decade. The F-35B will create different noise impacts on the surrounding area. The 2015 JLUS builds on the earlier JLUS, taking into account changing noise impacts, and makes additional recommendations

to mitigate land use compatibility issues where they exist and to further ensure compatible land use around the Air Station in the future. The study also contains recommendations for implementing the TDR program. The County Council adopted a resolution in May 2015 to commit to review and consider adopting the new recommendations.



Land at the headwaters of the Okatie River preserved through the Rural and Critical Lands Preservation Program.

Rural and Critical Land Preservation Program: Beaufort County's Rural and Critical Lands Preservation Program (RCLPP), established by Ordinance in 1999, is an effort to provide a means by which lands may be protected by fee simple purchase or conservation easements. Beaufort County contracted contracts with the Trust for Public Land (TPL) Beaufort County Open Land Trust (BCOLT) to manage the program, negotiate with property owners and to assist in the purchase of properties. The Rural and Critical Lands Preservation Board was set up to prioritize properties and make recommendations to County Council. The Board consists of eleven citizens representing a cross section of the County and the municipalities. In 2004 2014, the County adopted a "Greenprint" map with seven focus areas identified to help narrow the geographical areas to target preservation efforts. Based on citizen input gathered at a number of public meetings, TPL developed focus area maps to concentrate the program's money. Since 1999, the RCLPP has preserved more than 10,000 22,000 acres of land, with approximately 120 acres designated as historic, more than 9,000 acres slated for preserves, and over 600 acres established with conservation easements.



Regional Growth Management Strategy

Beaufort County is home to ~~five~~ **six** municipalities: Beaufort, Bluffton, Port Royal, Hilton Head Island, ~~and~~ Yemassee, **and Hardeeville**. Each of these communities, along with the county, maintains its own individual comprehensive plan and land use regulations. The percentage of land within the municipal boundaries has grown from ~~11.4%~~ **11.6%** to ~~31.7%~~ **34.1%** within the past ~~ten~~ **18** years. Beaufort County's authority to regulate land uses and implement adopted land use policies only applies to the remaining ~~68.3%~~ **65.9%** of the unincorporated land; a number that is continuing to shrink. It is for these reasons that any countywide growth management strategy must involve joint planning and cooperation between the county and each of the municipalities.

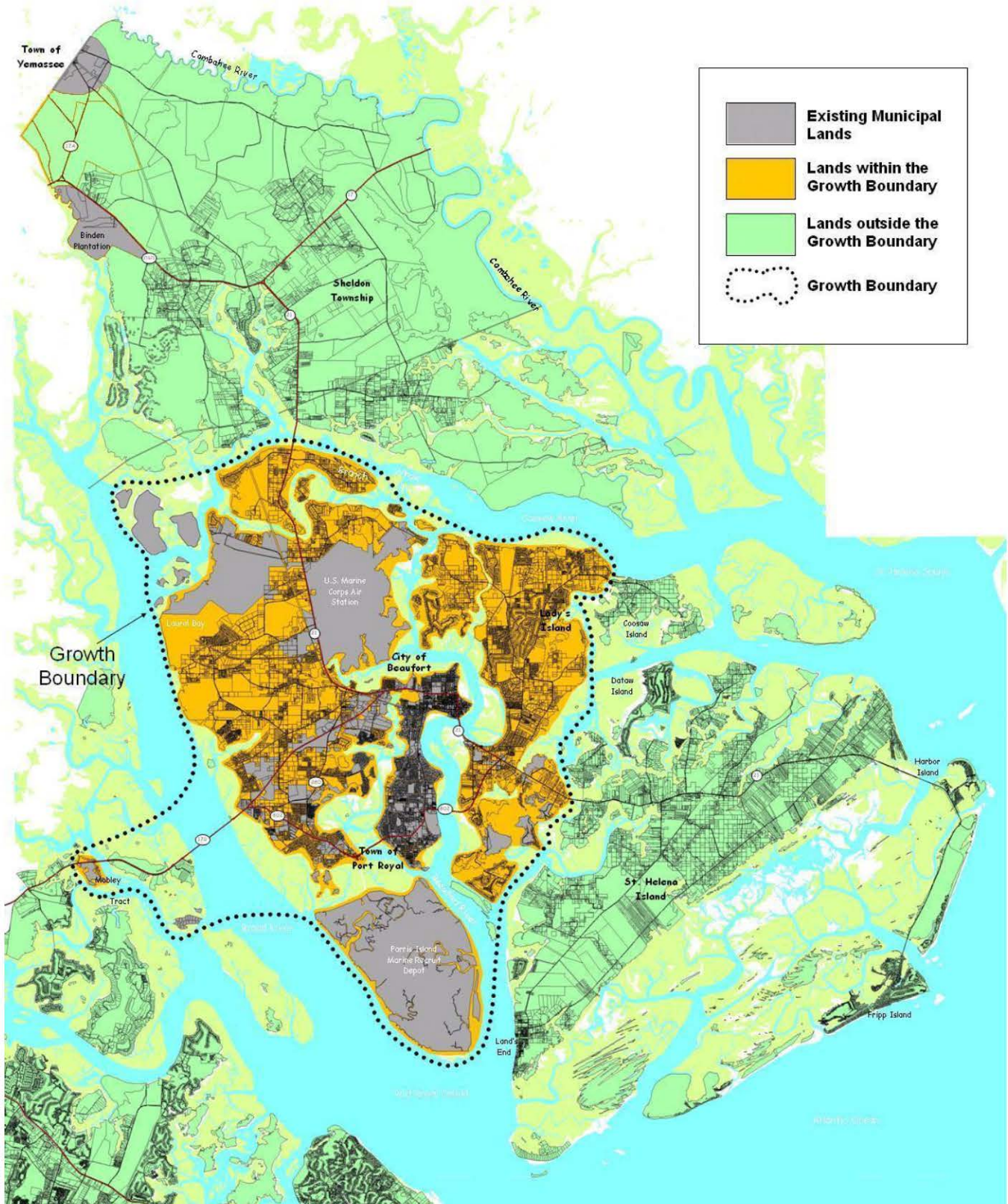
REGIONAL GROWTH MANAGEMENT STRATEGY FOR NORTHERN BEAUFORT COUNTY

Based on the Northern Beaufort County Regional Plan, this plan recommends a regional growth management strategy for northern Beaufort County and its municipalities that involves:

- The establishment of mutually agreed upon growth boundaries surrounding the municipalities;
- The definition of the municipality's roles within the growth boundaries; and
- The definition of Beaufort County's role in the protection and preservation of rural areas outside of the growth boundaries.

This regional growth management strategy replaces the 1997 Comprehensive Plan strategy, which identified priority, transitional, and rural investment areas.

Map 4-5: Growth Boundaries for Northern Beaufort County



Establishment of the Growth Boundaries: The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategy. The plan established growth boundaries for the City of Beaufort and the Town of Port Royal. These growth boundaries identify those areas where the municipalities are likely to grow and provide services over the planning horizon period of 20 years. The areas of the county beyond the growth boundary are considered to be rural areas that should be preserved in accordance with the common planning goals in the previous section.

Agreement on the future boundaries of growth was a critical step for the county. Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues, such as transportation and protection of environmental resources, in a cooperative manner with the municipalities. This plan recognizes the following principles related to the growth boundaries as identified in the Northern Beaufort County Regional Plan:

- That the growth boundaries identify land that is envisioned as future areas of urban and suburban development (with the exception of those areas designated low density residential and rural within the growth boundaries) and land that is envisioned to remain rural in character (outside the boundary).
- That land located inside the growth boundaries (see Map 4-5) is expected to ultimately annex into a municipality with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated.
- That land outside the growth boundaries is envisioned as developing at rural densities of no more than one unit per three acres gross density unless otherwise subject to existing Community Preservation Districts (CPD).
- That the county does not anticipate that the land outside the growth boundaries will be annexed into a municipality nor is it envisioned as being provided with urban services or developed at urban densities.
- That rural preservation is an important component of the overall system of growth boundaries and that it is in the regional interest to protect rural character and density while allowing economic use of rural property. In order to ensure longtime residents in the rural areas are protected, the county will continue to allow family subdivision exemptions.

- That the county anticipates that it will seek to enhance economic opportunities for rural residents by encouraging nonresidential activities that are compatible with rural areas through uses such as rural business districts, cottage industries, and continued agriculture and forestry.

Annexation Principles for Areas Inside of the Growth

Boundaries: As established above, the County agrees with the importance of establishing growth boundaries and recognizes that annexation is likely within those boundaries. In compliance with the regional planning efforts, the county agrees to work cooperatively with the municipalities to develop a mutual agreement on how annexations will occur, and in particular how land use and service delivery will be addressed relative to the multi-jurisdictional impact. In order to provide for efficient annexation that promotes the goals of this plan and the regional plans, this plan recognizes the following principles, detailed in the Northern Beaufort County Regional Plan, as they relate to annexation:

- The county will work with the municipalities to develop mutually agreeable annexation principles that address mitigation of extraterritorial impacts associated with annexations, including protection for designated Community Preservation Districts (CPDs), public facility standards, traffic impact study requirements, baseline open space requirements, and baseline environmental standards that will be met prior to annexation occurring. As part of this plan, the county will work cooperatively to:
 - Develop procedures for notices of proposed annexations by a municipality with an ample opportunity for comment by the county.
 - Develop administrative mechanisms to analyze and mitigate the potential impacts of proposed annexations on the delivery and level of service of public services and facilities, including fire, parks, library facilities, law enforcement, schools, transportation and roads, and public water (river) access in order to assure that adequate public services and facilities will be available to serve development expected as a result of annexations.
 - Develop administrative mechanisms to analyze the impact of proposed annexations on the efficiency of services. This will include the ways in which services can be coordinated among jurisdictions, the avoidance of inefficient overlap of services or potential gaps in services, and a fair and proportional funding of services between the municipality and the county.
 - When, or if, after review and comment by the county, there is disagreement as to the consistency of the annexation with the regional plan, the participating municipality and the county will work with the municipalities to devise a method by which the

two bodies resolve their differences on the matter and come to a mutually agreeable decision.

- The county will work with the municipalities to create mutually agreeable principles that address enclaves of unincorporated county territory within the growth boundaries to provide for the most efficient pattern of land uses and provision of services consistent with the regional plans.
- It is the policy of this plan that land contiguous to municipalities will not be increased in authorized density without annexation to a municipality.
- For properties that are not contiguous to a municipality, the county concurs that the most appropriate method of urban or suburban development is through eventual annexation to a municipality. The county also agrees that it is contrary to this plan for the county and the municipalities to compete for urban or suburban development or to allow the jurisdictions to be a party to zoning “jurisdiction shopping” by applicants. The county will encourage property owners / developers who desire to increase density on non-contiguous property to first explore the feasibility of annexation, including consultation with the municipality and contiguous property owners.
 - It is the policy of this plan not to increase density on property within the growth boundaries that is not contiguous to a municipality unless feasible annexation options have been ruled out and until the municipality has been provided the opportunity to review and comment on the request. If it is determined that it is not feasible to annex due to a lack of contiguity, the county will work cooperatively with the municipalities to develop guidelines for municipal review and comment to the county prior to their being considered for rezoning.
 - Further, the county agrees that it is in the regional interest to avoid the creation of developed enclaves of unincorporated land that create inefficient service patterns. The county will work with the municipalities to find ways to encourage the eventual annexation of non-contiguous urban or suburban development. Specifically, the county will work with the municipalities to explore legal mechanisms whereby urban or suburban development could be subject by agreement by property owners to annex to a municipality under prescribed circumstances at a later date, subject to law.
 - The county will work with the municipalities to develop guidelines for the protection of existing CPDs within the growth boundaries.
 - When, or if, after review and comment by the municipality, there is disagreement as to the consistency of the rezoning and

development standards with the regional plan and agreed upon guidelines, the county and municipality shall devise a method by which the two bodies resolve their differences on the matter and come to a mutually agreeable decision.

REGIONAL GROWTH MANAGEMENT STRATEGY FOR SOUTHERN BEAUFORT COUNTY

The Southern Beaufort County Regional Plan recommended that Beaufort County, the Town of Hilton Head Island, and the Town of Bluffton work together to develop a joint land use plan that addresses the residential density and land uses within the uncommitted lands in southern Beaufort County. ~~This task is currently being taken up by the Land Use Working Group.~~ The future land use map for southern Beaufort County (Map 4-7) is a result of this cooperative effort and is consistent with the future land use map that the Town of Bluffton adopted as part of its 2007 Comprehensive Plan. The shared land use policies of Beaufort County and the Town of Bluffton in addition to the work of the Southern Beaufort County Implementation Committee have been beneficial in promoting cooperative land use planning in the region.



Rural Land Use Policies

Since the adoption of the 1997 Comprehensive Plan, the preservation of rural areas has been a planning goal. Recent developments in Beaufort County's long range planning process have brought this issue to the forefront. First, growth pressures have continued to intensify in rural areas. Second, the recently completed Northern Beaufort County Regional Plan resulted in a multi-jurisdictional consensus on growth boundaries, outside of which would remain rural. These developments have elevated rural preservation to a regional level, along with the question of balancing the desire to preserve rural areas with the interests of rural residents and property owners.

In 2007, Beaufort County initiated a public process to evaluate the effectiveness of its existing rural policies. The planning process was conducted in a collaborative manner engaging rural residents, county elected officials, large landowners, and other stakeholders.

BALANCING DIVERSE GOALS AND INTERESTS

During the rural policy analysis, it became clear that the term "rural" applies to a complex web of varying concerns and interests. On one hand, the preservation of rural areas accomplishes many planning goals.

- It discourages sprawl by focusing new growth in and around existing developed areas.
- It plays an important role in natural resource protection.
- It promotes fiscal sustainability by making more efficient use of public facilities such as roads.

On the other hand, owners of large farms struggle with maintaining economic viability for their property after their families have farmed it for many generations. Likewise, many small landowners whose families have also owned land for many generations feel that current regulations create injustices by preventing them from subdividing their land into saleable parcels, and feel that they pay taxes with very little corresponding benefits of land ownership. At the same time, low-income rural land owners do not want to see development pressures

unleashed that could result in economic displacement, nor do they want to lose their rural culture.

Finally, Beaufort County's rural areas have a well-established population living in rural settlements with a rich and historic community fabric. St. Helena Island in particular, with its Gullah heritage, is particularly concerned about the protection of these cultural resources. How to balance cultural resource protection while creating meaningful economic opportunities for low-income people is a major planning challenge in the rural areas.

DEFINING RURAL

While it is difficult to define the specific attributes of rural areas that are desired to be preserved, protected, and promoted, the following characteristics are common attributes cited for rural Beaufort County:

- Places where people live, including clusters of unincorporated and unofficial communities with local place names
- Places with cultural roots and heritage where multi-generational families live, many of whom live on "heirs" property
- Small scale services and businesses that serve rural areas
- Small institutions such as churches, schools, community centers, and post offices
- Agricultural and timbering operations
- Forested and wooded areas
- Low density residential
- Pristine low country natural environment
- Fishing villages

RURAL POLICY GOALS

The rural policy analysis reaffirmed the importance of rural preservation as a core Beaufort County planning value. The following goals relate specifically to rural areas, building on the common planning goals applicable to all areas of the county. These goals provide the basis for recommendations in this chapter and in Chapter 6: Cultural Resources.

- Beaufort County will recognize rural land uses as a critical element of a balanced regional system of urban, suburban, and rural land uses.
- Beaufort County will promote the permanent preservation of open spaces in the rural areas.
- Beaufort County will promote the long-term viability of agricultural uses.
- Beaufort County will preserve and protect sensitive natural features in rural areas.

-
- Beaufort County will promote rural based economic development that benefits local rural businesses and residents.
 - Beaufort County will promote institutional uses in rural areas that are compatible with the rural environment, such as churches, schools, community centers, job training centers, social service agencies, and post offices.
 - Beaufort County will protect cultural and historic resources in rural areas, such as the Gullah culture and Penn Center.
 - Beaufort County will recognize and respect the unique needs of long time landowners in rural areas.



Future Land Use Plan

The regional growth management strategy, as described in the previous section, establishes a broad and critical regional vision of growth areas and rural areas. This section summarizes the future land use patterns envisioned for Beaufort County within this framework.

The Future Land Use Plan (See Maps 4-6, ~~and 4-7, and 4-8~~) provides for a land use pattern that builds on the regional growth management strategy. First, the broad land use categories are defined based on its location inside or outside of the growth areas. Growth areas are those areas targeted for future population growth and major infrastructure investment over the next 20 years. In northern Beaufort County, growth areas encompass those areas identified within the growth boundaries in the Northern Beaufort County Regional Plan. In southern Beaufort County, growth areas encompass those areas identified through the joint land use planning efforts of the Land Use Working Group of the Southern Beaufort County Regional Plan Implementation Committee. Beyond these basic land use categories, there are also special designations described in the *Special Land Use Designations* section that apply to specific areas of the county.- In addition to the definitions, this section also provides basic development guidelines for each land use category that may be built upon based on further planning studies.

Generally speaking, the areas within growth areas are designated for either commercial, light industrial, urban residential, or neighborhood residential uses, and the areas outside the growth areas are designated for rural uses. There are, however, several exceptions to this pattern:

- The area around the Marine Corps Air Station is designated as an Air Installation Compatible Use Zone (AICUZ) as part of the joint planning effort designed to minimize incompatible development within potential noise contours or hazard zones.
- Certain lands within the growth areas are designated as “rural” for the following reasons:

- In areas such as Northern Lady's Island, the purpose of the rural land use designation is to control growth so that it does not exceed the capacity of available public facilities (primarily roads).
- In areas such as the May River Road (SC 46) corridor and Pinckney Colony, the rural designation serves to protect the scenic qualities and character of the area.
- Outside of the growth areas, there are several areas designated "neighborhood residential". These areas include Dataw Island, Fripp Island, Harbor Island, Oldfield, Riverbend, River's End and Callawassie Island. Each of these developments was approved and built as planned unit developments prior to the adoption of Beaufort County's 1997 Comprehensive Plan or ZDSO. This plan does not envision those neighborhood residential areas expanding beyond their current boundaries.
- ~~The most recent future land use plan adopted and recognized by the Town of Hilton Head Island is from the Southern Beaufort County Regional Plan (see Map 4-8). The Town is in the process of updating its comprehensive plan, which will include an updated future land use plan. Once the Town adopts that plan, the revisions will be made in this chapter. Hilton Head Island's future land use goals represent those of a more maturely developed community and therefore address issues of infill development, redevelopment and the build out of the island's remaining vacant parcels. Therefore, the Town's future land use plan is its official zoning map (adopted in 2014).~~

LAND USES IN THE GROWTH AREAS

Within the growth areas is the area where the county anticipates moderate to high intensity residential and commercial development, the provision of the majority of capital investments and municipal growth. This plan establishes the following future land use designations within the growth areas.

Residential Land Uses: To promote a desirable regional pattern, new residential uses should develop in a pattern that maximizes the efficiency of regional infrastructure and the avoidance of sprawl or "leap-frog" patterns. Residential uses are encouraged to develop as interconnected neighborhoods, not isolated subdivisions that lack regional connections. Residential areas should promote both local and regional pedestrian connections and should be coordinated with regional parks and open space facilities, and other public facilities such as schools. There are three land use categories within the growth areas that are primarily residential:

- Urban Mixed-Use: Future development within the urban mixed-use area is anticipated to be similar to the type and mix of land use

currently found in the municipalities. Infill and redevelopment would be targeted within Beaufort and Port Royal and in the Shell Point areas; parts of Lady's Island and Burton; and the center of Bluffton. Gross residential densities are between two and four dwelling units per acre with some denser pockets of development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments.

- **Neighborhood Mixed-Use:** In neighborhood mixed-use areas, residential is the primary use, with some supporting neighborhood retail establishments. New development is encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. The maximum gross residential density is approximately two dwelling units per acre. No more than 5% to 10% of the land area should consist of commercial development. Commercial uses providing neighborhood retail and services are limited to collectors and arterials and within master planned mixed-use developments. This designation also includes Dataw Island, Fripp Island, Harbor Island, Callawassie Island, Riverbend, River's End, and Oldfield.
- **Air Installation Compatible Use Zone (AICUZ):** The AICUZ is located in northern Port Royal Island and Lady's Island due to the noise contours and accident potential zones associated with the U.S. Marine Corps Air Station. Residential development and places of assembly (e.g., churches, schools, etc.) should be highly limited in these areas. Light industrial, commercial, and agricultural uses are considered appropriate to this area.

Residential Development Guidelines: Future residential development within the growth areas should occur pursuant to the following guidelines:

- Density incentives may be provided for in the zoning and development standards that allow for higher densities when the housing meets targeted housing requirements as identified in the Affordable Housing Chapter of this plan;
- A mix of housing types and densities should be provided in each neighborhood provided the overall density is consistent with the recommendations of this plan;
- Variations in lot sizes and frontage dimensions are encouraged to allow for a range of housing sizes and costs as well as provide for a varied streetscape;
- Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments;

- Incorporate integrated bike and pedestrian trails to link schools, shopping areas, village centers, government buildings, business parks, recreational areas, libraries, and parks;
- A street system of interconnected roads in a grid or modified grid is encouraged while cul-de-sac streets and large, gated developments are discouraged. Gated communities will be limited to those locations where they will not interfere with the interconnection of major streets or are in areas where they do not limit access to waterfront locations;
- Park and greenspace set asides, or a fee in-lieu of providing parks, should be provided in accordance with the zoning and development standards. Clustering is strongly encouraged to maximize open space and protect natural areas; and
- Where feasible, mature trees will be preserved and street trees will be provided.

Commercial Land Uses: Commercial development should embody high quality site plan and design principles, particularly related to landscape, signage, building design and orientation, and parking lot designs. Commercial development should be compatible with surrounding residential areas and should be connected to existing pedestrian systems such as sidewalk and trail systems. Commercial uses should focus on key transportation nodes, avoiding strip patterns. Where appropriate, smaller non-retail commercial uses such as contractor's offices, small assembly facilities, and light industrial operations that do not adversely impact surrounding retail uses are encouraged. There are three commercial land use categories within the growth areas:

- Core Commercial: Core commercial uses include downtown Beaufort, Bluffton, and Port Royal that are planned to have pedestrian scale, and zero lot line oriented commercial development.
- Regional Commercial: Regional commercial uses are those uses due to their size and scale that will attract shoppers and visitors from a larger area of the county and outside the county. Typical uses include "big box" retail uses, chain restaurants, and supporting retail.
- Community Commercial: Community commercial uses typically serve nearby residential areas, such as a shopping district anchored by a grocery store.

Commercial Development Guidelines: Future commercial development within the growth areas should occur pursuant to the following guidelines:

- New development will meet strong architectural, landscaping and site planning standards;
- Off-street connections between adjacent parcels should be established for vehicular, pedestrian, and bicycle traffic;
- Sidewalks and bike trails should be required to connect with nearby residential neighborhoods;
- Vegetated buffers should be located between incompatible uses;
- Parking lots should be landscaped with interior islands planted with trees and bushes and with a landscaped buffer surrounding the parking area;
- Where possible, all landscaping should be composed of existing native vegetation where possible, particularly mature trees that exist on site; and
- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management.

Light Industrial Land Uses: This plan encompasses the recommendations of the regional plans, which identify the need for providing a sufficient quantity of suitably located land zoned for non-retail commercial uses that promote the region's economic health and diversity. There are two light industrial land use categories within the growth areas:

- Light Industrial: Uses in this category include, but are not limited to, business parks, research and development centers, product assembly, distribution centers, cottage industries, and light and heavy industrial uses.
- Research and Development: This future land use designation is intended to provide for offices, laboratories, institutions of higher learning and other research facilities.

Light Industrial Development Guidelines: Generally, future industrial development within the growth areas should occur under the following guidelines:

- New development will meet strong environmental standards working around the natural features of the site and providing excellent stormwater management;
- Adequate buffer must be provided between industrial uses and adjacent residential or commercial uses;
- Signage located along access roads should be limited to monument signs, should be a moderate size, and should be well landscaped; and
- Sites should maintain as much of the existing vegetation as possible to minimize large expanses of manicured lawn areas;

- Traffic to and from the site will not have adverse impact on local roads and adjacent residential uses.

Rural Land Uses Inside Growth Areas: While rural land uses are targeted for protection outside of the growth areas, there are areas of the county within the growth areas where the Future Land Use Plan recommends rural land uses and densities. These areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural land uses within the growth areas should meet the development guidelines established for rural land uses outside of the growth areas.

LAND USES OUTSIDE OF THE GROWTH AREAS

The policies outlined in this section are a result of a comprehensive review and evaluation of existing rural planning policies. Land uses for the areas of Beaufort County located outside of the growth areas are classified into the following categories:

Rural: Rural areas are situated outside of the growth areas. Except where noted, these areas should retain their rural character with low-density residential development, supporting small scale commercial development, and agricultural land uses. Future development in rural areas is anticipated to be similar to the type and mix of land uses currently found in the Sheldon area, St. Helena Island, and along the SC 170 corridor between McGarvey's Corner and the Broad River Bridge. The maximum gross residential density in rural areas is one dwelling unit per three acres. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion.

Rural Development Guidelines: Future development in the rural areas should occur pursuant to the following guidelines:

- Utilization of the purchase of development or transfer of development rights program (as described in the Recommendations section) is highly encouraged in this area to preserve open space and the rural character;
- Higher densities may only be considered when appropriate wastewater treatment is available and the higher density is offset by preserved land; and
- The clustering of development may be considered as a rural and natural resources preservation technique when the proposed development maintains the overall proposed gross density and is clustered on lots compatible with surrounding areas.



Albany Grocery Store in the Dale Community Preservation Area.

- Small-scale commercial (primarily retail and service uses) that serve the surrounding rural neighborhoods are encouraged where there are existing concentrations of commercial uses such as Lobeco and Garden's Corner.

Rural Community Preservation: These areas correspond with the areas designated as "community preservation areas" in the 1997 Comprehensive Plan that are located outside of the growth areas. The rural community preservation areas are proposed to serve the surrounding rural community with small-scale retail and service uses and low to moderate density residential with a gross density of approximately one dwelling unit per acre. Community-based planning is recommended to protect the unique qualities of these areas.

Rural Community Preservation Development Guidelines:

Future development in the rural community areas should occur pursuant to the following guidelines:

- Development with the community preservation areas should comply with the development standards of the Community Preservation Area Overlay district in the ZDSO unless the county has prepared a detailed plan for the area.
- In cases where a community preservation area plan has been established, new development and redevelopment should occur pursuant to the recommendations and guidelines of the applicable community-based plan.

Resource Conservation Areas: Resource conservation areas are those areas, which are not accessible by land or are environmentally sensitive due to their soils and/or location. Resource conservation areas are primarily those areas, which have the following characteristics:

- Are barrier islands and islands within the major waterways of the county;
- Have significant natural resources;
- Have significant archeological resources;
- Are difficult to access; or
- Pose a higher potential for water quality impacts from septic systems.

Resource Conservation Area Development Guidelines: Due the highly sensitive nature of these areas and poor access, future development in the resource conservation areas should occur pursuant to the following guidelines:

- The density of these areas is limited to one unit per ten acres;
- Uses are limited to single-family residential uses, parks, recreation, and government uses;

- Generally, clustering of homes is not recommended;
- The removal of existing vegetation, particularly native vegetation, should be minimized; and
- The maintenance of a 100-foot buffer along all waterways is critical and therefore required.

Cultural Protection Area (Overlay): The traditional cultural landscape and its physical setting on St. Helena Island is a treasure of national significance. As one of Beaufort County's last substantially rural sea islands and the center of its most notable concentration of Gullah culture, the island requires an additional level of development standards to protect this important resource. In order to protect this vital cultural heritage of St. Helena Island, the county has developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. While growth is not discouraged, the quality and rate of growth is of concern. Rapid in-migration would substantially alter the traditional social and cultural character of St. Helena Island. Also, gentrification could drive up land values, making the continuation of the Island's traditional way of life cost prohibitive. The Cultural Protection Overlay encompasses the entire island and acknowledges its historic cultural landscape and the sense of community that has existed on the island for 300 years. As the revisions to the ZDSO are developed, it will be necessary to fully evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.

Cultural Protection Overlay Development Guidelines: Future development in the cultural protection areas should occur pursuant to the following guidelines:

- The following uses are considered incompatible with the purpose of this area and should be discouraged or prohibited.
 - Gated communities, which are intentionally designed or developed to prevent access by nonresidents.
 - Resorts that could include lodging that serves as a designation point for visitors, or is located and designed with some combination of recreational uses or natural areas such as marinas, beaches, pools, tennis courts, golf courses, equestrian uses, and other special recreation opportunities. This use does not include ecotourism or its associated lodging.
 - Golf courses that includes regulation and par three golf courses and related uses (e.g., clubhouse) having nine or more holes.

- Beyond the limitation of uses above, development should be consistent with the underlying future land uses and their applicable development guidelines.

Commercial Fishing Villages (Overlay): The fish and seafood industries have provided strong cultural contributions to Beaufort County over the years even though the industry has declined in size and scale over the years. The county has established commercial fishing village areas with the following goals:

- To provide for the maintenance and enhancement of the local and traditional commercial seafood industry and related traditional uses such as retail, storage, repair and maintenance, that support the commercial seafood industry.
- To preserve and/or recognize existing and potential commercial fishing areas and related activities or developments.
- To minimize and reduce conflicts between the seafood industry and residential developments by reducing the potential for land use conflicts between the two types of uses.
- To avoid commercial fishing activities that are detrimental to the water quality and the environment.

Within the commercial fishing village areas, only uses that are related to the commercial seafood industry are permitted including, but not limited to, those uses intended for the processing, manufacturing, storage, wholesale, retail, and distribution of commercial fishing products. In addition to these primary uses, these areas are also envisioned for related uses such a marine related retail, small restaurants, boat chartering, and other similar uses.

SPECIAL LAND USE DESIGNATIONS

Within the county, there are several special land use designations specified on the Future Land Use Map that are defined below and are not defined based on their location inside or outside of designated growth areas.

Community Preservation Areas (Overlay): The unincorporated areas of the county today include several existing communities in a variety of sizes and land uses, each with a different character. These communities, whether towns or just neighborhoods are recognized as important areas in this plan as they help create a sense of place in the county as important places to live, work, and play. In order to preserve and protect these areas, the county will continue its efforts to preserve these communities through community preservation area planning, zoning overlay districts, and special plan recommendations identified in this plan and in the regional plans.

Community Preservation Area Development Guidelines:

Generally, future development in the community preservation areas should occur under the following guidelines:

- New development should infill around and between existing homes with a similar density and character;
- The character of new homes should be based on the height, massing, and setback of the surrounding homes;
- New homes should have complementary architecture to surrounding homes;
- Greenway buffers should be maintained between existing communities and new development that may occur around the community preservation areas;
- The character and layout of the existing street network should be maintained and enhanced;
- Commercial nodes, whether neighborhood or larger scale commercial, should be maintained around existing commercial sites and expanded pursuant to detailed community preservation plans;
- All of the siting and design standards identified for new commercial and mixed-use development should be applied in accordance with detailed community preservation plans; and
- New commercial buildings should be designed around the size and scale of the surrounding neighborhoods.

Corridor Overlay: Much of the allure of Beaufort County is in the unique blend of the natural and built environment. To protect the county's special and desired character, new development along arterials and major collectors should have strong architectural, site design, and landscaping standards. A **Corridor Design** Review Board, consisting of design professionals and laypersons should provide oversight to insure that the development guidelines established below are met.

- The architecture of new development should be innovative and of high quality that blends with the natural surroundings and incorporates Lowcountry elements. Pitched roofs, exposed rafter ends, muted colors and context sensitive materials are encouraged. Blank building facades and long unarticulated rooflines are discouraged;
- Landscaping should include a diversity of plant materials, overstory trees in the parking areas, foundation buffers, and requirements to save and work around existing trees. Where appropriate, buffers along the highway should be provided;
- Lighting standards should be geared toward reducing glare for passing motorists. Fixtures should be required to be "cutoff", that is they are required to direct their light downward so the lighting source cannot be visible from the highway; and

- Monument signs are encouraged by limiting the height and overall size of highway signs. Internally illuminated signs are prohibited. Signage colors are required to be muted and signage materials should match those used on the building.

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

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

Place Type Overlay: Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types.** Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types.** Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

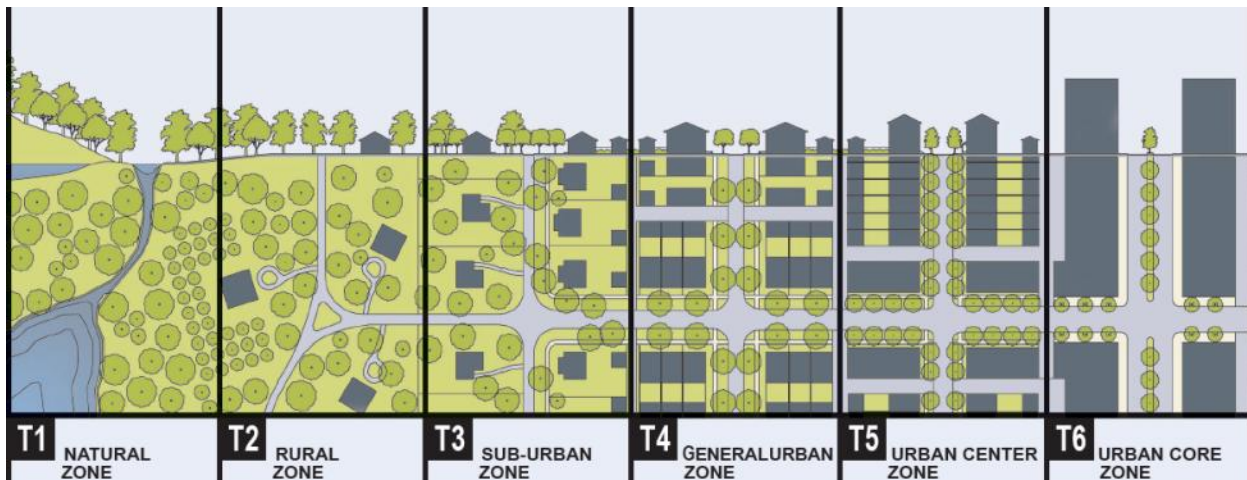
Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Villages** are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- **Towns** are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.

- Cities are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

Figure 4-5: A Typical Rural-Urban Transect with Transect Zones



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

- T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- T-2 Rural Zone consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home

occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

- T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.



Recommendations

Recommendation 4-1: Use the Comprehensive Plan and Future Land Use Element as an Implementation Tool

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

- As decision-making tool when evaluating proposed developments, rezonings, and any other decision that may impact, or be impacted, by growth (e.g., public facilities).
- As a framework for the cooperation of planning activates and plan review with the municipalities as outlined in this plan and the regional plans.
- To update the ZDSO Community Development Code as described in Recommendation 4-6: on an ongoing basis as needed to implement this plan.

Recommendation 4-2: Implement the Northern and Southern Beaufort County Regional Plans

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

- The county will assist in the implementation of the regional plans through participation in the Northern Beaufort County Regional Plan Oversight Implementation Committee and through the reenactment of the Southern Beaufort County Regional Plan Implementation Committee;
- The county will participate in the drafting and execution of intergovernmental agreements to ratify key plan elements; and

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

Recommendation 4-3: Adopt and Implement the Recommendations of the Rural Policy Assessment

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

Recommendation 4-3: Update the County Land Use Regulations

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

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.

Recommendation 4-4: Continue to Utilize and Expand Existing Tools to Further the Policies of the Comprehensive Plan

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

- Implement the TDR program recommendations that arise from the evaluation currently underway as part of for the AICUZ Overlay

district surrounding the Marine Corps Air Station. Consider expanding the receiving areas beyond Port Royal Island.

- Consider expanding the TDR program, described above, based on the results of the initial program around the Marine Corps Air Station to preserve rural areas, and provide financial relief to large rural property owners, and to implement other recommendations of the Comprehensive Plan.
- Continue to utilize the Rural and Critical Land Preservation Program as its strategy for purchasing development rights. This program should be used to preserve as much rural lands as feasible. For the purposes of this comprehensive plan update, the county should also consider revisions to the current program to encourage more protection of rural and critical lands on St. Helena Island and in Sheldon.
- Continue to promote the establishment of conservation easements as a method of protecting rural lands, natural resources, and the rural character of Beaufort County. This program should be further studied by the county and coordinated with the efforts of the TDR and PDR programs as well as the Beaufort County Open Land Trust.

Recommendation 4-5: Utilize Development Agreements to Accomplish Goals of this Plan and the Regional Plans

The county should utilize development agreements, where feasible, to accomplish the goals set forth in this plan and the regional plans. These agreements can be utilized to implement a number of the recommendations including coordinating development in the growth areas and protecting the rural character of the county.

Any development agreement must be consistent with the comprehensive plan and land use regulations that will be implemented following plan adoption. Development agreements are discouraged in areas where development impacts may affect the provision of essential services and available infrastructure. The process by which the agreement is negotiated must be a public process to ensure that potentially affected citizens are notified and aware of any potential impacts.

Recommendation 4-6: Establish and Adopt Baseline Standards for PUDs and Development Agreements

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

- Open Space;
- Environmental Protection;
- Traffic Mitigation;
- Connectivity; and
- Access Management.

For development agreements as described in the previous recommendation, the following minimum regulations and recommendations should apply:

- Require compliance with the uniform baseline standards established for PUDs, to the maximum extent allowed by law.
- Establish criteria allowing the agreement to be re-opened if defined conditions occur. These conditions should include:
 - A phasing schedule that requires phases to be completed within a specified period of time; or
 - A schedule that requires the transportation analysis and mitigation requirements to be re-evaluated after certain thresholds are reached, to ensure transportation impact and mitigation issues are addressed.
- Recognition that subsequently adopted laws are not in conflict with the development agreement, and can be applied, if at a public hearing the local government determines:
 - There are substantial changes that have occurred within the local government in pertinent conditions existing at the time the development agreement was adopted, which changes, if not addressed by the local government, would pose a serious threat to the health, safety, and welfare of the community;
 - The new laws address these problems and are essential to addressing them; and
 - The laws expressly state they are to apply to the development agreement.
- Recognition that subsequently adopted laws can apply to the development agreement if it is based on substantially and materially inaccurate information supplied by the developer.
- In addition, baseline indicators should be established in the agreement itself, focusing on areas such as impacts on public facilities. Development exceeding the baseline indicators would be required to be re-opened.

Recommendation 4-7: Continue to Develop and Update Community Preservation Plans

Since the adoption of the 1997 plan, the county has embarked on detailed planning efforts for several community preservation areas. Due

to the unique qualities of these areas, it is important for the county to continue these planning efforts to address other community preservation areas. In particular, this plan recommends the following actions:

- ~~Complete the May River (Bluffton) Community Preservation Plan~~
- ~~Complete the Daufuskie Community Preservation Plan~~
- Pursue the Sheldon and Big Estates Community Preservation Plans
- ~~Jointly prepare the Pritchardville Community Preservation Plan with the Town of Bluffton in accordance with the recommendations of the Southern Beaufort County Regional Plan.~~
- ~~Evaluate the need for Community Preservation Area designations for Lands End, Tansi Village, and Big Estates.~~
- Work with local residents and Community Preservation Committees where they are formed to evaluate the effectiveness of existing CP Plans and zoning districts and make revisions as warranted.

Recommendation 4-8: Promote Appropriate Infill Development and Redevelopment in Accordance with this Plan

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

- ~~Small Tract Infill Development is related to undeveloped individual lots within existing residential subdivisions and commercial strips. Development on these sites is generally targeted toward the construction of single family homes, duplexes, small apartment buildings, or small commercial buildings on single vacant urban lots without the need for further land subdivision.~~

- Large Tract Infill Development (leapfrogged parcels) is related to larger undeveloped residential or commercial parcels that are 10 acres in size or greater. These lots are typically found in urbanized areas with a concentration of undeveloped or underdeveloped lots that have been passed over in favor of larger parcels further from the urban centers (e.g. Burton, Shell Point). The development of these sites could require further subdivision of the land.
- Small Scale Redevelopment occurs when a large single-family lot in an urban or suburban neighborhood is subdivided into smaller lots for further single-family residential development or is redeveloped as multi-family housing. Small-scale redevelopment may also refer to the redevelopment of small, underutilized commercial lots in urban or suburban commercial areas.
- Large Scale Redevelopment refers to the redevelopment of a larger scale that requires the assembly of several parcels, removal of the older structures, and the construction of more intense residential or commercial development.

In addition to incorporating the above definitions into other planning efforts, The following are targeted recommendations related to infill development and redevelopment.

- Explore ways to facilitate integrated stormwater management systems for clusters of small parcels;
- Develop incentives for developments on infill or redevelopment sites;
- Incorporate context-sensitive design standards for various scales of infill development and redevelopment to promote compatibility with surrounding developments, where appropriate; and
- Utilize the regional Geographic Information System (GIS) to identify and market undeveloped or underutilized sites.

Recommendation 4-9: Develop Regional Demographic Models and a Regional Growth Tracking System

Beaufort County will work cooperatively with the municipalities to develop a regional demographic and land use model of existing and forecasted population, including permanent and seasonal population. This model should be maintained through a multi-jurisdictional effort. At a minimum, the system should consist of existing and forecasted seasonal and permanent population data; a consistent classification system for existing and future land use; and a regional land use model that monitors remaining growth capacity and assesses the impacts of land use decisions on the region.

In addition to the regional demographic model, the county will work with the municipalities to create and maintain an improved regional growth tracking system, including a land demand and land use

forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes. This recommendation would mirror the recommendation in the regional planning efforts and would involve the creation of a regional database and model that would likely build on the existing traffic model and its traffic analysis zones, but it could be expanded for use in a wide range of planning efforts by local and regional agencies. Specifically:

- The county's new Land Development Office (LDO) program permitting database should be configured to count certificates of occupancy by tax district and address.
- The LDO development counts county's permitting database will be integrated with GIS traffic analysis zones through address or parcel ID numbers.
- A growth report will be periodically generated to show the change in growth by Traffic Analysis Zone (TAZ), by tax district, and by jurisdiction.

Recommendation 4-10: Establish Joint Corridor Planning Efforts and Joint Corridor Review Boards

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

- Defining distinctions between urban, suburban, and rural roads and applying corresponding architecture, landscaping, lighting, signage, and streetscape standards for each road type.
- Including uniform standards consistent with the corridor plans, which can be adopted by the county and related municipality for the subject corridor.
- Including additional standards to provide heightened protection for scenic resources along the May River Road (SC 46) and Okatie Highway (SC 170).
- Utilize the Southern Beaufort County Beautification Board to evaluate the aesthetic qualities of development within highway rights-of-way including road widening and intersection improvements.

Recommendation 4-11: Develop Detailed Area Plans

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

- The residential density and land uses of the uncommitted lands;
- Lands with infill potential;
- Lands where mixed use development should be encouraged;
- Public facilities and services for the planning area;
- ~~A plan for the Bluffton Community Preservation District;~~
- The future growth boundaries of Bluffton and Hardeeville; and
- Recommendations on how the coordinated land use policy will be implemented through a seamless set of zone districts and development standards between the County, Bluffton, and neighboring jurisdictions (as appropriate).

Until the joint land use plan is completed, the county and the Town of Bluffton should adopt an interim policy that states annexations and rezonings within the study area shall conform to the Future Land Use element of this comprehensive plan.

Recommendation 4-12: Formalize Regional Planning Efforts with Neighboring Counties and Municipalities

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

- The county will enter into a Memorandum of Understanding (MOU) with Jasper County and the City of Hardeeville to identify a common geographic area of interest, issues of common concern, and commitment to provide staff support to address common issues related to future land use, public facilities (especially transportation and the new port), and natural assets and environmental protection.
- Staff representatives from Jasper County and Hardeeville will be invited to participate as members of the southern Beaufort County working groups, on a permanent basis.
- Utilize the Lowcountry Council of Governments (LCOG) and the Metropolitan Planning Organization (MPO) for cooperative inter-jurisdictional planning.

The County should also expand these cooperative planning efforts to other neighboring counties and municipalities such as the Town of Ridgeland and Hampton County.

- County working groups, on a permanent basis.

Recommendation 4-13: Annual Ongoing Monitoring

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

Recommendation 4-14: Rural Small Lot Subdivision

Beaufort County should continually pursue policies that require low density residential development in rural areas while providing greater flexibility for owners of small properties. modify the ZDSO to allow for small lot rural subdivisions:

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

Recommendation 4-15: Rural Conservation Subdivisions

Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces. modify its rural cluster subdivision and planned community provisions to allow for traditional rural uses such as agriculture and forestry on set-aside open space.

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

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

Recommendation 4-16: Small Rural Businesses

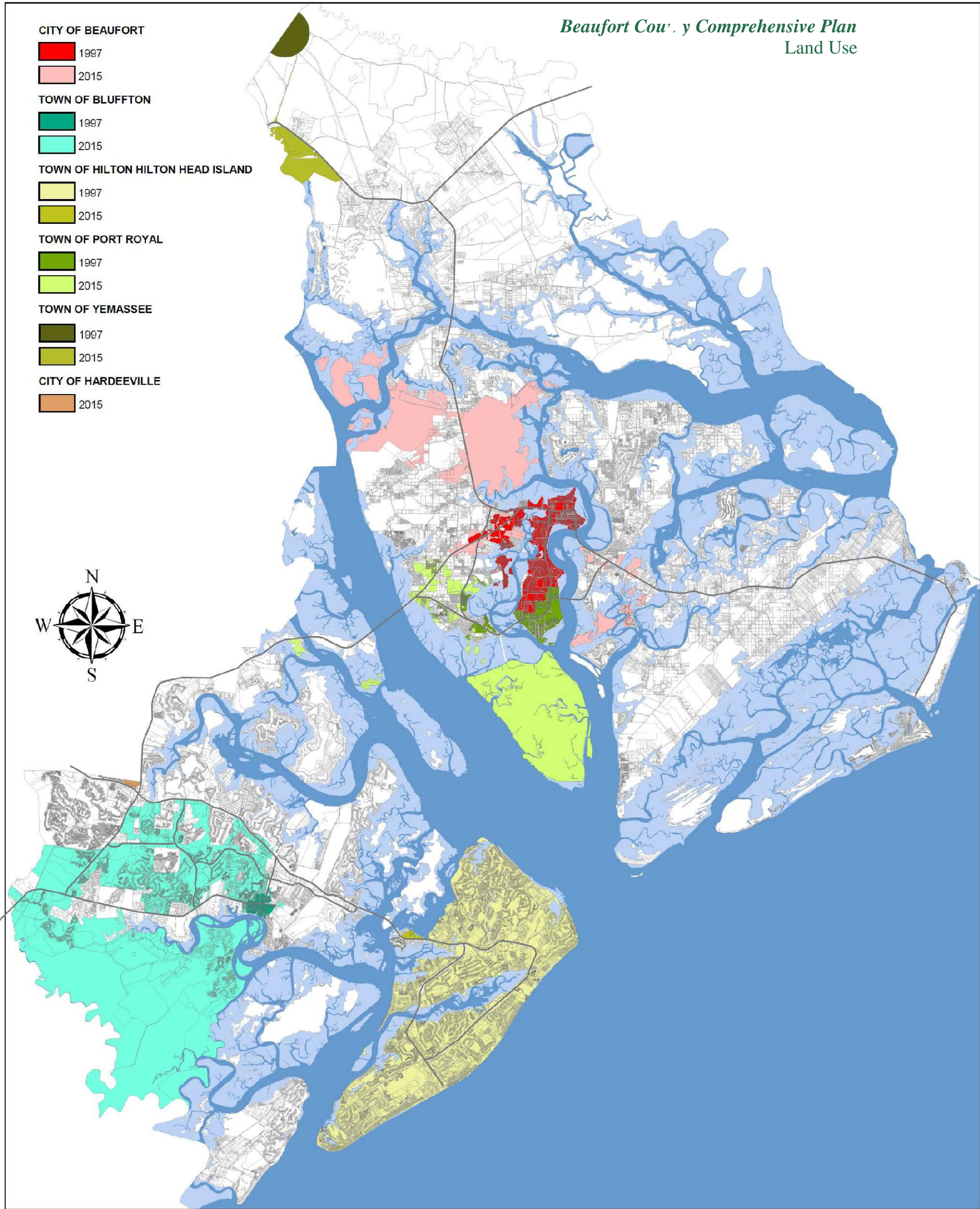
Beaufort County should evaluate its ZDSO to provide more flexibility and overcome obstacles to the establishment of compatible rural businesses.

- Consider changes to the ZDSO to place more emphasis on performance standards rather than use-restrictions for cottage industries, home occupations, and rural businesses.
- Establish a Rural Business District at Garden's Corner.

Recommendation 4-17: Small Landowner Liaison

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

- Provide public education in the form of brochures, workshops, and other outreach efforts for small rural landowners about family compounds, rural business options, cottage industries, home occupation, and small-lot rural subdivision options.
- Consider creating a County Staff Liaison position to assist small rural landowners in the development review process.



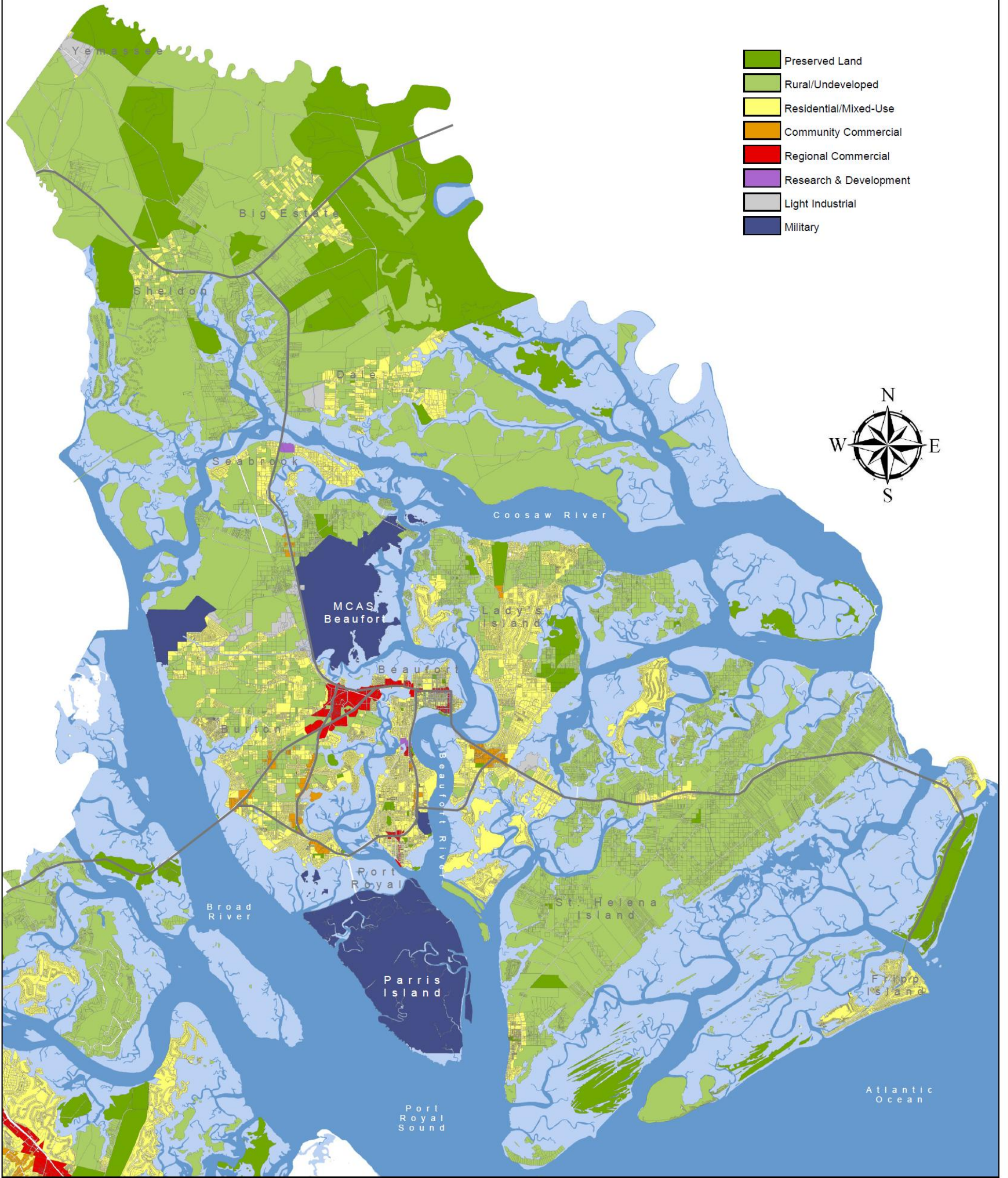
Chapter
4
Land Use

Map 4-1: Municipal Growth

1997 to 2015



2010 Beaufort County Comprehensive Plan



Chapter
4

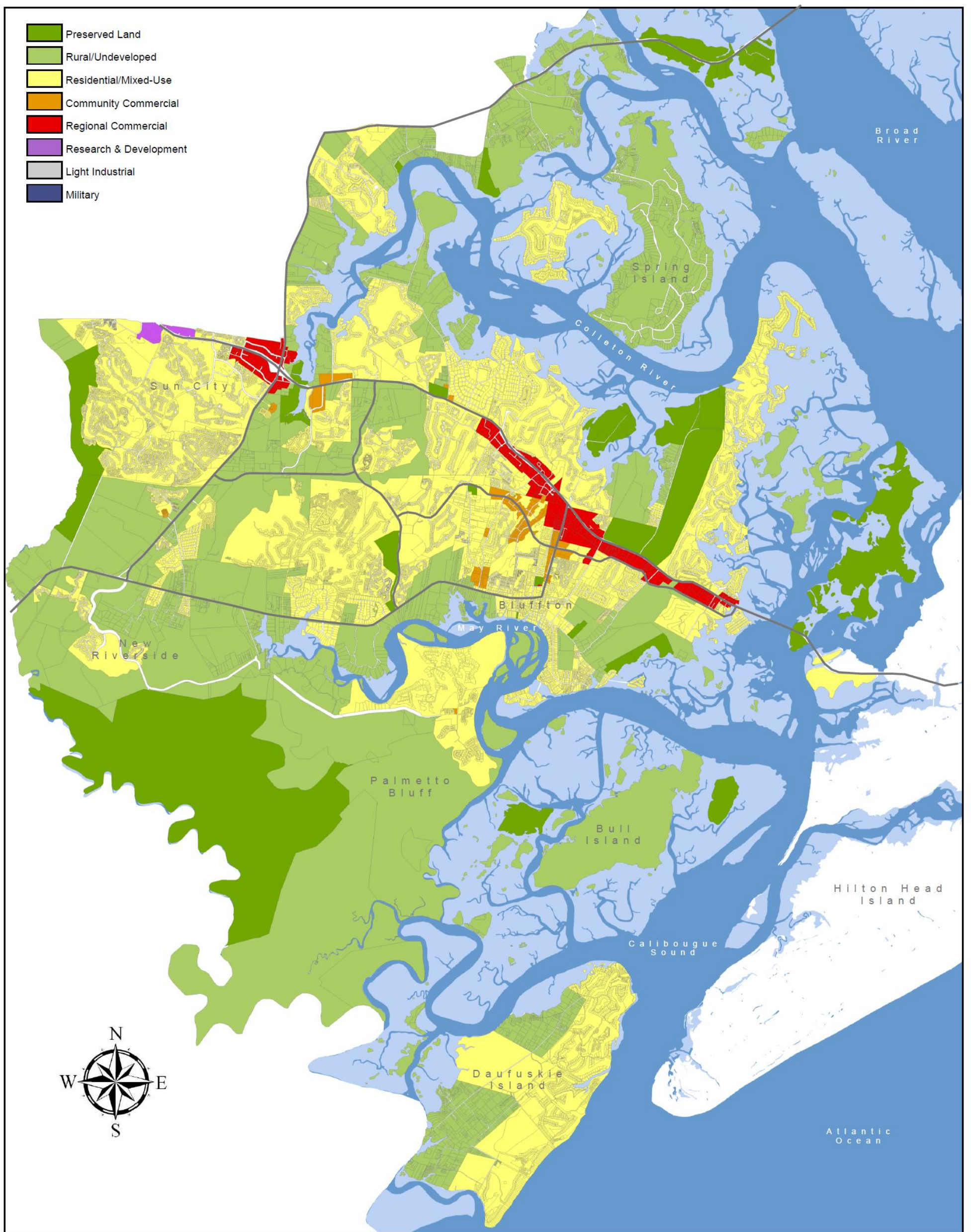
Land Use

Map 4-2: Existing Land Use

Northern Beaufort County



2010 Beaufort County Comprehensive Plan



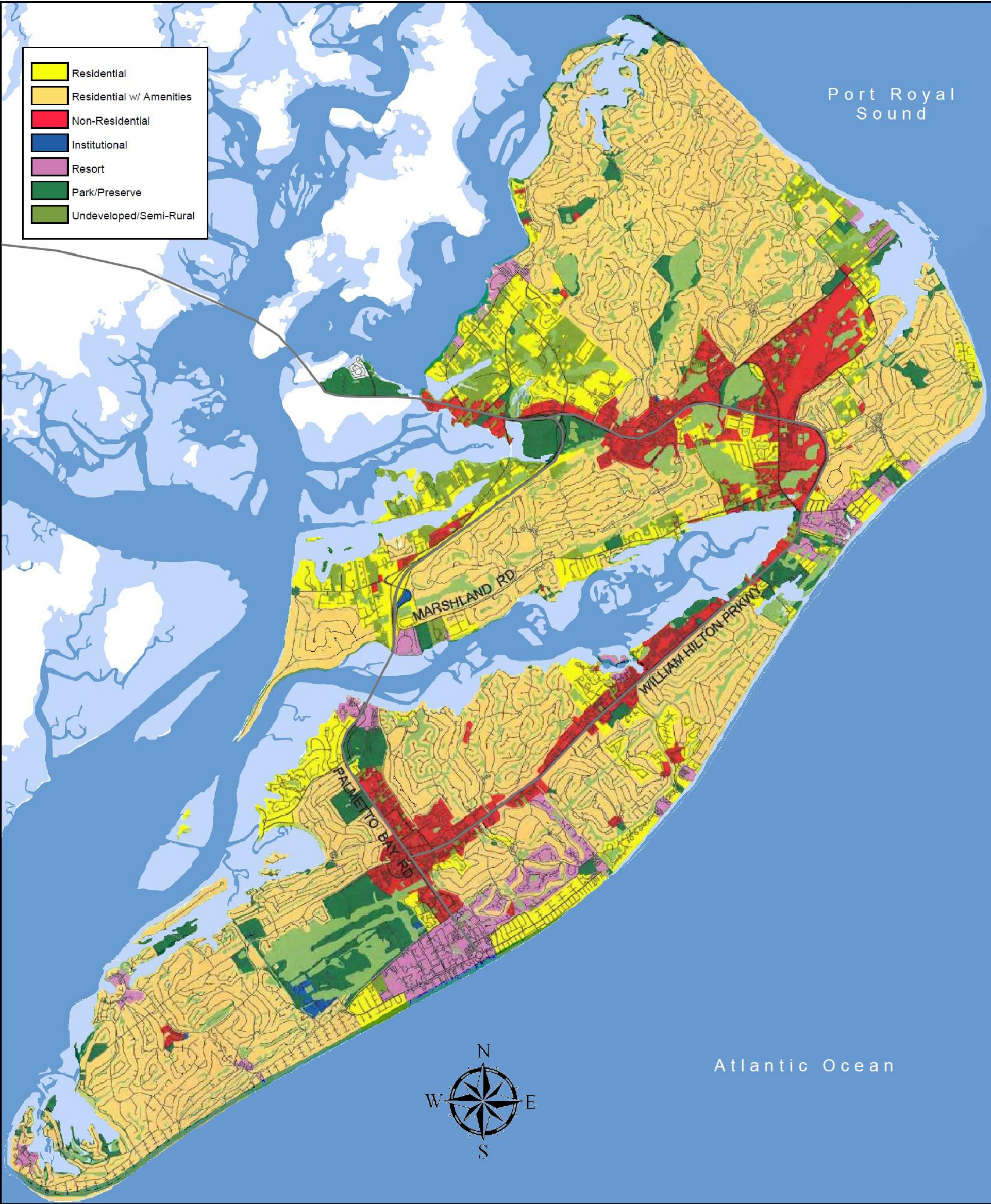
Chapter
4
Land Use

Map 4-3: Existing Land Use

Southern Beaufort County



2010 Beaufort County Comprehensive Plan

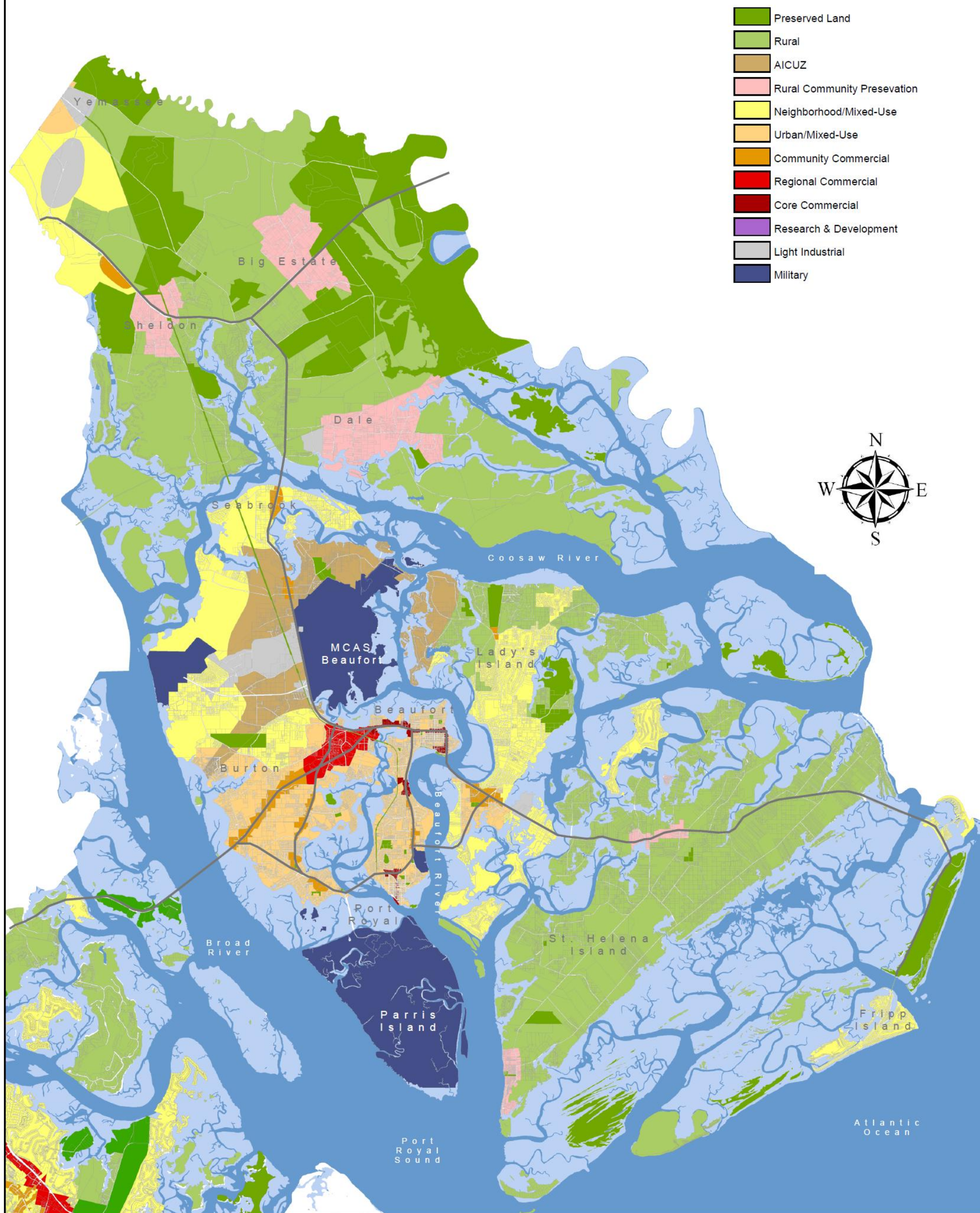


Chapter
4
Land Use

Map 4-4: Existing Land Use
Hilton Head Island



2010 Beaufort County Comprehensive Plan



Chapter 4

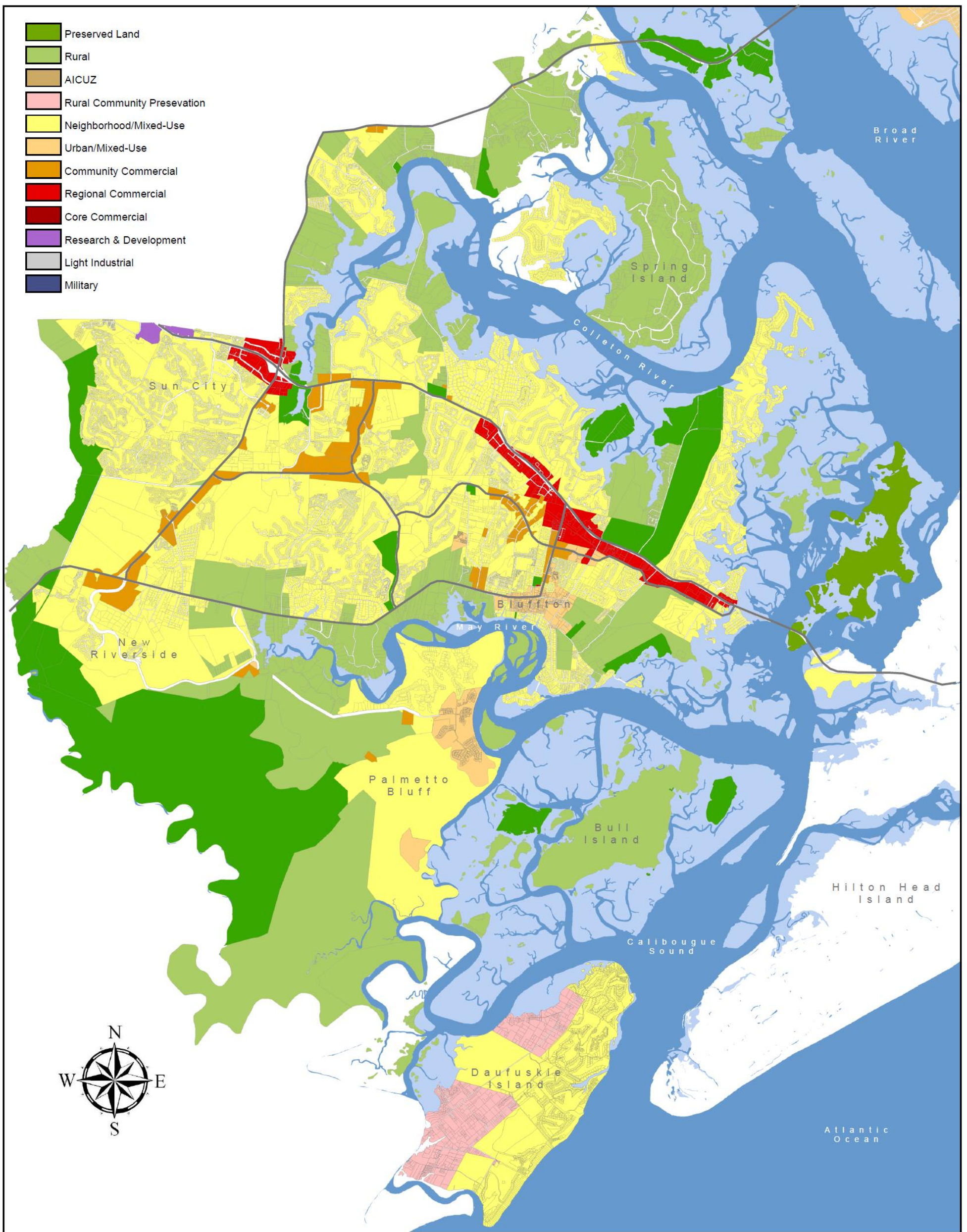
Land Use

Map 4-6: Future Land Use

Northern Beaufort County



2010 Beaufort County Comprehensive Plan



Chapter 4

Land Use

Map 4-7: Future Land Use Southern Beaufort County



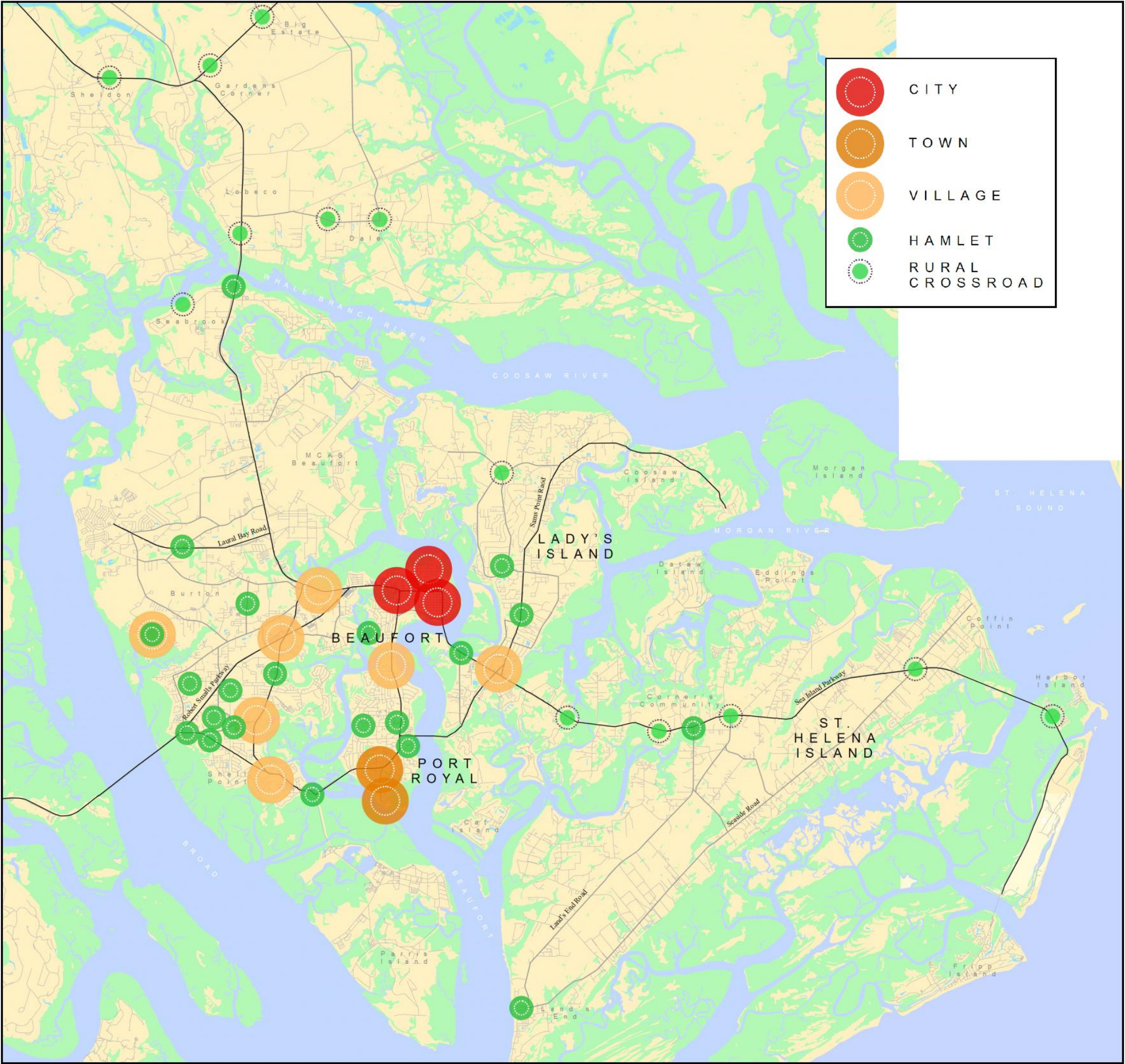
2010 Beaufort County Comprehensive Plan

Chapter 4 Land Use

**Map 4-8:
Place Type
Overlay**
Northern
Beaufort County



2010 Beaufort County
Comprehensive Plan

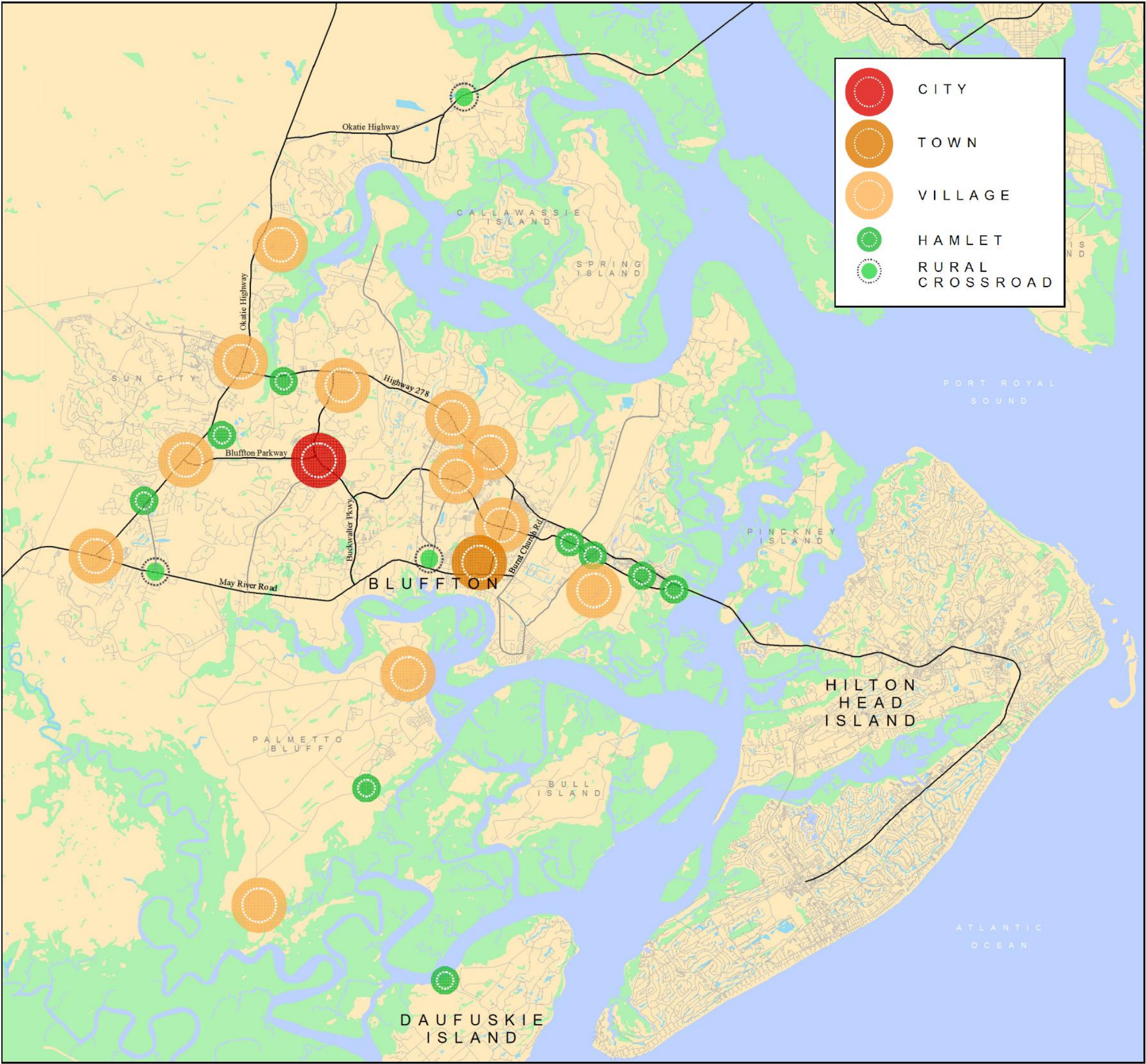


Chapter 4 Land Use

**Map 4-9:
Place Type
Overlay**
Southern
Beaufort County



2010 Beaufort County
Comprehensive Plan





*Beaufort County Comprehensive
Plan*
Cultural Resources



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Introduction

Beaufort County is one of America's historic and cultural treasures, a place where history and tradition are reflected in a vibrant landscape that provides a tangible link between past, present and future generations. Beaufort's attractiveness as a place to live and work, as a destination for visitors, and consequently its economic well being, are directly related to its historic character and unique quality of life.

Beaufort County's popularity and high growth rate has brought both recognition of the County's more visible historic assets and an influx of financial support for the rehabilitation of historic structures. As a result, Beaufort County, the City of Beaufort, the Town of Port Royal, the Town of Bluffton and the Town of Hilton Head Island each have adopted ordinances that protect historic and archaeological resources.

Given the County's rapid population growth over the last 20 years, however, it is vital to analyze the region's less tangible, but more inherent cultural resources, which make up the Lowcountry way of life. These resources include the County resident's relationship to the water as a source of food, recreation and transportation; the County's rich agricultural heritage; the County's military heritage; the County's scenic highways and byways; Gullah culture; and the active visual and performing arts community. Each of these components is vital to the region's identity. They add to the quality of life for residents; they make this region attractive to visitors and future residents; they drive the local tourism economy; and they ideally make this region an attractive site to relocate or create new businesses.

As one of the nation's historic and cultural treasures, Beaufort County bears a great responsibility to be good stewards of these resources. Therefore, it is vital not only to identify the County's historic and cultural resources, but to develop policies to preserve and enhance these resources.



Historic and Archaeological Resources

Beaufort County is blessed with a wealth of important historic buildings and sites as well as numerous pre-historic and historic archaeological sites. The County and its municipalities have devoted much time and effort to both inventorying these sites and creating the necessary regulatory framework to protect these sites from the potential adverse impacts of new development, redevelopment, rehabilitation, and neglect.

Resource Identification



The Church of the Cross, located in Bluffton's historic district, was constructed in 1854

Beaufort County Above Ground Historic Resources Survey: In 1997, Beaufort County completed a survey of historic buildings and other above ground historic resources that covered the unincorporated areas of Beaufort County, the City of Beaufort, and the Town of Port Royal. The Town of Bluffton was surveyed in 1995. The County survey identified over 1,500 historic sites and buildings; provided an historic overview of Beaufort County; an architectural analysis by building type, material and style; provided recommendations for National Register of Historic Places eligibility; and gave recommendations for future preservation actions. The survey is used by the County and municipalities in staff project development review, and by property owners, realtors, developers, historians, and other researchers as well as by the public. Because the survey primarily included only those properties that could be seen from public roads or those surveyed on private property with owner permission, the County continues to work with property owners to identify sites missed by the survey. For example, County staff, and the Historic Beaufort Foundation, and the military installations have worked with local citizens to locate and survey rural cemeteries, the majority of which are African-American. The survey can be accessed on Beaufort County's website¹.

¹ Presently only the unincorporated County, the City of Beaufort, and the Town of Port Royal are available on the website. Bluffton will be added soon. The City of Beaufort plans to include the city survey in its website.



Historic cemetery on Daufuskie Island

The Historic Preservation Review Board and staff have worked with the following private owners and organizations to protect important historic sites and buildings.

- Rose Hill Plantation
- Darrah Hall at Penn Center
- Brick Church
- Coffin Point Plantation House
- Old Sheldon Church Ruins
- Lobeco School
- First African Baptist Church (Daufuskie Island)
- Mt. Carmel Church (Daufuskie Island)
- Tombee Plantation

Archaeological Sites: Beaufort County has nearly 2,000 identified archaeological sites both underground and underwater. A majority of these sites are identified by surveys done when development projects are undertaken. In addition, archaeologists using grants from federal and state sources perform data recovery work on important sites such as the Santa Elena/Charlesfort site on Parris Island. On occasion, groups of local citizens commission archaeologists to identify and protect sites on private property. Projects of this type have been done on Dataw Island, Callawassie Island, and the Mitchelville area on Hilton Head Island. County staff has also worked with the Underwater Division of the SC Institute of Archaeology and Anthropology on a project to survey underwater archaeological sites in the Port Royal Sound.

Existing Regulatory Framework

The regulatory framework for protecting the County historic resources includes federal and state requirements along with County and municipal regulations. Generally, County and municipal regulations are meant to attend to gaps not addressed by state and federal regulations.

Federal and State Requirements: There are several mechanisms at the federal and state level, by which impacts on archaeological and historic sites are required to be identified and mitigated. Section 106 of the National Historic Preservation Act of 1966 requires consideration of historic properties when the federal government is involved in financing, licensing, or permitting a project. Section 106 requires federal agencies to consult with the State Historic Preservation Officer (SHPO), assess potential adverse affects of a project on historic resources and to address and mitigate those affects. Various state laws, such as the SC Coastal Zone Management Act of 1979 have similar provisions.

Historic Preservation Overlay District Ordinance: Beaufort County has adopted as part of the Zoning and Development Standards Ordinance-Community Development Code, a section that provides protection of the County's historic and archaeological resources. This ordinance requires that all work done on the exterior of designated historic buildings in the unincorporated County to be reviewed and approved either by the Historic Preservation Review Board or by staff acting on behalf of the Board. Once a project is approved, a Certificate of Appropriateness is issued, which is required before a building permit can be received.

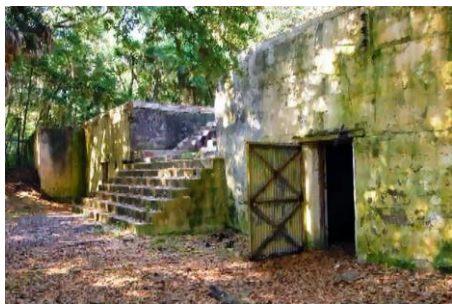
Archaeological and Historic Impact Assessment Ordinance: This ordinance requires developers to provide information regarding the development site. After conducting document searches, consultations with compliance archaeologists and other research, the Planning Director and Historic Preservationist determine whether a survey of the property will be required. Reports, maps or other

information resulting from any survey are reviewed by the County, who works with the developer to devise a mitigation plan for the treatment of any identified archaeological resources. The plan would then be included in a Memorandum of Agreement (MOA) to be signed by the developer and the County.

Municipal Ordinances: The City of Beaufort, Town of Port Royal, Town of Bluffton and the Town of Hilton Head Island all have ordinances that provide some degree of protection of historic and archaeological resources. In the past, Beaufort County staff has provided professional assistance to the municipalities to identify and protect historic resources.



The Lobeco Library is located in the restored Lobeco School that was constructed in 1937.



Fort Fremont dates back to 1898 when it was constructed for the Spanish-American War.



Vernacular architecture on Daufuskie Island.

Other Planning and Preservation Efforts

Over the last 10 years, Beaufort County has undertaken a number of projects to preserve important County owned historic properties and to acquire and preserve other important historic sites through its Rural and Critical Lands Preservation Program.

- **Lobeco Library:** Listed in the National Register of Historic Places and owned by the Beaufort County Board of Education, this school building was renovated in 2003 into the Lobeco branch of the Beaufort County Library.
- **Barker Field Tabby Ruins:** Beaufort County financed the restoration of tabby ruins located in Barker Field County Park on Hilton Head Island.
- **Ford Shell Ring:** Beaufort County in conjunction with the Town of Hilton Head Island purchased a 6.8-acre parcel that contains Native American Shell Rings believed to have ceremonial importance. The site is also home to the remains of a freedman's cottage.
- **Altamaha Town:** Beaufort County purchased a 100-acre site located on Old Baileys Road in 2004 that includes Altamaha, a Yamasee Indian town that is being developed as a passive park and historic site.
- **Fort Fremont:** Beaufort County purchased 14 acres on St. Helena Island that contains the ruins of a historic Spanish-American War fort that was completed in 1898.

The Town of Hilton Head Island has also been active in the preservation of historic and archaeological sites. Town preservation efforts include Greens Shell Ring, Honey Horn Plantation, Jenkins Island Shell Pit, Jenkins Island Cemetery, and the Fish Haul Creek Site. The Town of Bluffton has been active in restoring the Garvin House, an 1870 residence constructed by Cyrus Garvin, a former slave. In addition to public sector preservation efforts, private residential communities, such as Dataw Island, Spring Island and Haig Point have preserved tabby ruins and other above ground features.

Vernacular Architecture

Beaufort County has a rich inventory of vernacular architecture, much of which is being lost to redevelopment and neglect. Protection of these older structures, many of which are located in the rural and less affluent parts of the County, is vital both to preserving an important component of the County's historic built environment and as a source of affordable housing. Many of these structures are modest homes built largely by African-Americans. The best examples can be found on St. Helena Island, Daufuskie Island and in the Northwest Quadrant in the City of Beaufort. Non-residential vernacular structures include rural roadside markets and truck farming packing houses.



Albany Groceries, located in Dale, is a good example of commercial vernacular architecture.

Conclusions

Beaufort County, and its municipalities, and military bases have devoted many resources to both inventory and protect historic structures and archaeological sites. These preservation efforts need to be continued and enhanced in the future. Special emphasis should be placed on identifying and preserving the County's most endangered structures and sites through proactive means (adaptive reuse, grant funded rehabilitation, tax incentives, etc.).



Scenic Highways and Byways

Beaufort County's highways are the County's primary and most visible public realm. It is where the manmade environment intersects with the natural environment. Therefore, scenic highways and byways are included as a cultural resource. It is the most frequent way that people enjoy the scenic beauty of the County.

Fifty years ago, Beaufort County's transportation network was made up of 2-lane highways, many of which were completely shaded under a canopy of oaks. Population growth accompanied by development has rendered this a vanishing feature of the Lowcountry landscape. Most of the County's principal and minor arterials and its major collectors have been or are slated to be widened to four or six lanes.

Existing Preservation and Enhancement Efforts

In the past 15 years, Beaufort County has recognized the importance of preserving the scenic qualities of its highways. These efforts include the adoption of the Corridor Overlay District; the designation of Old Sheldon Church Road as a state scenic highway; and preserving trees and creating context sensitive features when roads are widened.

Development Standards Corridor Overlay District Ordinance:

In 1992, Beaufort County adopted the Highway Corridor Overlay District to apply to U.S. 278, the primary corridor leading onto Hilton Head Island. The Corridor Overlay District ~~has since been~~ was then expanded to include all major highways in Beaufort County. The district ~~provides~~ provided standards for architecture, landscaping (including tree preservation), signage, and lighting for new development along the County's major highways. The Community Development Code then expanded these standards to apply to all development with the exception of single-family and two-family residential. While the ~~corridor overlay district has~~ these development standards have helped to limit the potential adverse visual impact of commercial growth along these highways, the standards do not apply to improvements within the highway right-of-way. there are several limitations of the district that could be improved upon:

*South Carolina State Scenic
Byways in Beaufort County*

- Hilton Head Island Scenic Byway
- May River Scenic Byway
- McTeer Bridge & Causeways Scenic Highway
- Old Sheldon Church Road Scenic Byway
- SC 170 Scenic Highway
- US 21 Scenic Highway

Source: South Carolina Department of Transportation

- The corridor overlay district standards are modeled after similar standards adopted on Hilton Head Island. Some of these standards are not as well suited to the more rural parts of the County.
- The standards do not apply to improvements within the highway right-of-way. Therefore, road widening, median landscaping, SCDOT maintenance, turning lanes, and other road alterations fall outside the district requirements and the purview of the Corridor Review Boards.
- The standards do not apply to many of the County's major and minor collector roads. Many of these roads still have significant scenic resources.

Southern Beaufort County Corridor Beautification Board:

Since development standards only apply to development on individual parcels, additional oversight was needed for road improvements within the highway right-of-way. In 2013, County Council authorized the creation of the Southern Beaufort County Corridor Beautification Board. County Council created the Board to assist Council in the design, implementation, fundraising and promotion of median beautification and other aesthetic improvements along highways in Southern Beaufort County.



Old Sheldon Church Road was designated a State Scenic Byway in 2003.

State Scenic Byway (Old Sheldon Church Road): The State designated Old Sheldon Church Road a Scenic Byway in 2003. Old Sheldon Church Road is one of the County's most scenic highways. A trip on Old Sheldon Church Road offers glimpses into the past through the remains of the Sheldon Church ruins, the entrances to several historic plantations, and views of former rice fields. In addition to its historic importance, the road is one of the few remaining canopy roads in Beaufort County. In recent years, the road has become a short cut between I-95 and Beaufort for both cars and trucks. Accompanying state scenic byway designation, Beaufort County adopted a management plan to protect the highway's scenic qualities. This management plan includes called for extending the corridor overlay district to apply to Old Sheldon Church Road; working with the state to reduce speed limits and to limit truck traffic; and working with SCDOT and the utility companies to utilize best management practices when trees are pruned for maintenance.

Canopy Roads Brochure: In 2009, the Beaufort County Planning Department produced a brochure titled The Canopy Roads of Beaufort County. The purpose of the brochure was to provide greater awareness of the County's remaining canopy roads and highlight them as a unique feature of the region's history, culture and natural environment.

Conclusions

Beaufort County has taken important steps to protect the scenic qualities of its highways and byways. The Architectural, landscaping, signage and lighting standards have corridor overlay district has been a key component in these preservation efforts and should be continually implemented enhanced and expanded to provide more protection to the County's remaining rural scenic highways. The designation of Old Sheldon Church Road as a state scenic byway and the accompanying management plan represent the next step in moving the protection of scenic corridors beyond the regulatory environment to include public outreach and partnerships with SCDOT and utility companies. The County should seek this designation on other highways with similar qualities. Finally, the County has many rural scenic highways that do not fall under the jurisdiction of the corridor overlay district and are not likely to be eligible for state scenic designation. The County should take steps to inventory these highways and develop a management plan to protect and promote the scenic qualities of these roads.



Maritime Heritage

Beaufort County consists roughly of half land and half water. Throughout its history, the County's waterways have been a source of food, industry, trade, transportation and recreation. The County's culture and identity has been as closely tied to its waterways as it has been tied to its land. Seafood, fish, shrimp, crabs and oysters have been a staple of the Lowcountry diet since the days of the Native American inhabitants. Historically many of Beaufort County's islands lacked direct access to the mainland and therefore water was vital to transportation. Today, recreational boating and fishing are an important facet both to the Lowcountry way of life and to the local economy as an increasing number of visitors are interested in chartering fishing boats and in ecotourism. Although there is an abundance of rivers, bays and marshes in Beaufort County, the rapid pace of growth and rising land values have challenged the traditional uses of the County's waterways.

- Growth has brought with it concerns about declining water quality, excessive stormwater runoff and increased pollutants into the local marshes and waterways.
- Waterfront access facilities, such as boat landings and fishing piers, have not kept pace with population growth.
- Rising land values have put a premium on waterfront property and made it very expensive to purchase new land for waterfront access.
- Rising land values have also brought about pressure on commercial waterfronts to sell to the highest bidder.
- Increased residential development on marshfront and waterfront property has brought about conflicts between property owners and those harvesting crabs and oysters.

Summary of 2006-2013 South Carolina Shellfish Catches

- Blue Crab – 4.32 5.13 million lbs. - \$3.4 6.4 million
- Shrimp (Brown, White & Other) – 2.2 1.99 million lbs. - \$5.6 5.8 million
- Eastern Oysters – 81,548 bushels 0.37 million - \$1.2 2.3 million

Source: NOAA – National Marine Fisheries Service

Local Seafood Industry

Fishing as a commercial venture dates back to the colonial times when street peddlers and small merchants sold fish and shellfish for local consumption. In the late 1800's, canning became a major part of the seafood business, allowing local seafood to be sold to other parts of the world. Freezing became popular in the late 1940s and is still used for a majority of today's seafood catch, especially when shipped elsewhere. Today the industry is in decline; nevertheless, the demand for fresh

*Issues Facing the Local
Seafood Industry*

- Low-priced imported shrimp and crabs
- Rising fuel costs
- Rising labor costs
- Increased land values affecting waterfront access
- Loss of processing facilities
- Age of fleet
- Loss of maintenance facilities



A commercial crabber on the Combahee River.

**FRIENDS
DON'T LET FRIENDS EAT
IMPORTED SHRIMP**

Popular bumper sticker supporting the
local seafood industry in Beaufort
County.

seafood from Beaufort County's waters is still high. Many of the hardships facing the local seafood industry are international in scale – flat market prices, competition from Asia and Latin America, and rising fuel costs. This plan focuses on local issues and possible solutions to protect the viability of the industry.

Working Waterfronts: The local seafood industry relies on the availability of ice, fuel, grading and processing, freezers, access to markets, and places to moor fishing boats. Beaufort County has nine remaining working waterfronts (Map 1) that provide these services to the industry. The long-term viability of these waterfronts is in question as owners face both the declining profitability of the industry and rising land costs that make it attractive to sell.

Other Commercial Fishing Concerns: The local seafood industry is affected by other aspects of rapid population growth. Increased development has led to the closure of shellfish beds, reducing the availability of oysters and clams. Stormwater runoff also affects the salinity levels in localized areas, which has led to declining crab populations. The proliferation of private docks on small tidal creeks and an increasing number of no wake zones have made it more difficult and time consuming to harvest crab pots and to reach oyster beds. Finally, most crabbers and oystermen utilize the County's boat landings and must compete with an increasing number of recreational boaters for a limited number of landings.

Local Initiatives: Beaufort County and its municipalities have taken several steps to protect the viability of the local seafood industry.

- **Commercial Fishing Village Overlay District (CFVOD):** In 2000, Beaufort County Council adopted the CFVOD. The process involved inventorying the County's existing working waterfronts and interviewing those involved in the seafood industry to determine the existing and future needs of the commercial fishing operations. The purpose of the district was to remove regulatory barriers that could threaten the operation and expansion of the existing active uses.
- **Bluffton Oyster Company:** In 2002, Beaufort County purchased 5 acres at the site of the Bluffton Oyster Company, the last oyster shucking facility in Beaufort County. The Bluffton Oyster Company continues to operate under a long-term lease arrangement with Beaufort County.
- **Benny Hudson Seafood Company:** In 2003, the Town of Hilton Head Island purchased the development rights of this active seafood operation which allows for the continued operation of the company, provides tax breaks to the property owner, and protects the property from redevelopment.
- **Port Royal Seafood:** The Town of Port Royal has taken **took** over the management and operation of this facility to keep it viable as the



Recreational cast netting for shrimp.

Port of Port Royal property is sold and redeveloped. However, with the July 2015 fire and pending sale of the Port property, the future of this operation is uncertain.

Recreational Fishing and Boating

Recreational fishing and boating is a traditional local pastime as well as a draw for visitors. In 2007, Field and Stream magazine named Beaufort a top 20 fishing town. Local coastal waters offer sheepshead, mullet, croaker, sea trout, and whiting, along with crabs, shrimp and oysters. Cobia season brings many visitors to the Broad River in May. The popularity of recreational fishing and boating also supports fishing charters and ecotourism which are a component of the local economy. According to SCDNR, in 2007 2014, there were 12,225 15,131 boats registered in Beaufort County. This is 2,906 more registered boats than just 7 years prior. Assuming that boat registration keeps pace with projected population growth, Beaufort County can expect 20,789 18,278 boats in 2025 2030. This growth will place further stress on the County's 26 public boat landings.



The Hunting Island Fishing Pier extends 1,120 feet into Fripp Inlet.

The Beaufort County Public Works Department maintains and manages 26 25 public boat ramps and the City of Beaufort owns the Pigeon Point boat ramp. In 2007, SCDHEC/OCRM published the *South Carolina Five Coastal County Boat Ramp Study*. This study provided a detailed assessment of the County's existing boat landings and provided the following general findings and recommendations

- There is a major need for more parking at existing boat ramps;
- Existing boat landings need to be upgraded and repaired with new restrooms, more trash disposal, and better lighting;
- Certain accesses should be designated for non-motorized uses such as fishing, crabbing, kayaking, canoeing, and viewing; and
- Passenger cars should not park in car/trailer parking spaces.

Other Water Access Issues

The demand for shore-based fishing is already evident in the number of people fishing from bridges and in undesignated areas in proximity to roads and bridges. Changing demographics have the potential to change the desires of the public with respect to water access needs. As the population ages there may be increasing demands for shore-based fishing facilities. Beaufort County has eight ten fishing piers. In addition to shore based fishing, canoes and kayaks compete with motorized boats for the same limited number of water access facilities.



A shrimp boat on the May River.

Conclusions

Because of growth and rising land prices, the traditional relationship between County residents and the water is being challenged. To address these challenges, Beaufort County will need to take a more



active role in preserving traditional water dependent uses and providing improved access to the water for all County residents.



Agricultural Heritage

Historically and culturally, Beaufort County's identity has been closely tied to its soil. For much of the County's history, agriculture has been the mainstay of the local economy. Agriculture has also played an important role in sustaining its population through periods of isolation and hard economic times. From the period immediately following the Civil War through the first half of the 20th century when employment and capital were scarce, vegetables, melons, poultry and livestock provided the County's many small property owners, many of them freed slaves, the means to survive and remain independent in spite of poverty and isolation. While the County's recent population growth has brought increased economic opportunities, the importance of farming and the skills related to farming are in decline. Preserving and enhancing agriculture as a way of life in Beaufort County is vital to maintaining the County's economic and demographic diversity, providing economic opportunities to rural residents and landowners, reducing the pressures of sprawl, providing a source of local fresh produce, and retaining the traditions and characteristics that make this region unique.



Dempsey Farms on St. Helena Island.

History of Agriculture in Beaufort County

Beaufort County is endowed with 250 frost-free days and good agricultural soils. The US Department of Agriculture (USDA) designates 25% of the County acreage as unique, 3% as prime, and 25% of the total County acreage as additional farmland of state importance. The unique category was assigned due to soil characteristics and a location that is favored by warm moist air from the nearby ocean and tidal streams. The USDA stipulates that when the soils are well managed, they are among the most productive in the region.

The early colonists found Beaufort County almost completely wooded and densely populated with many species of wildlife. Lumber for shipbuilding and the use of other forest products became a major industry of the early settlers. In 1680, rice was introduced into the region. By 1719, the colonists, merchants, traders and farmers had built up great wealth from rice production from the abundant resources available. Indigo was introduced in the early to mid-1700s, and remained profitable until after the Revolutionary War when the English



Marshview Community Organic Farm is a local example of Community Sustainable Agriculture.

government removed their bounty on it. Sea Island long-staple cotton, known for its long, smooth fibers, was introduced in 1785 and soon became the next major cash crop. While Sea Island cotton nearly disappeared from production during the Civil War, it made a modest comeback in the 1880s, only to fall victim to the boll weevil in the 1920s. Following the Civil War, the agricultural economy of Beaufort plummeted. Although a number of crops were grown, including corn, tobacco, rice, potatoes, truck crops and livestock, none reached the prominence of the rice, indigo, or Sea Island long-staple cotton of previous years. In the early 1900's, the USDA encouraged truck farming in the Southeast, due to its long growing season. Truck crops were a large and profitable industry in Beaufort County during the early to mid-1900s, and much of today's agricultural production is based upon this agricultural sector.

Existing Conditions

According to the ~~2002~~ 2012 USDA Census of Agriculture, there were ~~44,373~~ 42,177 acres of land classified as farmland in Beaufort County that produced crops with a total value of \$9.8 million with ~~137~~ 137 individual farms. Table 6-1 depicts that although Beaufort County lost about ~~10,000~~ 12,000 acres of farmland between the years of 1987 and ~~2002~~ 2012, with a modest increase in the corresponding number of farms ~~has not decreased by the same percentage~~. Farms with greater acreage are subject to greater pressure from development and face the continuing need to truck their products longer distances. Large-scale truck farms are still active on St. Helena Island and north of the Whale Branch River. Typically, tomatoes are grown and harvested during the month of June to be shipped to markets in the Northeast.

Table 6-1: Number of Farms and Farmland in Beaufort County

Year	Number of Farms	Land in Farms (acres)
1987	125	54,152
1992	120	44,800
2002	116	44,373
<u>2007</u>	<u>125</u>	<u>49,401</u>
<u>2012</u>	<u>137</u>	<u>42,177</u>

Source: ~~1987, 1992, and 2002~~ 2012 USDA Census of Agriculture

On a smaller scale many other types of crops, including collards, cabbage, turnips, carrots, beans, watermelon, cantaloupe, corn, yellow squash, okra, potatoes, sweet potatoes, and pumpkins are grown locally on small farms and gardens to be marketed at the State Farmers Market in Columbia or at local farmers markets.

Local Marketing Initiatives



The Bluffton Farmers Market.

Increasing energy costs for transportation and recent public demand for locally grown foods have created opportunities for smaller scale farmers. While there is ample production potential, local products must be matched by marketing prospects to promote expansion of small-scale farming geared toward local and regional consumption. Local marketing programs, such as farmers markets, are being initiated and/or expanded on, that are designed to provide visibility of the small farmer to a larger marketplace. The following two local initiatives are designed to increase the profitability of small-scale farming by lining up local growers with consumers.

■ **Farmers Market:** The local Farmer's Market has been in operation since 1987 and currently consists of about 25 participating vendors. In the past, the market was administered by a committee that included representatives from Clemson Extension, farmers, Department of Social Services, and Department of Health and Environmental Control. The administration is in the process of being transferred to the Town of Port Royal with the committee remaining as an advisory group. Currently the Market locates at three sites. On Tuesday afternoons and Saturday mornings the market is located at Heritage Park beside the Naval Hospital in Port Royal; on Thursday mornings at the Shelter Cove Mall on Hilton Head Island; and on Thursday afternoons in Bluffton at the Oyster Factory.



Locally grown turnips at the Bluffton Farmers Market.

■ **Small Farmer Wholesale Auction Market:** The purpose of the wholesale auction market is to provide an outlet for small local farmers to market their products to a broader audience. This will allow the local growers to expand their customer base beyond their traditional audience, which is mainly local roadside stand consumers and to provide small farmers with more opportunities to sell their products and remain competitive in the marketplace, thus maintaining their livelihood and lifestyle. The wholesale auction market, which serves farmers in Beaufort, Charleston, Colleton, Hampton, and Jasper Counties, opened in May 2008 in the Town of Ridgeland in Jasper County. A coalition of partners, including the USDA Natural Resources Conservation Service, Clemson University Cooperative Extension Service, Penn Center, SC State 1890 Research and Extension service and local farmers initiated this project.

Conclusions

While agriculture has been experiencing a slow and steady decline in Beaufort County, there are opportunities arising that may reverse this trend. Rising food and fuel prices along with concerns about the safety and quality of mass-produced food products has led to a worldwide

interest in consuming locally grown and produced food. This global movement has the potential to benefit local small and medium sized growers. In order to facilitate this opportunity, there are three general sets of policies that Beaufort County should pursue.

- Beaufort County should ensure through land use policies and other programs that the potential supply of available land for agriculture is maximized and maintained.
- Beaufort County should support programs aimed at creating marketing opportunities for local growers such as the wholesale auction market and the local farmers markets or the creation of a wholesale auction market.
- Beaufort County should provide information to the public on where locally grown and produced food products can be purchased.



Military Heritage

Beaufort County's military heritage is nearly 500 years old and has influenced virtually every aspect of the local culture. The County is centered around **Port Royal Sound the Broad River** which is the deepest natural harbor in the southeastern United States. This location played a key role in the original settlement of the County; the strategic role the County played in many conflicts over the years; and influenced the location of the Marine Corps Recruit Depot, Parris Island; the Marine Corps Air Station, Beaufort; and the Naval Hospital. The presence of the military today is a major driver of the local economy directly and indirectly providing over **\$1.2 billion in economic activity statewide, \$700 million in sales at local businesses and** supporting a total of **10,629 17,500** jobs and over \$600 million in personal income each year.² The presence of the military has influenced development patterns, the building of roads and other infrastructure and has attracted retirees and tourists.

Military History

From the first European to arrive in what is now Beaufort County to the present the military has played an important role in the life of the area. In 1526 Spanish explorers named the area Santa Elena (St. Helena). The following year the Spanish attempted to place a colony in the Port Royal area. The colony was a failure and the surviving settlers left. The French were the next to come to the region placing a colony on Parris Island in 1562 as they attempted to gain a foothold in southeastern America. They named their fort Charlesfort. This settlement also failed. The Spanish returned and established a colony known as Santa Elena in 1566. They remained until 1587. In 1684 Scottish Presbyterians established Stuart Town believed to be at the present site known as Spanish Point. The colony only lasted for two years after Spanish and Indian forces attacked and destroyed the colony. The survivors fled to Charleston.

² *The Economic Impact of South Carolina's Military Community: A Statewide and Regional Analysis*, Prepared at the request of the South Carolina Military Base Task Force by: University of South Carolina, Darla Moore School of Business, Division of Research, January 2015.

Once Beaufort was established in 1711, the SC Legislature approved a series of forts to protect the entrance to the City of Beaufort and Port Royal. In the 1730's Fort Prince Frederick, a tabby fort, was constructed on the site of the present day Naval Hospital. Ruins of the fort remain. In 1755, Fort Lyttelton was built on Spanish Point and in 1811 Fort Marion was constructed on the same site. Extensive archaeological remains of these forts still exist.

There was considerable activity in the Beaufort area during the Revolutionary War. There were a number of defenses, fortifications and camps in Beaufort County. The most important engagement was the Battle of Port Royal that took place in Gray's Hill. During the American Revolution and the War of 1812, Beaufort was protected by earthworks. These defenses were occupied by the Confederates at the start of the Civil War. Later, the Confederates built works to protect the Charleston to Savannah Railroad. Some of these fortifications were built under the supervision of General Robert E. Lee whose headquarters were at Coosawatchie. Other fortifications were built on Hilton Head and Bay Point Islands to protect Port Royal Sound.

When the Union Army occupied the Beaufort area, several fortifications were built on Hilton Head and Port Royal Islands. A series of earthworks and forts were built between Battery Creek and the Beaufort River. A few of these earthworks remain whole or in part. A partial earthwork named Battery Saxton remains on US 21 near the entrance to the City of Beaufort.

Camp Saxton, located on the site of the present day Naval Hospital, was a camp for the 1st South Carolina Volunteers, the first black regiment in the Union Army. On January 1, 1863, the Emancipation Proclamation was read to the troops and freed slaves. The event is celebrated each year on New Year's Day.

On Hilton Head Island, the Confederates built several fortifications including Fort Walker and Fort Beauregard. The Union Army enlarged Fort Walker and renamed it Fort Welles. Other Union fortifications included Fort Howell, Fort Sherman and Fort Mitchel. These last three forts are in a good state of preservation. Mitchelville, a community built for freed slaves in the area became a thriving community during and after the War. Efforts to preserve Mitchelville continue today.

Fort Fremont, named after General John C. Fremont, which included two concrete sea coast batteries, was built on St. Helena Island in 1898 as part of a coastal defense system for the Eastern and Gulf coasts of the United States. The fort consisted of all support needed for the batteries including barracks, officers quarters, a mess hall, bakery, carpenter shop, administration building, a hospital and other buildings. The fort was decommissioned in 1921. Only the batteries, named Jesup



The "Iron Mike" monument to the U.S. Marines stands in front of the Parris Island Headquarters and Service Battalion Barracks

and Fornance, and the hospital remain today. The batteries are now owned by Beaufort County and are part of a public passive park. The hospital building is privately owned.

Recent Military Activity

The US Navy and Marine Corps have played an important role in the cultural and economic life of Beaufort for over 100 years. The Navy acquired a portion of Parris Island in the 1890's and built a coaling station and later a dry-dock on the island. The Marine Corps took over the base in the early 20th century and at the end of World War I, acquired the entire island. During WWII, Page Field, a naval air station was located on Parris Island. Today, the island is the site of the Marine Corps Recruit Depot, Parris Island, the headquarters for the Eastern Recruiting Region, East Coast training area for Marines.

The establishment of the Marine Corps Air Station dates back to 1941 when 1,300 acres in Beaufort were purchased by the Civil Aeronautics Authority for an auxiliary air station that supported advanced training for anti-submarine patrol squadrons. During the Korean War the Navy decided to establish a Marine Corps air station in Beaufort and the land was purchased by the Federal government. It was activated on January 1, 1955 as Merritt Field, named after Major General Lewie Merritt. In 1959, the Navy built Laurel Bay, a housing complex for Marine and Navy personnel. Today the entire installation includes 6,900 acres at the air station, 1,076 acres at Laurel Bay and an additional 33,812 5,182 acres at the Townsend Bombing Range in Georgia, the weapons training installation for the air station. MCAS is currently transitioning from the F18 to the F35B Joint Strike Fighter and a new mission to house five three squadrons and to operate a Pilot Training Center.

The Naval Hospital Beaufort was commissioned in 1949 to provide medical support to the Parris Island and its recruits. The hospital currently serves the military installations in Beaufort County including Laurel Bay.

Conclusions

Today, the Navy and Marine Corps continue to have in an important role in Beaufort and in our nation's defense. Military and civilian personnel contribute significantly to the economy of Beaufort both in money they spend and as part of the non-military workforce. Military personnel also participate in community cultural and charitable organizations. We are reminded of the important role they play as we hear jets flying to and from the Air Station and small arms fire from Parris Island where tomorrows Marines are being trained.



Gullah Culture

The Gullah/Geechee are a community of African-Americans who live along the Atlantic coast on the Sea Islands of South Carolina and Georgia. Generally, the term “Gullah” is used in South Carolina and “Geechee” is used in Georgia. Comprised of descendants of slaves brought from West Africa, Gullah/Geechee communities continue to thrive on the Sea Islands today. The historic isolation of the Sea Islands was crucial to the survival of this culture. Within their rural communities, Gullah/Geechee people were able to maintain language, arts, crafts, religious beliefs, rituals, and foods that are distinctly connected to their West and Central African roots. Today there exists a strong movement to preserve and maintain Beaufort County’s Gullah culture, language and customs.

Issues Affecting Gullah Culture in Beaufort County

As in other parts of the Southeast, Gullah culture is under extreme stress from rapid coastal development, population growth, lack of recognition, and the lack of significant financial resources. Rapid population growth has the potential to substantially alter the traditional social and cultural character of Beaufort County’s Gullah community, as new residents represent different values and customs. The gentrification of St. Helena Island, which represents the County’s largest Gullah community, would result in a greater demand for urban services and eventually to urbanization and higher property values, which would make it more difficult and costly to maintain the traditional rural lifestyle on the Island.



Historic Praise House on St. Helena Island.

Beaufort County’s Gullah communities face other unique challenges brought on by increased development pressure. When Beaufort County was largely rural, large tracts of agricultural and forested land, regardless of their private ownership, provided the Gullah community with traditional access to waterways, oyster beds, hunting grounds and other amenities of the natural environment that were the lifelines for the community. Rising land values, especially along marshes and waterways, have often led to property owners limiting access through



The Gullah Grub, located in the Corner Community on St. Helena Island served traditional Gullah cuisine. It operates under the South Carolina Coastal Community Development Organization.

their properties. In addition, many of the older cemeteries, which play an important role for the Gullah community, are located within the original plantations and are now on private property and difficult to access.

Local Initiatives to Preserve Gullah Heritage

In the past 10 years, Beaufort County, working closely with community groups, has taken several initiatives aimed at strengthening the Gullah community.

Corners Area Community Preservation District: The Corners Community is located around the intersection of Sea Island Parkway (US 21) and Martin Luther King, Jr. Drive and is the cultural and commercial heart of St. Helena Island. The 1997 Comprehensive Plan designated this area as a Community Preservation District, which led to a community-based plan that was completed and adopted in 2003. The plan was formulated by the 12-member Corners Area Community Preservation Committee, which conducted 140 meetings over a period of 2 ½ years. The plan outlines policies that encourage the district to be pedestrian friendly, promotes the preservation of historic structures and calls for context sensitive design for the widening of US 21 through the heart of the community. In 2014, based on input from the Community Preservation Committee and island residents, the County adopted transect zones for the Corners Community to further promote the objectives of the plan.

Cultural Protection Overlay District: In order to protect the Gullah cultural heritage of St. Helena Island, the County developed the Cultural Protection Overlay to prevent rural gentrification and displacement of residents in these cultural communities. The intent of this overlay is to protect this area from encroaching development pressures. Currently the district restricts the development of gated communities, golf courses, and resorts. It also prohibits development features that restrict access to water and other culturally significant locations, and franchise design.

Family Compound Option: The family compound option allows longtime rural residents to protect a rural way of life, especially prevalent in the Gullah community, where family members cluster development on family owned or heir's property. The family compound option allows property owners a density bonus for family dwelling units, which can be built either on the applicant's property without being subdivided, or on property subdivided and conveyed to the family members.

Gullah/Geechee Cultural Heritage Corridor (National Park Service)



The Gullah/Geechee Cultural Heritage Corridor Commission.

With the passage of the National Heritage Areas Act of 2006 (S. 203), the Gullah/Geechee Cultural Heritage Corridor was designated by the National Park Service along the coast from Wilmington, North Carolina to Jacksonville, Florida. The purpose of this heritage corridor is the following:

- To recognize the important contributions made to American history and culture by the Gullah/Geechee.
- To assist federal, state and local governments, grassroots organizations and public and private entities in interpreting the story of the Gullah/Geechee culture and preserving Gullah/Geechee folklore, arts, crafts, and music.
- To assist in identifying and preserving sites, historical data, artifacts, and objects associated with the Gullah/Geechee culture for the benefit and education of the public.

In 2007, the National Park Service appointed a 15 member Gullah/Geechee Cultural Heritage Corridor Commission that is charged with developing and implementing a management plan for the Heritage Corridor. In 2012, the Commission approved the Gullah Geechee Cultural Heritage Corridor Management Plan for public distribution and submitted the plan to the Department of Interior who approved the plan in 2013.

Conclusions

Beaufort County's Gullah community continues to make it clear that its cultural resources are not only the historic sites, waterways, sacred grounds, farmlands, open spaces, hunting grounds, and the areas in which traditional events have occurred. The major cultural resource is the people themselves. The primary threat to the long-term viability of Beaufort County's Gullah communities is population growth and development. Responsible land use policies that concentrate new growth in urban areas and protect rural areas from high-density development are the most important policy that can be enacted at the County level. The Cultural Protection Overlay District is a good start in protecting Beaufort County's largest Gullah community on St. Helena Island. It is necessary to continue to evaluate what defines St. Helena Island as a significant traditional cultural landscape, as well as to assess the contribution of the Gullah culture, in order to develop more specific provisions within the overlay district that will result in effective long-term protection for the culturally significant aspects of the island.



Visual and Performing Arts

Beaufort County has a thriving, nationally recognized arts community. The City of Beaufort and the Town of Hilton Head Island were listed in the book *100 Best Small Art Towns in America*³. Beaufort County is home to a variety of arts organizations, galleries, theater groups, dance groups, orchestras, jazz ensembles, and vocal groups. While the visual and performing arts are a key component of the region's culture and quality of life, they also contribute to the local economy.

In 1999, a study was conducted to measure the economic impact of visual and performing arts on Beaufort County. At that time, it was determined that direct expenditures of the industry totaled more than \$10 million annually⁴. In addition, the study indicated that for every \$1 of financial support to the arts by local governments, \$6 is returned to the local economy. While this information is dated, it provides some indication of the economic importance of this industry.

Performance Venues



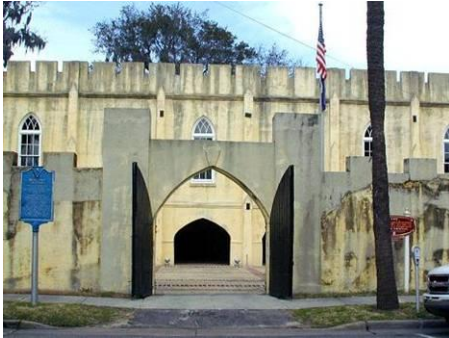
The Hilton Head Symphony Orchestra.

Beaufort County has a number of performing arts facilities that provide venues for both professional performers and grass roots theater groups and musicians. The Arts Center of Coastal Carolina, on Hilton Head Island, includes a 350-seat main theater and two smaller venues for youth and experimental theater. They also have a gallery for the visual arts that provides space for national exhibits, statewide exchanges, and local artists. The May River Theater, located in Bluffton Town Hall, provides a 200 seat venue for plays and other shows.

In northern Beaufort County, the Arts Council of Beaufort County has a 120 seat performance space in its ARTworks Community Art Center in Beaufort. The USCB Performing Arts Center is a 474 seat venue that is used for both local performers and touring professionals. Beaufort Performing Arts, Inc. was established in 2003 by a joint effort between

³ *100 Best Small Art Towns in America*, edited by John Villani and Burk Willes (1996, John Muir Publications).

⁴ *Economic Impact of the Arts on Beaufort County, SC* by Ginnie Kozak, Ivy Lea Consultants, 1999.



The Beaufort Museum is located in the Beaufort Arsenal, which was constructed in 1852.

USCB, the City of Beaufort, and several local arts supporters to bring high quality professional entertainment to Beaufort. Other venues in northern Beaufort County include the Frisell Community House at Penn Center, which seats 100, and the Henry C. Chambers Waterfront Park, which offers an open air, covered stage for outdoor concerts. The Beaufort County School District has several auditoriums in its high schools and middle schools that serve as venues for local and sometimes national performances. The availability of a suitable and affordable venue is a key factor in whether local performing arts groups can remain active.

Museums

There are a number of seven museums in Beaufort County that interpret the region's historic, cultural and natural heritage:

- Verdier House: The Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era.
- Beaufort Museum: The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years.
- Parris Island Museum: The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island.
- York W. Bailey Museum: Located at Penn Center, this museum focuses on the story of the African American residents of the Sea Island.
- Coastal Discovery Museum: Located on Hilton Head Island, this is the County's only natural history museum, although occasional forays into the historical and cultural arena are common.
- Historic Port Royal Foundation Museum: The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history.
- Heyward House: The Heyward House was constructed as a summer home for a plantation owner in 1841. Today it is a house-museum operated by the Bluffton Historical Preservation Society and acts as the official Welcome Center for the Town of Bluffton.
- Port Royal Sound Foundation Maritime Center: In 2014, the Port Royal Sound Foundation opened its Maritime Center at the location of the former Lemon Island marina, which features exhibits, classrooms, and interactive learning focused on the unique environment of Port Royal Sound.

- Santa Elena Foundation Interpretive Center: The Santa Elena Foundation is scheduled to open an interpretive center in the former Federal Courthouse in Beaufort in 2016. The Foundation is focused on research, preservation, and promotion of the “Lost Century”, the 16th Century la Florida settlement that became the colonial Spanish capital in present-day United States.
- Fort Fremont Interpretive Center: Beaufort County is in cooperation with the Friends of Fort Fremont is developing an interpretive center to be housed in a new building on the grounds of Fort Fremont.

In the City of Beaufort, the Verdier House (ca. 1790), maintained by the non-profit Historic Beaufort Foundation, is restored and furnished with artifacts appropriate to the Federal era. The Beaufort Museum, also owned and maintained by the Historic Beaufort Foundation, is located in the Beaufort Arsenal, the County's oldest civic structure. The building's main elements were constructed in 1852 atop a 1798 tabby first floor. The exhibits include an eclectic conglomeration of materials, both local and foreign, collected during the museum's earlier years. The Parris Island Museum, in the War memorial building at the Parris Island Marine Corps Recruit Training Depot exhibits Marine Corps heritage, Sea Island military history, and the establishment of French and Spanish forts on Parris Island. The story of the African American residents of the Sea Island is the focus of Penn Center's York W. Bailey Museum. The Hilton Head Island's Coastal Discovery Museum is the County's only natural history museum, although occasional forays into the historical and cultural arena are common. The Historic Port Royal Foundation operates a small museum in the 130-year-old Union Church, which features artifacts and memorabilia from the Town's history. The Lowcountry Estuarium, also located in Port Royal, is a learning center designed to provide hands-on learning about the coastal environments.

Education and Support



Black Box Theater at the ARTworks Community Arts Center in Beaufort.

The Arts Council of Beaufort County is a countywide non-profit that provides support to the visual and performing arts community through the distribution of grant funds from the South Carolina Arts Commission. The Council advocates for the art community by providing classroom space, gallery and retail space, and a performance venue at their ARTworks Community Arts Center in Beaufort, and by advocating for the arts community. The Arts Council distributes approximately \$20,000 annually to artists, arts organizations, and art teachers through its Community Arts Grant Fund. Half of those funds are from the SC Arts Commission. The local match is provided by the City of Beaufort. The Arts Council also publishes the magazine, ArtNews three times a year which promotes the activities of local artists and performers.

Conclusions

Beaufort County has an active visual and performing arts community. Studies have determined the economic importance of this community and the value in providing financial support for local artists and arts organizations. An important component to an active and creative visual and performing arts community is the availability of accessible, low-cost space available for performance, studios, and galleries. A thorough and systematic inventory and assessment of the County's arts community could be a valuable tool in determining the overall health of this industry and how the County and its municipalities can be better positioned to attract new artists and performers.



Recommendations

Recommendation 6-1: Archaeological and Historic Resources

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

- Continue to review development plans to determine the location of archaeological and historic resources and the potential impact of development on these resources.
- Continue to coordinate with the South Carolina Department of Archives and History on projects that trigger state and federal permits.
- Continue to pursue the acquisition of significant archaeological and historic sites via the Rural and Critical Lands Preservation Program.
- Continue to update the Beaufort County Above Ground Historic Resources Survey.

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

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

Recommendation 6-3: Rural Vernacular Architecture.

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



Vernacular residential architecture on Coosaw Island built circa 1935.

Recommendation 6-4: Scenic Highways and Byways

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



The Town of Bluffton seeks Federal Scenic Highway designation for May River Road (SC 46).

- ~~Expand the application of the corridor overlay district standards and the purview of the Corridor Review Boards to apply to road~~ Utilize the Southern Beaufort County Corridor Beautification Board to provide oversight for road widenings, median landscaping, and other alterations within the highway right-of-way that impact the aesthetic qualities of the highway.
- Modify ~~corridor overlay district~~ architectural, landscaping and tree preservation standards to better protect and enhance rural scenic qualities.
- Pursue state scenic byway designation for River Road, Martin Luther King Jr. Drive/Lands End Road, and other roads that qualify for this designation.
- Work with the Town of Bluffton's efforts to preserve and enhance the scenic qualities of May River Road (SC 46).
- Provide better coordination with SCDOT and utility companies to ensure that tree trimming and maintenance activities minimize adverse impacts to the aesthetic qualities of the county's scenic highways and byways.
- Create a local scenic highway designation to preserve minor collectors and local roads with tree canopies and other scenic qualities.
 - Inventory the County's remaining canopy roads.
 - Create a management plan for local scenic highways that includes design and tree protection standards along with cooperation with SCDOT and utility companies.
 - Promote public awareness and outreach by creating an interpretive brochure that maps and describes state and local scenic highways.

Recommendation 6-5: Maritime Heritage – Working Waterfronts

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

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

- Consider the use of the Rural and Critical Land Preservation Program to protect working waterfronts from development pressures by purchasing development rights; or, where deemed appropriate, consider the acquisition of working waterfronts with a long-term lease arrangement to continue active private operation of the waterfront.
- Explore the feasibility of using County waterfront property to support the **traditional** seafood industry by allowing the location of private seafood processing facilities and other supporting facilities. This should only be considered where sufficient land is available and where such activities would not interfere with public access to the water, **or endanger to other seafood harvesting.**
- Consider future expansions of the Commercial Fishing Village Overlay District to accommodate any new **traditional** commercial fishing operations and supporting facilities.

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

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

- Beaufort County staff should conduct in-depth surveys to determine who uses the boat landings; which landings are receiving the greatest use; when are the peak demands for boat landing usage; and what are the landings being used for.
- Where sufficient land is available, County staff should make it a priority to enlarge and enhance existing boat landings before considering the creation of new boat landings.
- County staff should promote increased security at boat landings by installing better lighting and exploring the feasibility of installing security cameras.
- ~~County staff and the Trust for Public Lands should work with the US Naval Hospital and surrounding property owners to secure permanent unrestricted access to the Fort Frederick Boat Landing.~~



On-shore fishing on the Broad River
Fishing Pier.

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

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

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

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

Recommendation 6-8: Maritime Heritage – Small Watercraft

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

Recommendation 6-9: Maritime Heritage - Funding

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

- The County should seek state and federal funding sources such as OCRM Coastal Access Grants and the DNR Water Recreational Resource Fund.
- Beaufort County should explore the feasibility of a user fee at County boat landings to fund new water access facilities.



Farmland on Pinckney Colony Road preserved by conservation easement by the Rural and Critical Lands Preservation Program.

Recommendation 6-10: Agricultural Heritage – Regulatory Framework

~~Beaufort County should continually assess its regulatory~~ Beaufort County should encourage the clustering of residential subdivisions in rural areas to preserve and promote agricultural and forestry uses on set-aside open spaces.

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

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

- Continue to target the purchase of development rights on active agricultural lands.
- Where suitable, consider the lease of County owned properties to those who are interested and actively farming the land.
 - Target family farms and small growers.
 - Promote sustainable agricultural practices (crop diversity, low use of pesticides, protection of soil quality, cover crops, etc.).
 - Make active agriculture a condition of the lease.
- Continue to partner with the USDA and other agencies and organizations to match local funds for the preservation of farmland.

Recommendation 6-12: Agricultural Heritage – Markets

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

- Encourage, support and monitor the success of the Small Farmer Wholesale Auction Market.
- Work with the municipalities to provide support for a market manager for the local farmers market.



Roadside sign announcing seasonal agricultural offerings at Dempsey Farms on St. Helena Island.

Recommendation 6-13: Agricultural Heritage – Local Foods

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

- Enact a policy that requires, where feasible, the County purchase and serve local produce (grown and processed within 100 miles of Beaufort County) at the detention center and other County facilities where food is served.
- Beaufort County staff should work with Clemson Extension to research and create a web site with information on locally grown produce and retail establishments and restaurants serving locally grown produce. The web site should promote organizations that advocate local foods such as Lowcountry Local First and Fresh on the Menu.
- Create a coalition consisting of Beaufort County, the Rural and Critical Lands Preservation Program, Penn Center, the Coastal Conservation League and local growers to advocate for local agriculture and identify policies, programs and actions to further local agriculture. Issues to be addressed by the coalition include:
 - Encouraging the Beaufort County School District to serve locally grown produce at its cafeterias.
 - Working with local farmers to make available grade 2 and 3 produce to the food bank.
- Encourage community gardens and farms in urban and suburban areas by removing regulatory barriers.

Recommendation 6-14: Military Heritage

Beaufort County should recognize that the presence of the military is a vital component to the County's history, culture, and economy. The following actions are recommended:

- Continue to enforce standards within the AICUZ contours that discourage development that would adversely affect the mission of the US Marine Corps Air Station.

- Continue to partner with the US Marine Corps to preserve open space around MCAS to protect the facility from undesirable encroachment. This partnering expands the County's efforts to preserve rural and critical land while ensuring the ability of the MCAS to remain militarily viable and vital to the national defense.
- **Implement Adopt** a transfer of development rights (TDR) program to compensate affected property owners within the **MCAS** Airport Overlay District **(AOD)** **(MCAS-AO)** and continue encroachment partnering acquisition efforts in the vicinity of the Air Station.
- Support the Greater Beaufort Chamber of Commerce's Military Affairs Committee's efforts to promote and lobby for the retention and expansion of the military installations in Beaufort County
- Work cooperatively with the City of Beaufort and the Town of Port Royal to implement the recommendations of the 2015 Lowcountry Joint Land Use Study (JLUS).

Recommendation 6-15: Gullah Culture

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

- Continue to recognize the importance of land use policies such as low-density rural zoning and family compounds in preserving and enhancing the traditional land use patterns associated with the Gullah community.
- Conduct an assessment of buildings, archaeological sites, traditionally used roads, waterways, water access points, fishing areas, burial sites, and sacred grounds associated with the Gullah community. This would involve working with community members in order to access the historical and cultural resources that need protection, restoration, and/or maintenance; and seeking funding to preserve these resources in a way that allows the community to be stakeholders in the process. Rural and Critical Lands Preservation Program is a possible vehicle to preserve some of these sites.
- Promote educational outreach to the public in order to foster better stewardship of Beaufort County's cultural and environmental resources.
- Promote a safe pedestrian environment in the Corners Community and other gathering places on St. Helena Island that serve the Gullah community.
- Promote alternative means of transportation, such as transit, pathways, and ferry service to make jobs and services more accessible to the Gullah community.
- County Planning staff should continue to enforce the Cultural Preservation Overlay on St. Helena Island. Determine if additional policies and regulations are needed for the overlay to better implement its purpose.

- Support existing organizations that promote cultural resource protection such as the South Carolina Coastal Community Development Corporation, the Gullah/Geechee Sea Island Coalition, the Cultural Protection Overlay District Committee, the Lowcountry Alliance, and Penn Center.
- Support the National Park Service and the Gullah/Geechee Cultural Heritage Corridor Commission in ~~their developing and implementing a~~ the implementation of their management plan for the Heritage Corridor.
- County and Zoning staff should develop a brochure designed to assist small rural landowners understand how to subdivide and transfer land. The brochure should explain family compound, policies for small rural landowners, home occupation and home business provisions, cottage industry provisions, etc. The County should consider the designation or creation of a County liaison position to assist rural property owners.

Recommendation 6-16: Visual and Performing Arts

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

- Provide support for the creation of a Cultural Assessment of Beaufort County that provides a comprehensive identification and analysis of the community's cultural resources and needs. ~~This assessment should evaluate the work of other communities, such as Paducah, KY, Chattanooga, TN, and Cumberland, MD who have successfully implemented packages of incentives to encourage the relocation of artists into their communities.~~
- Provide local matching funds to the Community Arts Grant Fund to support individual artists, art education programs and local arts organizations.
- ~~Support the creation of a County-wide Community Arts Center that provides community performance space, arts classroom space, and a space for an art gallery~~ Continue to support the creation of venues, classrooms and galleries to showcase new and emerging local artists.
- Continue to provide space in libraries and other County buildings to display the work of local artists.

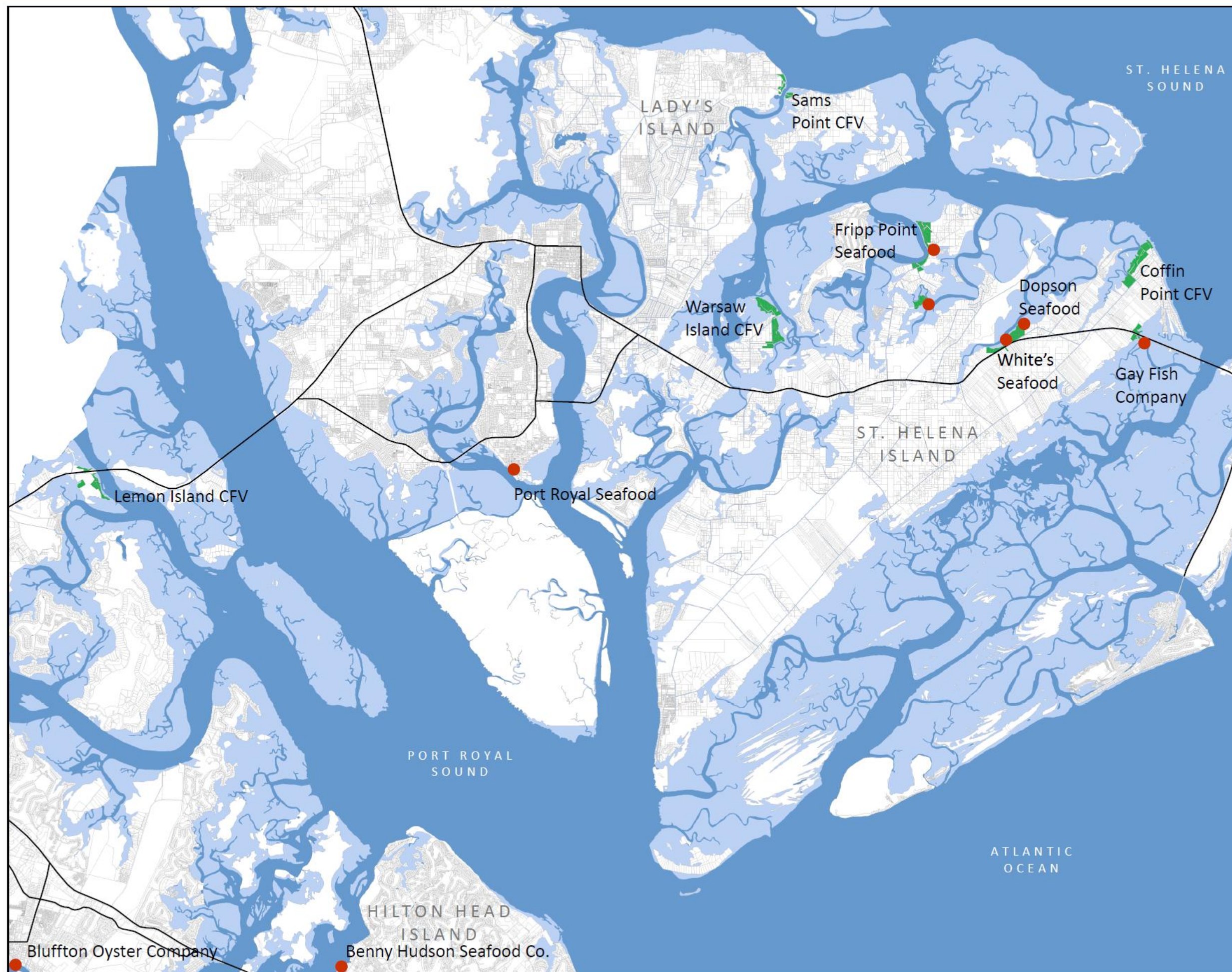
Chapter
6
Cultural
Resources

Map 6-1:
Working
Waterfronts

- Working Waterfront
- Commercial Fishing Village Overlay



2010 Beaufort County
Comprehensive Plan





*Beaufort County Comprehensive
Plan*
Energy



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Introduction

Energy usage and conservation is a growing topic of concern nationally and in Beaufort County, in light of rising fuel costs. In 1997, when the County adopted its first comprehensive plan, the cost of petroleum hovered around \$20 per barrel and \$1.25 per gallon at the pump. In 2008, fuel prices peaked in July at over \$4 per gallon. Beaufort County is a which is a significant consumer of both petroleum and electricity. While its natural beauty and amenities have made the County a desirable place to live, the availability of reasonably priced electricity to power air-conditioning has made the County a bearable place to live during the summer months. County residents and visitors also rely almost solely on private automobiles to commute to work and to conduct the most basic of errands. These factors point to the need to create new policies and reevaluate existing policies that affect the amount of energy that is consumed locally and to explore opportunities to locally produce alternative forms of energy.

State and Local Overview

South Carolina's per capita electricity consumption is among the highest in the United States due to high demand for electric air-conditioning during hot summer months, and the widespread use of electricity for home heating during typically mild winter months. Nearly three-fifths of South Carolina households use electricity as their primary energy source for home heating. In 2014 2005, the state was ranked as the eighth fifth largest electricity user per person in the United States.¹

Nuclear power accounts for more than one-half of South Carolina's electricity generation. With four active nuclear power plants and two new reactors under construction, South Carolina is among the top nuclear power producers in the United States. Coal fuels about two-fifths of net electricity generation. South Carolina has no coalmines, and coal-fired power plants rely on supplies from other states. South Carolina's only substantial energy resource is its system of rivers and

¹ Energy Administration Administration – State Energy Profiles <http://www.eia.gov/state/?sid=SC>

lakes, which offers modest hydroelectric power from facilities located in several river and lake basins. Other opportunities for renewable energy lie primarily in the state's off-shore wind and solar resources.

The suppliers of electricity in Beaufort County, Palmetto Electric Cooperative and South Carolina Electric and Gas (SCE&G), rely primarily on coal-powered generators. Palmetto Electric, which serves roughly ~~68,000~~ ~~66,000~~ customers in Beaufort, Jasper, and Hampton Counties, buys power from state-owned Santee Cooper through the Central Electric Power Cooperative. Santee Cooper generates about 80% of its electricity from coal-fired power plants. SCE&G, which serves ~~48,300~~ ~~45,500~~ customers in Beaufort and Jasper counties, generates its own electricity, with about 65 percent of it from coal. ~~This is of concern to Beaufort County because in the past 12 months, the price of coal has increased four fold, causing both companies to raise rates significantly in the later part of 2008 and in 2009.~~

In response to energy and climate concerns, ~~in on February 16, 2007,~~ Governor Sanford ~~issued Executive Order 2007-04~~ establishing the South Carolina Climate, Energy & Commerce Advisory Committee (CECAC). The Committee ~~produced a final report in 2008 that identified arrived at~~ a comprehensive set of 51 sustainable policies specific for South Carolina. Many of these policies are appropriate for local government to implement, and are therefore referenced in this document where applicable.

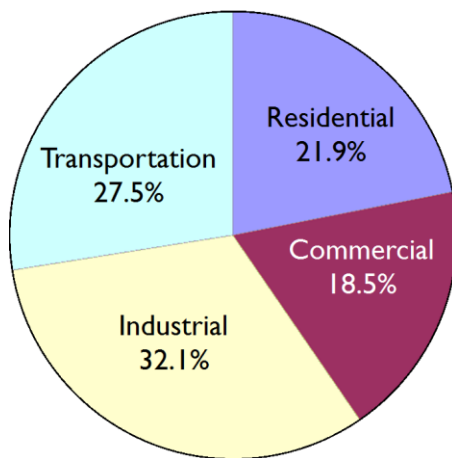
Vision

The vision of the Energy element is to lower Beaufort County's energy dependency by reducing local energy consumption and facilitating local renewable energy production by doing the following:

- Promoting energy efficiency by assessing Beaufort County's facilities and operations and implementing changes to reduce energy consumption;
- Providing incentives for the private sector to invest in green technologies;
- Implementing land use and transportation policies that reduce trip lengths, encourage walking and cycling, and facilitate improved public transportation;
- Overcoming regulatory barriers that create unnecessary obstacles to green building practices and renewable energy generation;
- Facilitating educational outreach to promote energy efficiency and green technology.



Land Use and Transportation Policies



This chart represents national energy consumption in 2014 by end-use sector.

Land use and transportation policies have significant potential over the long term to reduce energy use in Beaufort County. Nationally, the transportation sector accounted for nearly 29% 27.5% of total energy consumption in 2014 2006 (see chart in sidebar). In Beaufort County, this percentage is likely higher due to a relatively small local industrial sector. There is a direct relationship between average vehicle miles traveled (VMTs) and energy use. Therefore, reducing the amount that we drive can greatly reduce the amount of energy we use. Over the last 25 years, cheap gasoline has led to a lax attitude about how much we drive. Nationally between 1980 1977 and 2010 2001, VMTs increased by 98% 151% while population only increased by 36% 30%. Much of our driving habits are a direct result of development patterns. The difference between these two rates is largely attributable to growth in auto-oriented development and land use/transportation related issues, such as the availability and convenience of pedestrian and cycling facilities and public transportation. Fluctuating fuel costs present Recent spikes in fuel costs, however, have raised concerns about the sustainability of sprawl from an energy standpoint. Beaufort County's built environment is predominantly auto-oriented. Therefore, developing policies that reduce VMTs, provide transportation choices, and promote mixed-use pedestrian friendly development in key locations are vital to Beaufort County's long-term sustainability both as a place to live and to visit.

LAND USE

Local government land use policies provide both the vision and the framework of our built environment. Policies that prescribe strict separation of land uses and low-density development in central areas where infrastructure is available promote sprawl and increase trip lengths. Policies that promote mixed-use developments, integrated bike and pedestrian trails, a street system of interconnected roads, and higher density development at the right locations, reduce sprawl and VMTs. Less VMTs means less energy expended.

Existing Land Use Patterns: Outside of Downtown Beaufort, Port Royal, Bluffton's original square mile, Habersham, and a handful of other traditional neighborhood developments, prevailing land use patterns in Beaufort County are auto-oriented. Owning an automobile is a necessity to perform the most basic of errands for most County residents.

Walk Score™ is a private company that provides a search tool through its website that assigns a numerical walkability score to any address in the United States. Front Seat, a Seattle-based software company, has developed an on-line application called Walk Score™, which The service calculates the walkability of an address by locating nearby stores, restaurants, schools, parks, and other destinations and assigning points based on the quantity and distance of these destinations to the address. Scores between 50 and 69 indicate that the community is somewhat walkable. Scores below 50 indicate auto dependency. above 50 generally point to a quantity, proximity and mix of activities that encourage walking. Eight Beaufort County addresses were entered into Walk Score™. Four Beaufort County addresses were entered into Walk Score™ representing traditional pedestrian oriented neighborhoods, while four were auto-oriented commercial centers. The results indicated that, with the exception of Downtown Beaufort, Beaufort County's pedestrian-friendly neighborhoods are nominally walkable and currently lack the variety and mix of uses necessary to significantly reduce auto dependency (see Figure 9-1). However, the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas (see Figures 9-1 and 9-2).

Figure 9-1: Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods

Location	Address	Walk Score™
Downtown Beaufort	700 Bay Street	61.75
Port Royal	1601 E. Paris Av.	47.48
Downtown Bluffton	2 Boundary St.	53.46
Habersham	46 Market St.	50.25

Figure 9-2: Walk Score™ Results for Selected Auto-Oriented Developments

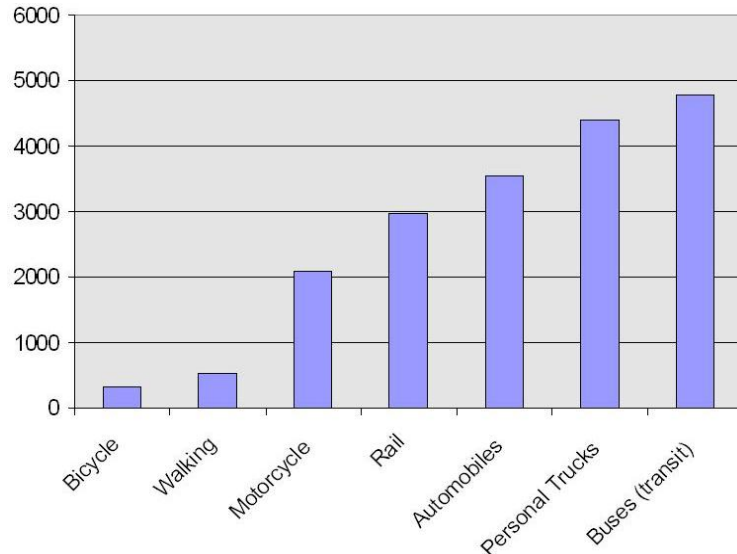
Location	Address	Walk Score™
Beaufort — Intersection of Boundary St. and SC 170	2401 Boundary St.	65
Bluffton — Intersection of US 278 and SC 46	1038 Fording Island Rd.	66
Hilton Head Island — Sea Pines Circle	2 Greenwood Dr.	95

Hilton Head Island Pineland Station	438 Wm. Hilton Parkway	82
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This quick analysis points to the need two strategies that are vital to promoting more walkable communities and reducing automobile dependency within the County's existing developed areas. One is to promote more infill developments and a greater variety of uses within the County's existing pedestrian oriented neighborhoods. It is important to note, however that currently the greatest concentrations of retail, restaurants and other destinations are in auto-oriented shopping centers that lack pedestrian infrastructure, and are too far from residential areas. Therefore, another important strategy is to identify key auto-oriented shopping areas commercial intersections to target for redevelopment into mixed-use, pedestrian and transit friendly communities to bring jobs, retail and other services in proximity to residents.

Energy Reducing Future Land Use Policies: Many of Beaufort County's future land use policies, outlined in Chapter 4 of this plan, are designed to reduce sprawl, promote community character, and promote transportation choices. These policies also help to reduce VMTs, and therefore, promote reduction in energy usage. One of the main goals of the Future Land Use chapter is to maintain a distinct regional form of compact urban and suburban development surrounded by rural development, designed to maximize the efficiency of regional infrastructure and the avoidance of sprawl. Mixed-use developments are encouraged to promote pedestrian access to services and facilities while providing internal trip capture to minimize the traffic impact of these developments. Bike and pedestrian trails are encouraged to link schools, shopping areas, employment and other destinations. Infill and redevelopment is directed to municipalities and areas adjoining municipalities.

Figure 9-3 2. Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation⁴



TRANSPORTATION

As stated above, automobiles are responsible for a large portion of the total energy used in Beaufort County. As shown in Figure 9-3 2, above, travel by private automobile and trucks is very energy intensive. In addition to land use strategies designed to reduce VMTs and automobile dependency, transportation policies designed to reduce congestion, reduce travel demand and promote alternative modes of transportation, also help to reduce energy consumption.

Maximizing Road Network Efficiency: Automobiles are the most efficient when they operate at steady, relatively low speeds (35-45 mph) with no stops. Optimizing the timing of existing signals and installing advanced control equipment on arterial travel corridors can significantly reduce traffic congestion and fuel use. Access management techniques including maximizing signal spacing; maximizing intersection and driveway spacing; providing deceleration lanes; sharing driveway access; providing frontage and backside access roads; and requiring interconnectivity, also assist in fuel conservation.

Interconnectivity: The energy required for travel between two points is largely dependent upon the length of the route. Providing a network of fully connected streets allows the use of shorter and more direct routes. Whenever possible, designs for new developments

should include connections (i.e., streets, bikeways and sidewalks) to existing developments and connections should be added between older developments. When compared to a conventional suburban network of cul-de-sacs and collector streets that funnel all traffic to arterials, a grid street pattern can reduce VMTs within a development by up to 60%.

¹

Travel Demand Management: Transportation policies designed to reduce travel demand such as promoting telecommuting, flexible work hours, carpool matching, and vanpool services have beneficial affects on energy usage as well.

Alternative Transportation Modes: Public transit is an energy efficient transportation mode when it is well used and its buses are full of passengers. Transit systems are most likely to be used when a rider's origin and destination are located within walking distance of a transit station or stop. People living close to transit, within one-quarter to one-half mile, are two to four times more likely than the general population to use this option to commute to work. In preparation for population growth and densification in the growth areas, a thorough demographic and destination site analysis should be done to identify proper placement of future transit stations. The amount of commercial space, number of employees, and residential density needed to support cost-effective transit and reduce automobile commuting varies greatly between communities.

Bicycle and pedestrian trails are well developed in the Town of Hilton Head Island, and in the Bluffton area along the Buckwalter and Bluffton Parkways, and within the urbanized areas of Beaufort and Port Royal, but efforts have been more modest to non-existent in other areas of the County.

Alternative means of transportation can be made safer and more attractive by redesigning streets and intersections within intensively developed areas to give equal priority to pedestrians, cyclists, buses, and automobiles. Important features of pedestrian and cyclist friendly streets include narrower street widths, on-street parking and less disruptive placement of off-street parking, pedestrian protection at intersections, convenient and safe locations for transit stops, and more attractive sidewalk designs.

¹ California Energy Commission. Energy Aware Planning Guide. California Energy Commission, January 1993.



Energy Efficiency

Summary of Programs offered by ICLEI

Cities for Climate Protection

Campaign: Assists local governments to reduce greenhouse gas emissions, improve air quality, and enhance urban sustainability.

Local Agenda 21 Campaign: A planning process that helps municipalities identify local sustainability priorities and implement action plans.

Water Campaign: Assists development of local water action plans to achieve improvements in water quality, conservation and access.

Sustainable Procurement Program: Integrates environmental and social criteria into procurement policies and procedures.

Sustainability Management Program: Assists local governments in factoring environmental, social, and economic concerns into municipal decision-making.

Source: www.iclei.org

When addressing energy issues, achieving energy efficiency should be the first consideration, especially at the County level. Energy efficiency is accomplished when less energy is used to provide the same service. For example, a well-insulated building allows the occupants to enjoy the same room temperature while using less energy for heating and cooling. This is achieved by a combination of changing technologies and behavior. Measures include the use of efficient and appropriately sized HVAC systems, proper insulation, efficient appliances, high performance windows, and low wattage lighting. When compared to the cost and effort to increase energy production, efficiency is the “low hanging fruit” of the energy equation. It is much like the old adage, “a penny saved is a penny earned.” Or to quote the American Council for an Energy Efficient Economy (ACEEE), “the cheapest energy is the energy you don’t have to produce in the first place.” The ACEEE has determined that energy efficiency programs aimed at reducing energy are much more cost effective than investing in new conventional power plants and alternative energy sources (See Figure 9-3)¹. The American Council for an Energy Efficient Economy (ACEEE) has estimated that investments in energy efficiency in the year 2004 resulted nationally in 1.7 quads of energy saved over a one-year period. This savings is roughly equal to what would be generated by 40 mid-sized, coal-fired power plants.

¹ The Best Value for America’s Energy Dollar: A National Review of the Cost of Utility Energy Efficiency Programs, American Council for an Energy Efficient Economy (ACEEE), March 2014

Summary of Programs offered by SCEO

ConserFund loan program: Loans can be used for the implementation or upgrade of energy management and control systems; modification or installation of HVAC systems; and other energy cost-savings improvements.

Energy Accounting Software: This web-based accounting system, called Utility Direct, allows public entities to log and track their energy costs and usage via a Web-based platform.

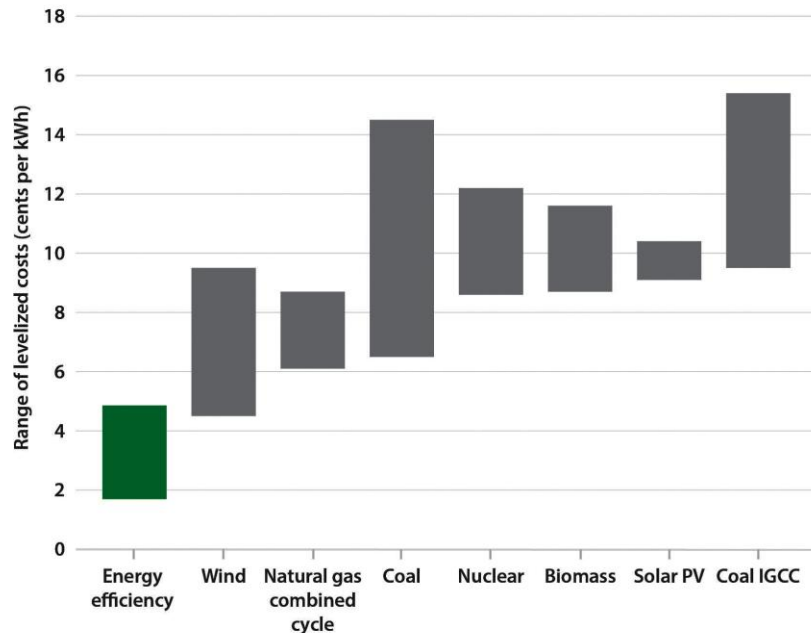
Energy Efficiency Revolving Loan (EERL): The EERL can be used by local and state governments purchase energy efficient equipment, retrofit existing equipment, and other projects that achieve promote energy efficiency.

Carolina Energy Manager (CEM) Training: This is a classroom training program to prepare qualified energy managers for the Certified Energy Manager (CEM) certification examination.

Energy Audits: Energy audits consist of a walk-through assessment of building energy costs and efficiency, which identify recommendations for savings, cost analysis, and any operation and maintenance needs.

Utility Bill Analysis Program: SCEO will review utility bills to find billing errors or misapplied rates and to obtain refunds of overcharges from the utility providers.

Figure 9-3: Comparison of Cost of Power Generation Versus Energy Conservation



The state and federal governments along with the non-profit sector offer local governments several comprehensive programs to assist in energy conservation and efficiency. For example, ENERGY STAR, a joint program of the US Environmental Protection Agency and the US Department of Energy, promotes the use of energy efficient products and practices. The South Carolina Energy Office (SCEO) provides technical assistance, financial assistance, educational outreach, and grants and loans to citizens, businesses, and local governments to promote energy efficiency. In addition, ICLEI (Local Governments for Sustainability) is an international association of local government organizations that provides technical consulting, training and support to local governments on energy and sustainability issues (see sidebars).

Energy Audits and Energy Performance Contracts

An energy audit is an inspection, survey and analysis of energy performance and usage in a building or group of buildings designed to identify opportunities to reduce energy consumption while maintaining the same level of service. Typically, an energy audit looks at insulation, windows, the HVAC system, lighting and appliances to determine opportunities for energy savings. Energy audits are often achieved through a performance contract with an energy service company. Under a performance contract, a building owner, such as Beaufort County, would enter into an agreement with an energy service company

to perform an energy audit and to make the energy saving improvements at no up front cost to the owner. Over the contract period (typically 5 to 20 years), the savings from reduced utility bills are used to pay for the facility improvements. The City of Charleston entered into an energy performance contract in 2001, which is projected to eventually result in a 16% reduction in energy and gas usage and \$18.4 million in energy and operational savings.

Green Building

Green building is a general term that refers to construction techniques that promote the efficient use of energy, water, and other resources; that protect the health of occupants; and that reduce waste, pollution, and other adverse environmental impacts.

Green Building Codes: An effective way for local governments to promote green building is through its building codes. Beaufort County adheres to the International Building Code (IBC) as mandated by the State of South Carolina. Beaufort County Codes Department enforces the International Energy Conservation Code (IECC) in commercial buildings only. The State of South Carolina has not adopted the IECC for one and two family dwellings. Green building rating systems typically use the IECC code requirements as relative baseline requirements, then require higher standards in some areas, but also contain an array of additional requirements, which are not currently addressed in the IECC codes. The International Code Council has joined with National Association of Homebuilders in the development of the ICC 700-2008 National Green Building Standard (NGBS) for residences and has is developed an Inspector of Green Building Technologies certification exam that should be available in 2009. Beaufort County's current strategy is to adopt a voluntary approach to promoting green building standards until the statewide uniform green building code is adopted and can be enforced.¹

Green Building Rating Systems: The most well known green building rating system is the Leadership in Energy and Environmental Design (LEED) developed by the US Green Building Council. LEED was created to provide a common standard of measurement for green building by establishing a scoring system based on required prerequisites and credits. A total of 100 69 points can be achieved by meeting requirements in the six following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources

¹ Beaufort County Building Codes Department.

- Indoor environmental quality
- Innovation in materials and design

The four levels of certification are shown in Table 9-4 below.

Figure 9-4: LEED Rating System for Four Levels of Certification

Rating	Points
Certified	40-49 26-32
Silver	50-59 33-38
Gold	60-69 39-51
Platinum	86 and above 52-69 (maximum measured)

The first LEED certified building in Beaufort County was completed in 2008 by the Beaufort Jasper Water & Sewer Authority (BJWSA). Since then, many other projects have received LEED certification including Pritchardville Elementary, the CareCore Headquarters Building, Tanger Factory Outlet Center I, South Island Public Service District, and Beaufort Town Center. The Technical College of the Lowcountry (TCL) is a two-year college serving the needs of about 8,500 students in Beaufort, Colleton, Hampton, and Jasper Counties. TCL is developing a LEED “Green” Building Construction Training and Employment Project, which will provide participants with education and training for certification as an Alternative Energy Construction Technician (AECT).

Conclusion

There are two general strategies that Beaufort County should consider to promote energy efficiency and green building. First, the County should lead by example. This strategy would include performing and implementing an energy audit; requiring all new County buildings, renovations, and additions to be LEED certified; and encouraging other local governments and public agencies to do likewise. The second strategy is to encourage energy efficiency in the private sector by a combination of incentives, educational outreach, and removing any unnecessary regulatory barriers.



Renewable Energy

Renewable energy is energy generated from natural resources, such as sunlight, wind, and tides, which are naturally replenished. As energy costs rise, there is a growing market nationally for many forms of renewable energy. Beaufort County with its many days of sunshine, offshore winds and large tidal range has unique opportunities to facilitate and promote the generation of renewable energy.

Solar

With an average of 230 days of sunshine, solar power has great potential in Beaufort County. This section discusses two forms of harnessing heat and energy from the sun. Photovoltaic (PV) arrays, which are glassy rooftop panels that produce electricity and can connect directly to the electric grid. Solar hot water heaters rely on sunlight to heat a glycol solution that cycles through a heat exchanger. PV arrays do not work well in shade, but hot water heaters keep collecting sunlight in ambient light. The cost effectiveness of PV installations are affected by net metering rules, which are discussed later in this section, and tax incentives. Tax incentives and net metering legislation at the federal and state level have created a favorable environment for future development of solar energy. Beaufort County can further assist by removing regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

Tax Incentives: The Federal government currently offers a 30% Solar Investment Tax Credit for solar power for both residential and commercial projects. A 30 percent federal tax credit for solar power was extended for eight years in October 2008. The tax credit law removes a \$2,000 has no monetary cap for residential solar electric installations, thereby providing a greater and provides an important incentive to homeowners to invest in solar energy. The current extension of the tax credits eventually reduces the credit 10% for commercial and 0% for residential by 2023. In addition, South Carolina allows taxpayers to receive a 25% tax credit for the amount expended for the purchase and installation of solar generating devices. Beaufort County can facilitate the production of solar energy by removing

regulatory barriers to the placement of solar collectors, and to advocate for the removal of similar restrictions in private covenants.

Distributed Energy Resource Program Act: In 2014, South Carolina passed the Distributed Energy Resource Program Act (Act 236). The legislation allows net metering where electricity users with rooftop solar systems can sell back excess power for a full, one-to-one retail credit from utility companies. The bill also allows homes and businesses to lease solar systems from independent solar companies. This allows a homeowner to have solar panels installed at little or no up-front cost and save money on electricity over the term of the lease. The solar companies benefit by earning tax credits and selling the homeowner electricity. Both of these provisions increase options and reduce costs for homeowners and businesses who wish to solar power.

Biomass

Biomass refers to biological material such as wood, yard waste and construction debris. Currently biomass and wood wastes in Beaufort County are incinerated with no energy recovery or are placed in a construction and demolition (C&D) landfill. In fiscal year ~~2011~~ 2008, the County collected ~~6,627~~ 9,500 tons of yard waste and ~~61,081~~ 2,000 tons of Class Two Waste which includes C & D waste. Two options for beneficial reuse of these materials are incineration with energy recovery and composting to produce a commercial mulch product for local landscaping.

Incineration with Energy Recovery: The types of materials that could be used as a fuel are yard waste (home and commercial landscape trimmings, grass cuttings), C&D waste (home and commercial building excess wood materials), screened woody demolition waste, and tree trimmings by utility companies and SCDOT. Organic wastes may be highly variable in energy content and in content of inerts. Economic feasibility will depend on site availability, public acceptance, federal and state policy and subsidies, and cooperation with electricity providers (net metering and access to the grid). A suitable scale for such a facility would require a source of feed stocks from several surrounding counties.

Biodiesel

Biodiesel is a non-petroleum-based diesel fuel made from vegetable oil or animal fat (tallow), and from cellulosic materials in trees, shrubs, and crops. Biodiesel can be used, alone or blended with conventional diesel fuel, in unmodified diesel-engine vehicles. In the United States, the predominant source of biodiesel feed stock is soybean oil. Other oil from corn, cottonseed, canola, flax, sunflower and peanut, also can be used but are more expensive than soybean oil. Animal-derived products such as tallow are another source as is recycled oil and grease

from restaurants and food processing plants.

Feasibility of Biodiesel Production in Beaufort County: In Beaufort County and surrounding areas, cellulosic materials from wood waste may be the most significant feed stock, as is recycled restaurant oil and grease. In fiscal year 2008, 357 tons of unprocessed waste cooking oil was collected in the County. This has the potential to produce about 94,000 gallons of biodiesel.¹

Use of cellulosic feed stocks will require the additional processing step of gasification. The gasified material is then reconstituted into biodiesel and other fuels.

Wind, Wave and Tidal Energy

The South Carolina Energy Office, Clemson and Coastal Carolina Universities, and the Savannah River National Lab are cooperating to research the potential for generating wind energy off the coast. Issues to be addressed include identification of the needs and barriers of integrating offshore wind energy into the power grid; identification of technology that can transfer the power to the shore; and establishment of a state task force to determine the economic and environmental effects of wind energy and create a permitting process for wind farms in state waters. In the pilot project, the state hopes to build an 80-megawatt wind farm of between 12 and 15 turbines about 3 miles off shore. The wind farm location would most likely be between Charleston and North Carolina because the mean wind speeds are highest there. One megawatt of wind power can produce enough electricity to serve 250 to 300 homes on average each day. The pilot project could serve between 20,000 and 24,000 homes. Researchers are predicting that the pilot project could be in operation within a five year time period.

In addition to the wind farm concept, as part of the same study, data will be obtained on wave and tidal energy potential using a buoy observation network that will measure wind, wave, tide and current resources at six offshore locations in two lines and water level and winds at two locations along the two lines.²

Net Metering

¹ http://www.oregon.gov/ODA/do_reports_biodiesel.shtml Assumes that 7.6 pounds of fat will produce one gallon of biodiesel

² Hartwig, Erica, Technical Contact, South Carolina Roadmap to Gigawatt-Scale Coastal Clean Energy Generation: Transmission, Regulation and Demonstration PROJECT NARRATIVE; South Carolina Energy Office 2008.

Net metering allows consumers who generate electricity on-site (e.g. wind and solar) to receive retail credit from the utility company for the electricity they generate in excess of what they consume. Therefore, net metering serves as an important incentive because it assists the homeowner or business owner in recouping the initial capital investment of installing the energy-generating device. South Carolina's investor-owned utilities (including SCE&G), its state-owned utility (Santee Cooper) and its electric cooperatives now all offer net metering. However, the SC Energy Office recognizes that net metering is in its "infancy stages" in South Carolina and that there are areas for improvement in statewide policies. They recommend that the State standardize its net metering policies among utilities and require more "user friendly" policies.¹

¹ A Joint Resolution Requiring Recommendations for Establishing Net Metering Programs in South Carolina, 2009, SCEO.



Other Energy and Sustainability Issues

Recycling, water conservation and local foods initiatives are discussed in greater detail in other chapters of this plan. However, each of these issues has a significant energy saving component, which is discussed below.

Recycling

Recycling of household and commercial waste is more energy efficient than disposing solid waste and producing new materials. The steps in supplying recycled materials to industry (including collection, processing and transportation) typically use less energy than the steps in supplying virgin materials to industry (including extraction, refining, transportation, and processing).

Additional energy savings associated with recycling are gained in the manufacturing process itself, since the materials have already undergone processing. For example, recycling used aluminum cans requires only about five percent of the energy needed to produce aluminum from bauxite. These savings far outweigh the energy created as a by-product of incineration or disposing of the materials in a landfill.¹

Beaufort County currently collects recycled materials at its 12 convenience centers located throughout the County. As the County explores mandating franchised curbside solid waste collection in higher density areas, the County should also consider curbside recycled materials collection in the same areas.

¹ Environmental Benefits of Recycling SCDHEC <http://www.scdhec.gov/HomeAndEnvironment/Recycling/WhyRecycle/>

Water Conservation

Efficient water use can also reduce the amount of energy needed to treat wastewater, resulting in less energy demand and, therefore, fewer harmful byproducts from power plants. Most people realize that hot water uses up energy, but supplying and treating cold water requires a significant amount of energy too. American public water supply and treatment facilities consume about 56 billion kilowatt-hours per year—enough electricity to power more than 5 million homes for an entire year. Consequently, letting a faucet run for five minutes uses about as much energy as letting a 60-watt light bulb burn for 14 hours.¹

Beaufort Jasper Water & Sewer Authority (BJWSA): BJWSA, which provides drinking water for a majority of County residents, conducts an active public education program implementing ‘WaterSense’, a partnership program sponsored by the EPA designed to facilitate the efforts of its customers to save water and protect the environment.² During the County’s hot summers, irrigation causes a significant increase in water usage and, as a result, a great demand on our water system. BJWSA addresses this water demand issue by using its treated effluent to irrigate local golf courses. BJWSA serves 12 golf courses from its Cherry Point Water Reclamation Facility with two more scheduled to come on line soon. In the spring of 2008, BJWSA began their first water reuse service for the residential lots, common areas, landscaped medians, and the golf course at the Tradition Hilton Head community located in Jasper County. Treated effluent is also provided to the Secession Golf Course on Lady’s Island, the May River Golf Club at Palmetto Bluff, the two golf courses on Dataw Island and a portion of Henry’s Sod Farm on St. Helena Island.

Hilton Head Island Public Service Districts: The Public Service Districts on Hilton Head Island facilitate water conservation by providing water to customers on a conservation rate structure. This means that the customers who use more water pay more per gallon. This structure has been in place for over 10 years. As an additional conservation measure, the Town of Hilton Head Island has an Irrigation Ordinance that puts restrictions on the use of water for irrigation purposes for both homes and businesses.

Local Foods Initiatives

The way food is produced and transported has an impact on the environment and energy consumption. The term, “food miles” refers to the distance that food travels from the farm on which it is produced to the kitchen in which it is being consumed. Food travels between 1,500

¹ http://www3.epa.gov/watersense/our_water/why_water_efficiency.html

² http://www3.epa.gov/watersense/about_us/index.html

to 2,500 miles every time that it is delivered to the consumer¹. Chapter 6 of this plan outlines County policies that support the economic viability of local agriculture and commercial fishing. Initiatives include purchasing conservation easements on active farmland and working waterfronts, and supporting local farmers markets, and the local auction farmers market that began in 2008.

¹ Iles, A. (2005). Learning in sustainable agriculture: Food miles and missing objects.



Recommendations

Recommendation 9-1: Energy Committee

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

Recommendation 9-2: Relationship to Other Policies

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

- **Land Use Policies:** Land Use policies that reduce sprawl, reduce VMTs and promote transportation choices also promote reduction in energy usage. These policies include growth boundaries; promoting higher density mixed use communities in proximity to employment and services; promoting connectivity; promoting sidewalks and pathways; encouraging infill and redevelopment; and preserving rural areas.
- **Transportation Policies:** Transportation policies designed to reduce congestion, reduce travel demand, and promote alternative modes of transportation help to reduce overall energy consumption. These policies include access management standards, signal timing, signal spacing, requiring interconnectivity, travel demand management (telecommuting, flexible work hours, carpooling), and improving public transportation and pedestrian and cycling facilities.
- **Local Foods Initiatives:** Policies that promote local agriculture; the local seafood industry; and promote the marketing and distribution of locally grown and produced food reduce energy consumption by reducing food transport.
- **Recycling:** Local policies that encourage local recycling indirectly promote energy savings because producing products from recycled materials generally uses less energy than from raw materials.

Recommendation 9-3: Education, Technical Assistance and Training

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

- Organize a “Green Expo” to facilitate information exchange. The format for the expo might include a showcase of developments, buildings, and homes that are energy efficient; suppliers of renewable energy products; programs and policies; and examples of energy efficient or zero emission vehicles.
- Create a website to promote energy efficiency and green technologies. Facilitate network opportunities for small businesses and entrepreneurs involved in green technologies.

Recommendation 9-4: Utilize Available Technical Assistance and Expertise

Beaufort County should utilize existing state, federal, and non-profit resources to promote energy efficiency and renewable energy resources. Beaufort County should utilize available services from the South Carolina Energy Office, ENERGY STAR, and other state and federal resources.

- Consider becoming a member of ICLEI (Local Governments for Sustainability). Utilize ICLEI’s technical consulting, training, and information services to build capacity, share knowledge, and support Beaufort County in the implementation of its energy and sustainability recommendations.

Recommendation 9-5: Energy Efficiency - County Energy Audit

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

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

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

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

- Convert the County fleet to more fuel-efficient vehicles.

1. Inventory the existing fleet to determine the vehicle function needs for each department and the miles per gallon for each vehicle
 2. Develop minimum efficiency standards (miles per gallon) for each vehicle class as part of the County's procurement policy.
 3. Identify older and disproportionately inefficient vehicles that need to be replaced or eliminated.
 4. Maintain vehicles at optimal efficiency.
- **Location Centralization vs. Decentralization of County Facilities:** Evaluate the impact on vehicle miles traveled (VMTs) when siting new County facilities. ~~for both County residents and employees of having County facilities and services located in centralized areas as compared to having more satellite offices to bring services closer to residents.~~
 1. ~~Compare the fuel efficiency of having two centralized County fuel stations as compared to issuing commercial gas station credit cards to specific vehicles.~~
 2. ~~Evaluate the efficiency of having satellite County buildings scattered around the County as compared to having most departments located on one site.~~
 - **Online Services:** Expand the provision of on-line services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
 - **Telecommuting and Teleconferencing Policy:** Develop a telecommuting policy for County employees for who it is a viable management work option to reduce VMTs by employees commuting to and from work. Encourage the use of teleconferencing where it is a viable alternative to in-person meetings.
 - **Walking and Cycling to Work:** Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include bike racks, lockers, changing areas and showers.
 - **Ride Sharing:** Facilitate ride sharing among County employees. Utilize the County's GIS capabilities to provide information to optimize ride sharing arrangements based on location of employee residences. Explore possible incentives to encourage ride sharing.
 - **Curbside Solid Waste Collection:** In moderate to high density areas, provide curbside solid waste collection and recycling. Mandated franchised curbside pickup in these areas would be more fuel-efficient by eliminating individual trips to convenience centers and would encourage more recycling.

Recommendation 9-7: Energy Efficiency – Outdoor Lighting

Beaufort County should establish minimum requirements for outdoor lighting that enhance visibility and public safety by preventing

uncontrolled intrusion into adjacent properties and the natural environment for purposes of promoting energy conservation and preserving the County's night sky, which is valuable natural resource important to the County's character.

Recommendation 9-8: Green Building – Green Building Codes

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

Recommendation 9-9: Green Building - LEED

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

- When planning future community facilities (or major renovations and additions to existing facilities), where practical, Beaufort County should register the proposed project, and gain certification under the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) program (see Recommendation 11-5).
- Encourage the municipalities, the Beaufort County School District, and other local public and non-profit entities to construct LEED certified facilities.
- Explore possible tax incentives and other provisions to encourage the private sector to construct LEED buildings.
- Evaluate existing and future land use and building regulations to ensure that they do not place unreasonable barriers to providing site and building features designed to merit LEED credits (e.g. rain barrels, cisterns, and green roofs).

Recommendation 9-10: Green Building - Low Income Weatherization

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

Recommendation 9-11: Renewable Energy - Remove Regulatory Barriers

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

generation. Beaufort County also should assist private communities in overcoming barriers placed by restrictive covenants.

- Provide standards for solar collectors and wind generators as accessory uses in the ZDSO.
- Assist private communities in overcoming barriers placed by restrictive covenants.

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

Beaufort County should monitor and support state and federal legislation that promotes energy efficiency and renewable or alternative energy sources.

- Support more effective net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.

Recommendation 9-13: Renewable Energy – County Initiatives

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

2016 /

SOUTHERN BEAUFORT COUNTY BLOODY POINT PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AMENDMENT FOR R800 027 00A 0076 0000, R800 027 00A 0078 0000, R800 027 00A 0085 0000, AND R800 027 00A 0092 0000 (179.99 ACRES).

Adopted this ____ day of _____, 2016.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

Amendment to the Bloody Point Planned Unit Development (PUD)
to include R800 027 00A 0076 0000, R800 027 00A 0078 0000,
R800 027 00A 0085 0000, and R800 027 00A 0092 0000 (a
179.99-acre portion of the 337.1-acre tract)

Prepared by Beaufort County GIS Division

Map Generated December 14, 2015



Amendment Parcels

Mungin Creek

R800 027 00A 0076 0000

R800 027 00A 0076 0000

R800 027 00A 0076 0000

R800 027 00A 0076 0000

R800 027 00A 0085 0000

R800 027 00A 0092 0000



0 500 1,000 1,500 2,000 Feet

BLOODY POINT PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT

DAUFUSKIE ISLAND, SOUTH CAROLINA

Submitted: November 24, 2015

Revised: February 9, 2016



PREPARED FOR
Bloody Point Properties, LLC



P.O. Box 23949 • Hilton Head Island, SC 29925
843.681.6618 • www.woodandpartners.com

November 19, 2015

Mr. Anthony Criscitiello, Planning Director
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment

Mr. Criscitiello:

We have prepared the following Bloody Point PUD Zoning Map Amendment application. This submittal includes the following:

1. The signed zoning map amendment application
2. Check for \$2,500 application fee
3. Zoning map amendment narrative and exhibits

Please review this application for completeness and provide comments to us. We would like to thank you and the planning staff for your time and assistance during the pre-application process.

Thank you for your assistance on this submittal.

Wood+Partners Inc.



Mark L. Baker

Cc: Brian McCarthy, Owner

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Bloody Point PUD Amendment Cover Letter

BEAUFORT COUNTY, SOUTH CAROLINA
PROPOSED COMMUNITY DEVELOPMENT CODE (CDC)
ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Community Development Code (CDC) be amended as described below:

1. This is a request for a change in the (check as appropriate): ☒ PUD Master Plan Change
☐ Zoning Map Designation/Rezoning ☐ Community Development Code Text
2. Give exact information to locate the property for which you propose a change:
Tax District Number: _____, Tax Map Number: _____, Parcel Number(s): See List Section 9
Size of subject property: 179.99 Acres Square Feet / Acres (circle one)
Location: Bloody Point, Daufuskie Island, SC
3. How is this property presently zoned? (Check as appropriate)
☐ T4NC Neighborhood Center ☐ T2RC Rural Center ☐ C3 Neighborhood Mixed Use
☐ T4HC Hamlet Center ☐ I2RN Rural Neighborhood ☐ C4 Community Center Mixed Use
☐ T4HCO Hamlet Center-Open ☐ T2RNO Rural Neighborhood Open ☐ C5 Regional Center Mixed Use
☐ T4VC Village Center ☐ T2R Rural ☐ S1 Industrial
☐ T3N Neighborhood ☐ T1 Natural Preserve ☒ Planned Unit Development/PUD
☐ T3HN Hamlet Neighborhood ☐ Community Preservation (specify) Amendment to PUD
☐ T3E Edge (specify) _____
4. What new zoning do you propose for this property? See attached Narrative Statement
(Under Item 9 explain the reason(s) for your rezoning request.)
5. Do you own all of the property proposed for this zoning change? ☒ Yes ☐ No
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the Power of Attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.
6. If this request involves a proposed change in the Community Development Code (CDC) text, the section(s) affected are: _____
(Under Item 9 explain the proposed text change and reasons for the change.)
7. Is this property subject to an Overlay District? Check those which may apply:
☐ MCAS-AO Airport Overlay District/MCAS ☐ CFV Commercial Fishing Village
☐ BC-AO Airport Overlay District/Beaufort County ☐ TDR Transfer of Development Rights
☐ CPO Cultural Protection ☐ PTO Place Type Overlay
8. The following sections of the Beaufort County Community Development Code (CDC) (see attached sheets) should be addressed by the applicant and attached to this application form:
 - a. Division 7.3.20 and 7.3.30, Comprehensive Plan Amendments and Text Amendments.
 - b. Division 7.3.40, Zoning map amendments (rezoning).
 - c. Division 1.6.60, Planned Unit Developments (PUDs) Approved Prior to Dec. 8, 2014
 - d. Division 6.3, Traffic Impact Analysis (for PUDs) and Rezoning that will generate 50+ peak hour trips.
 - e. Division 7.3.50, Place Type Overlay (rezoning).

9. Explanation (continue on separate sheet if needed):

Please refer to the attached Narrative Statement for more information.

Parcel Numbers: R800 027 00A 0076 0000

R800 027 00A 0078 0000

R800 027 00A 0085 0000

R800 027 00A 0092 0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.



Signature of Owner (see Item 5 on page 1 of 1)

11/18/15

Date

Printed Name: Brian McCarthy

Telephone Number: (770) 777-1167

Address: 9390 Old Southwick Pass, Alpharetta, GA 30022

Email: mccarthyflowerspa@aol.com

Agent (Name/Address/Phone/email): Mark Baker, Wood+Partners Inc., (843) 681-6618
PO Box 23949, Hilton Head Island 29925, mbaker@woodandpartners.com

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. BEAUFORT COUNTY PLANNING COMMISSION MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED).

COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE WORK DAYS AND FOUR (4) WEEKS PRIOR FOR PLANNED UNIT DEVELOPMENTS (PUDs) -OR- THREE WORK DAYS AND THREE (3) WEEKS PRIOR FOR NON-PUD APPLICATIONS TO THE APPLICABLE PLANNING COMMISSION MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT FIFTEEN (15) COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN DIV. 7.4.50 OF THE COMMUNITY DEVELOPMENT CODE.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

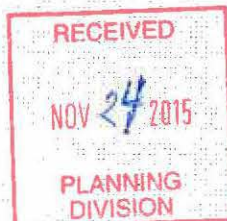
FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:



ZMA 2015-15

December 1, 2015

Ms. Barbara Childs, Administrative Assistant
Beaufort County Planning Department
100 Ribaut Road, Room 115
Beaufort, SC 29902

Re: Bloody Point PUD Zoning Map Amendment Application

Ms. Childs:

Please find attached the Articles of Organization for Bloody Point Properties stating Brian McCarthy is the Manager of the LLC. This document provides authority to Mr. McCarthy to sign documents on behalf of Bloody Point Properties LLC.

Let us know if you need anything further to complete this application.

Thank you for your assistance on this submittal.

Wood+Partners Inc.



Mark L. Baker

Cc: Brian McCarthy, Owner

Enclosures:

Bloody Point Properties LLC Article of Organization
Bloody Point Properties LLC Certificate of Existence

G:\Projects-HHI\Community\Bloody Point\Documents\PUD Submittal\Application Documents\Bloody Point PUD Amendment Application Letter

Nov 30 2015

REFERENCE ID: 1511301348461

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Print Form

STATE OF SOUTH CAROLINA
SECRETARY OF STATE
ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic
Filing Fee - \$110.00

TYPE OR PRINT CLEARLY IN BLACK INK

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws §33-44-202 and §33-44-203.

1. The name of the limited liability company (Company ending must be included in name*)

Bloody Point Properties LLC

***NOTE: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", L.C." or "LC". "Limited" may be abbreviated as "Ltd.", and "company" may be abbreviated as "Co."**

2. The address of the initial designated office of the limited liability company in South Carolina is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

Zip Code

29915

3. The initial agent for service of process is

Andrew J. Mason

Name

Signature of Agent

Andrew J. Mason

and the street address in South Carolina for this initial agent for service of process is

10 Rosebud Lane

Street Address

Daufuskie Island SC

City

Zip Code

29915

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one:

- (a) Patrick M. Connolly

Name

191 Peachtree Street NE Suite 4200

Street Address

Atlanta GA 30303

City

State

Zip Code

- (b)

Name

Street Address

City

Zip Code

110622-0080

FILED: 06/20/2011

BLOODY POINT PROPERTIES LLC

Filing Fee: \$110.00 ORIG



Mark Hammond

South Carolina Secretary of State

Form Revised by South Carolina
Secretary of State, May 2011

Nov 30 2015

REFERENCE ID: 1511301348461

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Name of Limited Liability Company Bloody Point Properties, LLC

5. ☐ Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____
6. ☒ Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.
- (a) Brian J. McCarthy
- Name _____
- 9390 Old Southwick Pass
- Street Address _____
- Alpharetta GA 30022
- City _____ State _____ Zip Code _____
- (b) _____
- Name _____
- Street Address _____
- City _____ State _____ Zip Code _____
7. ☐ Check this box only if one or more of the members of the company are to be liable for its debts and obligations under §33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.
8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time.
- _____
9. Any other provisions not inconsistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.
10. Each organizer listed under number 4 must sign.

Robert M. Connolly
Signature of Organizer

6-13-11
Date

Signature of Organizer

Date

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Existence

I, Mark Hammond, Secretary of State of South Carolina Hereby Certify that:

BLOODY POINT PROPERTIES LLC,
a limited liability company duly organized under the laws of the State of South Carolina on June 20th, 2011, with a duration that is at will, has as of this date filed all reports due this office, paid all fees, taxes and penalties owed to the State, that the Secretary of State has not mailed notice to the company that it is subject to being dissolved by administrative action pursuant to S.C. Code Ann. §33-44-809, and that the company has not filed articles of termination as of the date hereof.

Given under my Hand and the Great Seal
of the State of South Carolina this 30th day
of November, 2015.


Mark Hammond, Secretary of State

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

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2. Exhibits

Exhibit A Existing Conditions

- 1. Bloody Point Existing Conditions Plan
- 2. Stormwater Master Plan for Daufuskie Island Resort Planning District (2006)
- 3. Water Distribution Master Plan for Daufuskie Island Resort Planning District (2006)
- 4. Wastewater Management Master Plan for Daufuskie Island Resort Planning District (2006)

- Exhibit B Site Plans
1. Bloody Point Conceptual Master Plan
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- Exhibit C Proposed Land Use Plan
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- Exhibit K Agency Letters
1. Bloody Point Club Property Owners Association

**BLOODY POINT
PLANNED UNIT DEVELOPMENT
ZONING MAP AMENDMENT
DAUFUSKIE ISLAND, SOUTH CAROLINA**

Submitted: November 24, 2015

Revised: December 3, 2015

Revised: January 25, 2016

NARRATIVE STATEMENT

A. The Property

Daufuskie Island is one of a series of Atlantic Sea Islands along the eastern seaboard of the United States. The Island, comprising of a total of approximately 5,000 acres is located in Beaufort County, South Carolina. The Island is endowed with nearly 11 miles of ocean, sound and Intracoastal Waterway frontage. Daufuskie has evidence of habitation four or five thousand years ago. While Spanish sailed near the Island in 1520, it was not until 1740 that King George II of England bestowed on David Mongin an Island in the area known as “Daufuskie”. The Island, smaller than Hilton Head, is located less than a mile to the south across Calibogue Sound. Much like its larger neighbor to the north, Daufuskie Island has enjoyed a rich history as an active plantation and farming community during the Nineteenth Century and into the early Twentieth Century. Beaufort County and Daufuskie Island are located within The Gullah/Geechee Cultural Heritage Corridor, adding cultural richness to the Island. The unique location of Daufuskie in this historic corridor, its position between Hilton Head and Savannah, and the lack of a bridge have all been factors in the preservation of its historic and rural qualities. These qualities have allowed the Island to serve as an alternative to the more developed destinations nearby.

The Bloody Point Planned Unit Development is a +/-337.1 acre tract located on the southern tip of Daufuskie Island with frontage on the Atlantic Ocean and the Mungen Creek. Bloody Point Properties, LLC owns and operates community amenities, dock and ferry service, golf facilities and parcels within Bloody Point PUD totaling +/-180 acres. These parcels, owned by Bloody Point Properties, LLC, are located in the center of the Bloody Point PUD and is bounded on the west by Mungen Creek, on the north by River Road residential lots and Pappy’s Landing Road, on the east by Beach Road, and on the southeast by Fuskie Lane and residential lots. Pappy’s Landing Road provides vehicular access to Bloody Point and the community entrance, which is located at the intersection of Bloody Point Drive and Pappy’s Landing Road. There are three roads within Bloody Point including Bloody Point Drive, River Road and Fuskie Lane. All three roads are owned and maintained by the Bloody Point Club Property Owners Association. Boat and ferry access to Bloody Point are provided at the Bloody Point Dock and Landing located on Mungen Creek. This landing has internal vehicular access to Fuskie Lane. Transportation within Bloody Point is largely accommodated by golf carts, bicycles and walking paths. Gasoline vehicles are generally limited to service vehicles and community transportation vehicles, shuttles, vans and busses.

For additional information on the Planning District refer to *Exhibit A, Existing Conditions*.

B. Intent of the Planned Unit Development Zoning Map Amendment

For this section, please refer to documents in *Exhibit B, Site Plans*.

The intent of this Zoning Map Amendment for the Bloody Point Planned Unit Development is to modify development rights for the central portion of the PUD for parcels currently owned by Bloody Point Properties, LLC to allow hospitality uses, commercial uses, single family attached and detached uses and recreational uses. As indicated above, the PUD designation already exists for Bloody Point. The parcels owned by Bloody Point Properties, LLC are located within the Bloody Point PUD and are primarily used as an existing golf course, including an eighteen-hole golf course, golf clubhouse, cart barn, inn, associated amenities, boat dock and ferry landing, beach access, swimming pool and other supporting club facilities. The current golf course operation is under-performing, as such the proposed alternate land uses can help enhance values. The proposed conceptual master plan, *Exhibit B*, allows for single family detached and attached dwelling units including single units, duplex units and triplex units totaling up to 150 dwelling units. Consideration may be taken to convert these to hospitality units for use with the inn. The proposal also includes an inn/hotel with up to 60 rooms in addition to the 7 rooms in the existing Osprey Cottage and up to 25,000 square feet of commercial space, open spaces with linear park, leisure trails, boardwalks, fishing docks and overlooks, a ferry landing and dock and pier, a nature center and a local food production farm and vineyard.

In order to accommodate a flexible mix of land uses in traditional village-like settlement patterns reflecting the planning principles native to the low country as outlined in the Daufuskie Island Code, this application is being submitted to provide for suitable and responsible planning and development of the property. Infill dwelling units are carefully placed in a relaxed, low density manner overlooking internal and external natural assets including tidal marshes, existing and proposed lakes, open space and greenways. Connectivity is an essential component of this plan which includes a comprehensive greenways and trails system linking both existing and proposed dwelling units across the community with the centrally located inn district and village core. Generous internal open spaces including greenways, lakes and tidal marshes separate existing home sites from proposed development while providing key pedestrian and bicycle connections to the village core while enhancing value.

This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the Property's cultural and natural resources.

It is intended that the plan will allow for flexibility to accommodate specific site conditions, environmental assets, physical constraints, market conditions and design parameters. Accordingly, the exact location of boundary lines within tracts, the location of land uses indicated within planning areas and preliminary design concepts for tracts described herein shall be subject to change. Development phases within the planned area will be submitted for final plan review over the life of the development and minor changes are allowed, provided that maximum densities and land use quantities are not exceeded within the overall development plan. Major changes in the plan

including increases in overall density or land uses, will require additional PUD Zoning Map Amendments.

C. Master Plan

1. Proposed Arrangement of Land Uses

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

2. Boundary Survey

Owner will be required to complete boundary survey prior to developing parcels.

Refer to *Exhibit D, Boundary Survey* for supporting documents.

3. Adjacent Parcel Land Uses

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

4. Site Plan

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

5. Topographic Survey

Refer to documents in *Exhibit F, Topographic Survey*.

6. Existing & Recorded Streets

Beach Road is owned by Bloody Point Properties, LLC, and no changes will be made to this road. Bloody Point Drive, River Road and Fuskie Lane are owned by Bloody Point Club Property Owners Association. Bloody Point Drive will have minor modifications made to it to accommodate proposed improvements.

Refer to *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses* and *Exhibit K, Letter from Bloody Point Club Property Owners Association*, and *Exhibit B, Bloody Point Conceptual Master Plan*.

7. Existing & Recorded Lots

Refer to documents in *Exhibit E, Existing Lot, Roads, Rights-of-Way and Land Uses*.

8. Proposed Land for Public Facilities

N/A.

9. Proposed Street Layout

Refer to *Exhibit B, Bloody Point Conceptual Master Plan*.

10. Traffic Impact Analysis

Traffic studies are not warranted nor necessary for this application since the majority of traffic in the community is limited and via golf cart. There is limited motor vehicle traffic on Daufuskie Island and the primary mode of transportation for residents within Bloody Point is now, and will be in the future, by golf cart or shuttle system. Off-island traffic is not impacted by the proposed PUD zoning map amendment. The current ownership provides ferry service.

11. Stormwater Management, Water & Sewer Plans

a) Stormwater Management Plan

The existing storm water management system for Bloody Point includes a combination of interconnected wet detention ponds, grassed swales, and gently sloping open spaces to filter and attenuate storm water runoff from the existing development. Final discharge of storm water runoff from Bloody Point is conveyed through the interconnected wet detention ponds before reaching the adjacent critical area.

As additional development is introduced to Bloody Point, the existing system will be supplemented with additional facilities and BMPs meeting current OCRM and Beaufort County storm water management standards.

Refer to *Exhibit G, Bloody Point Drainage Master Plan*.

b) Potable Water Plan

Daufuskie Island Utility Company, Inc. provides potable water and fire flow to the existing development at Bloody Point. The water supply and distribution system is comprised of four deep wells with a total pumping capacity of 2,600 gallons per minute. Each well site includes a 10,000 gallon hydropneumatic storage tank. The distribution system is comprised of 10", 8", and 6" diameter water mains located generally within road right-of-ways.

Refer to *Exhibit H, Bloody Point Water Master Plan*.

c) Wastewater Collection, Treatment and Disposal

Daufuskie Island Utility Company, Inc. manages wastewater collection, treatment, and disposal for Bloody Point. The collection system is comprised of gravity sewer, pump stations and manifolded force mains. The system was designed with multiple pump stations to limit the depth of gravity sewer mains. A series of pump stations collects wastewater flows from their respective services areas. A manifolded force main network conveys wastewater from Bloody Point to the Bloody Point (f/k/a Daufuskie Island Club) Wastewater Treatment Facility (the "BP WWTF") located in the northwest corner of the Eigelberger tract. The proposed redevelopment of the golf course will extend gravity sewer from an existing pump station and proposes the addition of on\e

new pump station to manifold into the existing forcemain within Bloody Point Drive right-of-way.

At the BP WWTF, the wastewater is treated and routed through an aeration lagoon and seven day holding pond. To meet the demand of the proposed development an upgrade to the existing treatment plant is proposed to include additional aeration.

When treatment is completed, the effluent is conveyed back to Bloody Point for spray disposal on the Bloody Point Golf Course. Redeveloping the golf course will eliminate the effluent spray field while increasing the demand for effluent disposal. A combination of surface spray disposal within the Grand Lawn and underground drip disposal throughout the community is proposed to address the effluent demand.

Refer to *Exhibit I, Wastewater Master Plan*.

12. Overlay District Boundary

N/A

13. Comments from Affected Agencies

Comments from affected agencies, if any, will be addressed when received.

If required, the Owner will be responsible for conducting necessary archeology and environmental studies prior to beginning development.

Refer to *Exhibit K, Agency Letters*.

14. Proposed Ownership and Maintenance

a) Rights-of-Way

Rights-of-way now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such rights-of-way. Except as otherwise herein described, all public roads used by the Owner shall continue to be the property and responsibility of the County.

b) Drainage Systems

Drainage systems now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing the drainage systems. Except as otherwise herein described, all public drainage systems used by the Owner shall continue to be the property and responsibility of the County.

c) Water & Sewer Systems

Water and sewer service is provided by Daufuskie Island Utility Company, Inc. Water and sewer infrastructure now existing or hereafter constructed or approved by the Owner and/or the Resort shall be either retained and maintained by the Owner or an affiliate or turned over to the utility company.

d) Open Space Systems

Open space shall be owned and maintained by the Owner and/or an affiliate or property owners association now existing or hereafter established in the area containing such open space.

e) Amenities

All amenities now existing, or to be constructed or improved shall be owned and maintained by the Owner and/or an affiliate. There is currently no plan to turn over any amenity to any property owners association existing or proposed to be created.

f) Covenants, Conditions and Restrictions

The Owner will work with the Bloody Point Club Property Owners Association (POA) to amend the Bloody Point Covenants, Conditions and Restrictions (CCR) to include the new owners in the POA and make available memberships to new amenities if offered such as a beach club and/or a ferry boat service.

15. Proposed Phasing and Schedule of Development

To be provided by the Owner prior to development.

16. Proposed Phasing & Time Schedule for Lands to be Dedicated for Public Facilities

N/A.

17. ARB Guidelines

The existing Bloody Point ARB Guidelines generally apply, with the following exceptions.

Site planning standards for new development within the Bloody Point PUD Amendment are proposed as follows:

- a. Building sizes for single family detached and attached dwelling units shall be minimum 850 square feet per unit.
- b. Freestanding hospitality units, cabins or casita square footages will be provided by the Owner prior to development, but could range between 300 SF and 850 SF.
- c. Inn or hotel room sizes will be provided by the Owner prior to development.
- d. Total open space shall be a minimum of 35% of total acreage (35% of 180 acres equals 63 acres minimum). Open space includes internal greenways, lakes, ponds, internal tidal marshes and wetlands.

Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	35'	n/a

Notes:

1. Building heights are to be measured from the finished floor elevation of the first floor level which shall not exceed five feet above the minimum FEMA base flood elevation.
2. Each commercial building shall not exceed 15,000 square feet in size.

18. Letters of Utility Capability and Intent to Serve

Refer to *Exhibit J, Letters of Utility Capability and Intent to Serve*.

19. Statement Describing Character of and Rationale for PUD

Refer to *Narrative Section B, Intent of the Planned Unit Development Zoning Map Amendment*.

20. Letter in Support of PUD Zoning Map Amendment from Bloody Point Club Property Owners Association

Refer to *Exhibit K, Number 8*, letter from Bloody Point Club Property Owners Association.

END OF NARRATIVE

EXHIBIT A

Existing Conditions Exhibits:

1. Bloody Point Existing Conditions Plan

Dated: November 30, 2015

Full size copy has been submitted separately.

2. Stormwater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

3. Water Distribution Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

4. Wastewater Master Plan for Daufuskie Island Resort Planning District

Prepared by: Thomas & Hutton

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.



- Key**
- Parcels
 - Existing Buildings
 - Flood Zone AE
 - Flood Zone VE
 - AE 16 Flood Zone Label**
Letter Number indicates FEMA Base Flood Elevation (BFE)
 - Top of Lagoon Bank
 - Approximate Lagoon Water Line
 - Approximate Tidal Marsh Line
 - Topographic Contour Line
 - Paved Streets and Roads
 - Unpaved Streets and Roads

EXHIBIT A

0 100 200 300 400 500 600 700 800 ft

1 inch = 200 Feet November 30, 2015



STORMWATER MASTER PLAN FOR DAUFUSKIE ISLAND RESORT PLANNING DISTRICT

DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR:
DAUFUSKIE ISLAND PROPERTIES, LLC
DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED BY:



DEPARTMENT OF COMMERCE
PORT OFFICE, 1001 W. BAYVIEW
SAVANNAH, GA 31401-2000
ESTABLISHED IN 1970
NOVEMBER 2006

LEGEND

- PIPE
DITCH
GRATE INLET
STORM MANHOLE
YARD INLET
OUTFALL STRUCTURE
FLOOD RISK BOUNDARY
- FLOOD ZONES**
- X 100 YEAR FLOOD ZONE
A1 100 YEAR FLOOD ZONE
X20 100 YEAR FLOOD ZONE
VE 100 YEAR FLOOD ZONE

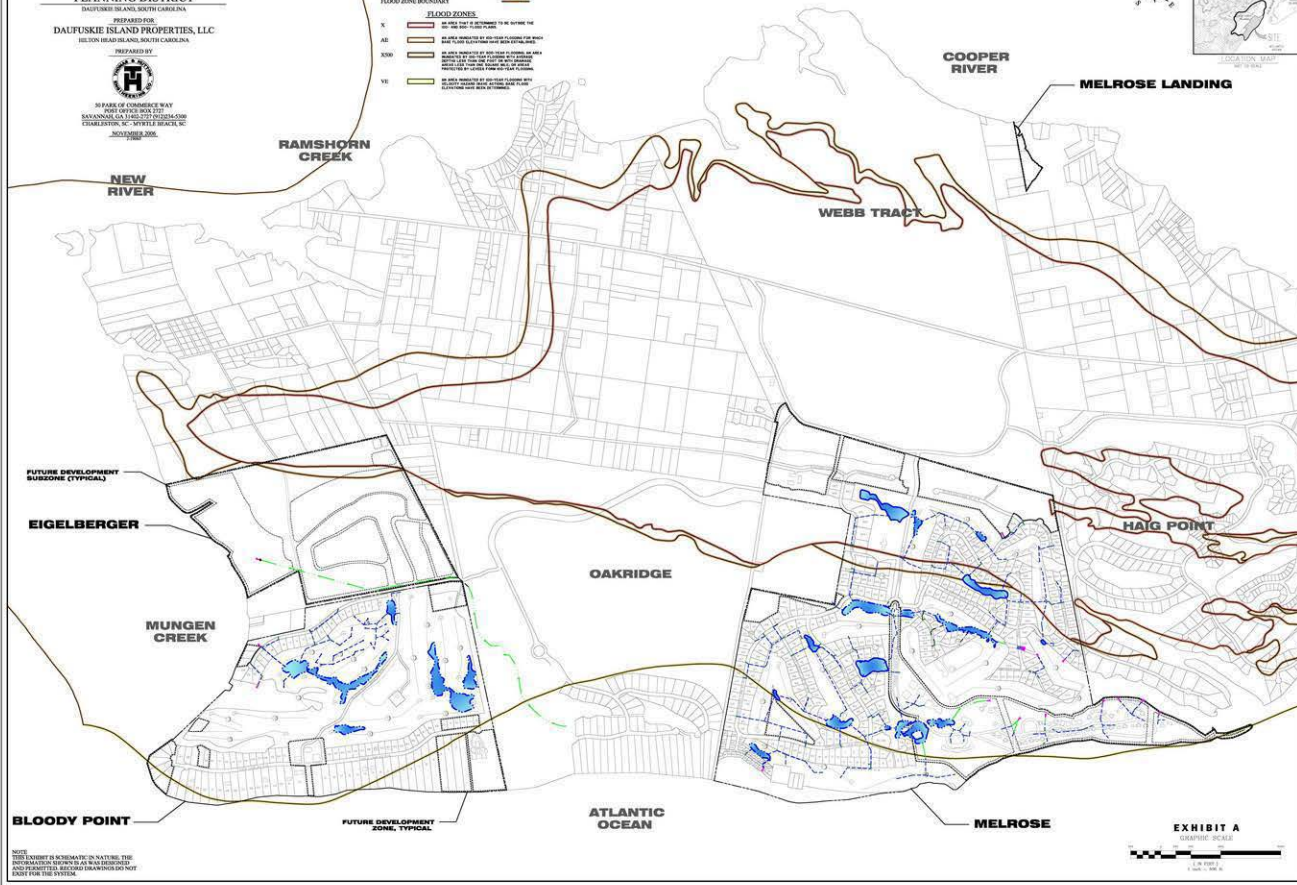


EXHIBIT A



NOTE:
THIS MAP IS A GENERALIZATION OF THE
INFORMATION PROVIDED. IT IS NOT
GUARANTEED. THE USER ASSUMES
ALL RISK FOR THE SYSTEM.

**WATER DISTRIBUTION MASTER PLAN
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT**

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED BY:
DAUFUSKIE ISLAND PROPERTIES, LLC
BILTON ROAD ISLAND, SOUTH CAROLINA

DESIGNED BY:



DEPARTMENT OF COMMERCE
PORT OFFICE BUILDING 120
SAVANNAH, GA 31401 (912) 241-6600
EXHIBITION, N. AVENUE BOULEVARD
NOVEMBER 2006

LEGEND

- | | |
|-------------------------------------|---|
| 2" WATER MAIN | — |
| 4" WATER MAIN | — |
| 6" WATER MAIN | — |
| 8" WATER MAIN | — |
| 12" WATER MAIN | — |
| POTABLE WELL | • |
| FIRE HYDRANT | • |
| YARD HYDRANT | • |
| WATER | — |
| MELROSE UTILITY CO.
SERVICE AREA | ■ |



LOCATION MAP
NOT TO SCALE



EXHIBIT A



NOTE:
THIS MAP IS A SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DISCLOSED
AND NOT GUARANTEED. NO LIABILITY FOR THE
USE OF THIS MAP.

DAUFUSKIE ISLAND, SOUTH CAROLINA
PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
JELTON BEACH ISLAND, SOUTH CAROLINA

DAUFUSKIE ISLAND PROPERTIES, LLC
JILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY



30 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GA 31402-2727 (912) 234-5300
CHARLESTON, SC - MYRTLE BEACH, SC
NOVEMBER 2006

GRAVITY SEWER
10' EFFLUENT MAIN
1 1/2" FORCE MAIN
2" FORCE MAIN
2 1/2" FORCE MAIN
3" FORCE MAIN
4" FORCE MAIN
6" FORCE MAIN
8" FORCE MAIN
MANHOLE
JUNCTION
IRRIGATION PUMP STATION
PUMP STATION
MELROSE UTILITY CO.
SERVICE AREA



LOCATION: U.S. 101-1011

**COOPER
RIVER**

— MELROSE LANDING

**RAMSHORN
CREEK**

WEBB TRACT

**NEW
RIVER****OAKRIDGE**

HAIG POINT

**FUTURE DEVELOPMENT
SUBZONE (TYPICAL)**

EIGELBERGER

**MUNGEN
CREEK**

BLOODY POINT

FUTURE DEVELOPMENT
ZONE, TYPICAL

ATLANTIC OCEAN

MELROSE

EXHIBIT A



NOTE
THIS EXHIBIT IS SCHEMATIC IN NATURE. THE
INFORMATION SHOWN IS AS WAS DESIGNED
AND PERMITTED. RECORDED DRAWINGS DO NOT
EXIST FOR THE SYSTEM.

EXHIBIT B

Site Plan Exhibits:

1. Bloody Point Conceptual Master Plan

Dated: February 6, 2016

Full size copy has been submitted separately.

2. Aerial with Proposed Roads Overlay

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



Key

Development Areas

- (A) Inn District**
 - 60 Rooms, 3 Story Inn with Existing Osprey Cottage
 - Renovated Cart Barn
 - Mix of Village Residential Product
 - 25,000 SF Commercial
- (B) Commercial Nature Center**
 - Kayak Launch to Blueway
 - Community / Resort Kayak Storage
 - Nature & Interpretive Center
 - Potential Commercial Opportunities
- (C) Commercial Beach Club & Resort Pool**
 - Pool Bar & Grill
 - Resort Style Pool w/ Spa and Splash Pad
 - Event Lawn for Weddings
 - Potential Commercial Space
- (D) Tennis**
- (E) Western Marsh & Wetland Cottages**
 - Mix of Residential Product with Treed Sites and Views of Marsh and Wetlands
- (F) Commercial Greeters Camp & Public Dock**
 - Re-worked Public Dock
 - Greeters Cottage
 - Cart Storage Building
- (G) Waterside Cottages**
 - Clustered Cottage Product Oriented to Internal Water and Marsh Views
- (H) Meadow & Woodland Cottages**
 - Mixed Residential Product with Meadow and Wooded Site Orientation
- (I) Grand Lawn Cottages**
- (J) East Lagoon Cottages**
 - Mixed Residential Products with Blueway Site Orientation
- (K) Vineyard Cottages**
 - Residential Product with Vineyard Orientation

Residential/ Hospitality Land Use

- Residential Single Family Unit or Hospitality Casita
- Residential Duplex Single Family Attached Unit or Hospitality Casita
- Residential Triplex Single Family Attached Unit or Hospitality Casita

EXHIBIT B

0 100 200 400 600 800 FT

1 inch = 200 Feet
December 8, 2015
Revised February 9, 2016





EXHIBIT B

AERIAL
BLOODY POINT
DAUFUSKE ISLAND, SC
PREPARED FOR:
McCarthy Group Florists
PREPARED BY:

THOMAS & HUTTON

30 Park of Commerce Blvd.
Spartanburg, SC 29303 • 803.582.0000

www.thomashutton.com

DATE: 10/1/2011	SCALE: 1" = 100'
DRAWN: JH	DATE: 10/1/2011
CHECKED: JH	DATE: 10/1/2011

EXHIBIT C

Proposed Land Use Plan

Dated: February 9, 2016

Full size copy has been submitted separately.



Vicinity Map



Key

- Project Boundary
- Adjacent Parcels
- Approximate Existing Lagoon
- Approximate Existing Tidal Marsh
- Proposed Streets and Roads
- Existing Paved Streets and Roads
- Existing Unpaved Streets and Roads
- Proposed Land Use**
 - Linear Park, Open Space & Bike Trails
 - Inn and Residential/Hospitality Districts
 - Proposed Rights-of-Way
 - Inn District

Land Use Type	Approx. Area (acres)
Residential/Hospitality District	
Inn District	112+/-
Rights-of-Way	
Open Space	
Tidal Marsh	68+/-
Lagoons	
Linear Parks & Open Space	
TOTAL	179.99+/-

Note: Maximum Density 1 DU per Acre

District	Units
Residential/Hospitality	150 DU
SF Detached	25 DU
SF Attached Duplex	50 DU
SF Attached Triplex	75 DU
Inn District	
Inn	60 Rooms
Commercial	25,000 Square Feet

EXHIBIT C

0 100 200 400 600 800 Ft

1 inch = 200 Feet
December 8, 2015
Revised February 9, 2016



EXHIBIT D

Boundary Survey Exhibits:

1. Bloody Point Boundary Survey

Prepared by: Southeastern Surveying, Inc.

Dated: 1988

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point Project Parcels Map

Dated: November 24, 2015

Full size copy has been submitted separately.

3. Deed for Bloody Point Properties, LLC

Dated: July, 2011

Deed Book 3082, Page 1981.

Has remained unchanged.

(6 pages)



Vicinity Map

MUNGIN CREEK

Existing Cemetery

MUNGIN RIVER

RIVER ROAD

PROSPECT ROAD

PAPPYS LANDING ROAD

BLOODY POINT DRIVE

Utility Lot

EUSKIE LANE

BEACH ROAD

OAK RIDGE

BEACHFIELD SE

CRESTING

ATLANTIC OCEAN

Key

- Project Boundary
- Bloody Point Properties LLC Project Parcels
- Bloody Point Properties LLC Non-Project Parcels
- Adjacent Lots
- Paved Streets and Roads
- Unpaved Streets and Roads

Project Parcels

- R800 027 00A 0076 0000
① Bloody Point Properties LLC
176.30 Acres
- R800 027 00A 0078 0000
② Bloody Point Properties LLC
Approx. 2.0 Acres
- R800 027 00A 0085 0000
③ Bloody Point Properties LLC
0.75 Acres
- R800 027 00A 0092 0000
④ Bloody Point Properties LLC
0.949 Acres

TOTAL AREA: +/- 180 ACRES

EXHIBIT D

0 100 200 400 600 800 Ft

1 inch = 200 Feet November 24, 2015



BLOODY POINT
Project Parcels
Daufuskie Island, SC

Wood Partners Inc. **WPI**

5/11 PB
Ruth
18713

RECORDED
2011 Sep -14 09:31 AM
Sharon D. Burris
BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 03082 PGS 1981-1985
FILE NUM 2011045075
09/07/2011 11:05:03 AM
REC'D BY P BAXLEY RCPT# 655747
RECORDING FEES 11.00

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

TITLE TO REAL ESTATE
TMS: R800-027-000-0022-0000,
R800-027-00A-0076-0000,
R800-027-00A-0078-0000,
R800-027-00A-0085-0000,
R800-027-00A-0087-0000,
R800-027-00A-0092-0000

KNOW ALL MEN BY THESE PRESENTS, THAT I, **BRIAN J. McCARTHY**,
(hereafter the "Grantor") in the State aforesaid, for and in consideration of the sum of
TEN AND 00/100, (\$10.00) DOLLARS AND NO OTHER CONSIDERATION, to me in
hand paid at and before the sealing of these Presents by **BLOODY POINT
PROPERTIES, LLC** (hereinafter the "Grantee") whose address is c/o Brian J.
McCarthy, 9390 Old Southwick Pass, Alpharetta, GA 30022, in the State aforesaid, the
receipt whereof is hereby acknowledged, have granted, bargained, sold and released,
and by these Presents do grant, bargain, sell and release, subject to the easements,
restrictions, reservations, and conditions set forth in the legal description below, unto
the said **BLOODY POINT PROPERTIES, LLC**, its successors and/or assigns, forever,
in fee simple, the following described real property, to-wit:

SEE EXHIBIT "A" attached hereto and incorporated herein.

SAID properties are conveyed subject to all applicable covenants,
conditions, restrictions and easements of record in the ROD Office for
Beaufort County, South Carolina, and to the Beach Act Disclosures
contained in Exhibit "B" attached hereto.



The properties conveyed herein are the same properties conveyed to Brian J. McCarthy by Deed from Daufuskie Island Properties, LLC, dated June 17, 2011 and recorded on June 22, 2011 in Book 3066 at Page 3364 in the Office of the Register of Deeds for Beaufort County, South Carolina.

THE within Deed was prepared in the Law Offices of Ruth, MacNeille & Knudsen, P.A., P.O. Box 5706, Hilton Head Island, South Carolina 29938, by Michael K. Knudsen, Esquire.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and assigns, forever, in fee simple.

AND I, the within Grantor, do hereby bind myself, and my heirs, executors and administrators to warrant and forever defend, all and singular, the said Premises unto the said **BLOODY POINT PROPERTIES, LLC**, its successors and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.



WITNESS our hands and seals this 26th day of July, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

Witness

[Signature]

Notary Witness

[Signature]

Brian J. McCarthy

STATE OF Calaveras)

COUNTY OF Calaveras)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the within named Brian J. McCarthy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn to before me this 26th day of July, 2011.

Notary Public
My Commission



[Signature]
April 15.

[Signature]

EXHIBIT "A"

Parcel I: R800-027-000-0022-0000 (1.98 acres, Tract A, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 1.98 acres, more or less, known and described as Tract "A", Bloody Point on a plat of the Lands of the Estate of Morton Deutsch and Surfside Development Company prepared by Matthew M. Crawford, SCRLS #9756, dated March 25, 1988, last revised July 21, 1988, and recorded July 28, 1988 in the ROD Office for Beaufort County, South Carolina, in Plat Book 35 at Page 223. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel II: R800-027-00A-0076-0000 (176.30 acres, Bloody Point Golf Course)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 176.30 acres, more or less, and being more particularly shown and described as the "Golf Area" on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel III: R800-027-00A-0078-0000 (Riverfront Lot and Cemetery Access)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, shown and described as the "Riverfront Lot III, Cemetery Access and Parking Easement" and Lot III on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990 and revised on March 27, 1997, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 5A. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel IV: R800-027-00A-0085-0000 (0.75 acres, Parcel H, Bloody Point)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, being shown and designated as Parcel "H" containing 0.75 acres and a portion of the right-of-way for Bloody Point Road located to the southwest of Parcel "H" on a plat entitled A Plat of Bloody Point Golf Course & Facilities, prepared by Thomas and Hutton Engineering Co., certified by Boyce L. Young, SCRLS #11079, recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 39 at Page 40. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel V: R800-027-00A-0087-0000 (5.63 acres Future Development, River Rd. R/W)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 5.63 acres, more or less, designated as FUTURE DEVELOPMENT and being more particularly shown and described on a plat of Bloody Point Golf Course & Facilities, prepared by Boyce L. Young, SCRLS #11079, dated May 16, 1990, revised March 27, 1997, and recorded in the ROD Office for Beaufort County, South Carolina, in Plat Book 61 at Page 5. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

Parcel VI: R800-027-00A-0092-0000 (Lot A-2, Founders Cottage Tract)
All that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 0.949 acres, more or less, and being more particularly shown and described as Lot A-2 Founders Cottage Tract, a portion of Daufuskie Island Club property on a plat prepared by Boyce L. Young, SCRLS #11079, dated January 31, 1997, and recorded in the ROD Office for Beaufort County, South Carolina in Plat Book 61 at Page 6. For a more detailed description as to courses, metes and bounds, etc., reference may be had to said plat of record.

EXHIBIT "B"
BEACH ACT DISCLOSURE STATEMENT

Pursuant to S.C. Code Ann. §48-39-330 (1976), as amended, the Seller discloses to the Purchaser that the Property or a portion thereof if or may be subject to statutory regulation imposed by The South Carolina Coastal Zone Act of 1977, S.C. Code Ann. §48-39-10 et seq. (1976), as amended by the South Carolina Beach Management Act, S.C. Code Ann. §48-39-270 et seq. (1976) (hereinafter collectively called "the Acts"). The Acts involve, and may subject the Property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline, and has an erosion rate, all as determined by the Office of Ocean and Coastal Resource Management of the South Carolina Department of Health and Environmental Control, formerly the South Carolina Coastal Council (hereinafter, "OCRM"). All or part of the Property is or may be within the velocity zone as determined by the Federal Emergency Management Agency. The Acts may also restrict the Purchasers' rights to build, repair or rebuild structures on the Property. No structure may be constructed seaward of the setback lines without a permit issued by OCRM. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the Property and the current applicable erosion rate may be obtained from OCRM. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Seller makes no representation to the Purchaser concerning the location of such baselines, setback lines, or the velocity zone, the effect of such regulation on the Property, or the accuracy of the foregoing disclosure.

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 00A 0076 0000 00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 000 0022 0000 00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 00A 0078 0000 00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 00A 0085 0000 00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 00A 0087 0000 00

ADD DMP Record 9/12/2011 14:57:46
--> Book/Page O BK 3082 PG 1986A
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R800 027 00A 0092 0000 00

EXHIBIT E

Existing Lots, Roads, Rights-of-Way and Land Uses Exhibits:

1. Bloody Point Existing Lots, Roads, Rights-of-Way and Land Uses Map

Dated: November 24, 2015

Full size copy has been submitted separately.

2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

(3 pages)



Vicinity Map

MUNGEN CREEK

TIDAL MARSH

Existing Cemetery

Utility Lot

FUSKIE LANE

ATLANTIC OCEAN

Key

- Project Boundary
- Bloody Point Properties LLC Project Parcels
- Rights-of-Way owned by Bloody Point Club POA
- Rights-of-Way
- Existing PUD Overlay
- D1 Zoning: DI Natural
- D2 Zoning: DI Rural
- D3 Zoning: DI Sub-Urban
- Paved Streets and Roads
- Unpaved Streets and Roads

NOTE: ALL EXISTING PUD LOTS OUTSIDE OF PROJECT AREA WILL NOT BE ALTERED OR AMENDED BY THIS PROPOSAL.

SEE ADJACENT LOTS OWNERSHIP KEY ATTACHMENT FOR MORE INFORMATION ABOUT ADJACENT LOT OWNERSHIP PER NUMBERED LOT DESIGNATIONS ON THIS PLAN.

EXHIBIT E
 0 100 200 400 600 800 Ft
 1 inch = 200 Feet November 24, 2015



McCARTHY
 www.mccarthy.com

BLOODY POINT
 Existing Lots, Roads, Rights-of-Way & Adjacent Uses
 Daufuskie Island, SC

Wood Partners Inc. **WPI**

Exhibit E

2. Adjacent Lots Ownership Key

Source: Beaufort County Online GIS Map

Accessed: November, 2015

Map Number	Beaufort County PIN	Owner	Area (Acres)
1	R800 027 000 009A 0000	Daufuskie Land Investments LLC	9.958
2	R800 027 000 0007 0000	Hatcher Holdings LLC	1.214
3	R800 027 000 0016 0000	Dolphin Daufuskie Group LLC	3.168
4	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.235
5	R800 027 000 0008 0000	Charles Thomas Allen II	0.420
6	R800 027 000 008C 0000	Theresa S Nordeen and Mary Margaret L Wu	0.660
7	R800 027 000 0102 0000	Beach Field Properties LLC	3.237
8	R800 027 000 008A 0000	Mildred P Yeomans	0.145
9	R800 027 000 008F 0000	J&W Corporation of Greenwood	2.837
10	R800 027 000 008E 0000	Fred Ward	0.207
11	R800 027 000 0155 0000	MGC Corporation	0.166
12	R800 027 000 0159 0000	Beach Field Properties LLC	0.166
13	R800 027 000 0160 0000	Beach Field Properties LLC	0.167
15	R800 027 000 008D 0000	Edward J and Elizabeth P Hall	0.217
16	R800 027 000 0019 0000	John Gause	0.138
17	R800 027 00A 0094 0000	Daufuskie Island Club Property	5.909
18	R800 027 000 0157 0000	Michael D and Karen R Hammer Jr	0.166
19	R800 027 000 0007 0000	Hatcher Holdings LLC	6.352
20	R800 027 00A 0119 0000	Daufuskie Island Club Property Owner	7.707
21	R800 027 00A 0070 0000	Chou Investments LLC	0.530
22	R800 027 00A 0099 0000	Pensco Trust Co	0.439
23	R800 027 00A 0002 0000	Lordah Trust	2.282
24	R800 027 00A 0069 0000	Thomas D and Mary M Dickinson	0.614
25	R800 027 00A 0006 0000	John J Mellencamp	1.973
26	R800 027 000 0018 0000	Mayme S Jenkins	0.234
27	R800 027 00A 0087 0000	Bloody Point Properties LLC	7.569
28	R800 027 000 0154 0000	William M Madson	0.166
29	R800 027 000 0156 0000	Bradley Schumacher	0.167
30	R800 027 000 0158 0000	Beach Field Properties LLC	0.166
31	R800 027 00A 0075 0000	James Michael Griffin	0.541
32	R800 027 00A 0074 0000	Emily H Conger	0.530
33	R800 027 000 0103 0000	Gracetree Investments LLC	0.161
34	R800 027 00A 0073 0000	Ben S and Melissa H Sellars	0.530
35	R800 027 00A 0097 0000	Robert M and Beth P Senn	0.483
36	R800 027 00A 0001 0000	Maher F and Nagiba A Habashi	2.286
37	R800 027 00A 0071 0000	George J and Terri Oberst	0.530
38	R800 027 00A 0100 0000	Anthony Simonelli	0.442
39	R800 027 00A 0004 0000	Osiris Lotus LLC	2.301
40	R800 027 00A 0102 0000	Timothy C Foley	0.452
41	R800 027 00A 0066 0000	Anthony M Savo	0.549
42	R800 027 000 0177 0000	Nelson Wells	0.547
43	R800 027 000 0175 0000	Dolphin Management Inc	0.539
44	R800 027 00A 0008 0000	Elizabeth A Cervino	1.633
45	R800 027 00A 0009 0000	Anthony M Savo	1.580
46	R800 027 000 0172 0000	Dolphin Management Inc	0.601
47	R800 027 00A 0060 0000	Joanne B Loftus Revocable Trust	0.530
48	R800 027 00A 0109 0000	Loras M Lochmann	0.504
49	R800 027 00A 0012 0000	Jamie D and Angeal Pappas	1.515
50	R800 027 00A 0057 0000	Bruce Alan Jamrozky Living Trust	0.530
51	R800 027 00A 0113 0000	Richard A Silver	0.508
52	R800 027 00A 0015 0000	Susane Habashi Ahigian	1.425
53	R800 027 00A 0121 0000	Nancy R Dougherty	0.646
54	R800 027 00A 0052 0000	Jeffrey A and Linda L McCroy	0.530
55	R800 027 00A 0118 0000	Stephen P Casey	1.008
56	R800 027 00A 0019 0000	SLS Trinity Trust	1.526
57	R800 027 00A 0048 0000	Matthew G and Eileen M Salterelli	0.594
58	R800 027 00A 0047 0000	Jonathan M and Joanna K Varholak	0.507

Map Number	Beaufort County PIN	Owner	Area (Acres)
59	R800 027 00A 0045 0000	Kimberly Ann Manstrangelo	0.525
60	R800 027 00A 0024 0000	Thomas S Post Jr	1.420
61	R800 027 00A 0040 0000	Susan Camille Burns	0.740
62	R800 027 00A 0039 0000	Michael E and Julie M Egan	0.813
63	R800 027 00A 0037 0000	Thomas J Gletner Jr	0.712
64	R800 027 00A 0036 0000	Teresa J Rainey and Lisa M Kelley	0.852
65	R800 027 00A 0080 0000	Milton J Deitch and Sara Schwartz Trustee	0.517
66	R800 027 00A 0081 0000	Patricia Strong Barrett	0.772
67	R800 027 00A 0083 0000	Daufuskie Beach Property LLC	1.362
68	R800 027 00A 0103 0000	John P and Mary F Barry	0.494
69	R800 027 000 0179 0000	Dolphin Management Inc	0.954
70	R800 027 00A 0106 0000	Brian M McKenzie	0.502
71	R800 027 00A 0062 0000	Negin M Mostaghim	0.526
72	R800 027 00A 0011 0000	Elrod Family Holdings LLLP	1.540
73	R800 027 00A 0110 0000	Richard A Silver IRA	0.503
74	R800 027 000 0010 0000	Hoke S Greiner	0.786
75	R800 027 00A 0058 0000	Joanne B Loftus Revocable Trust	0.530
77	R800 027 00A 0054 0000	Martin Barnes and Angelia Bott	0.530
78	R800 027 00A 0114 0000	Jimmy D Faulkner	0.488
79	R800 027 00A 0016 0000	John M and Karen L Shoffner	1.400
80	R800 027 00A 0053 0000	Ashley Oak PArtners LLC	0.530
82	R800 027 00A 0050 0000	Cannon Consulting LLC	0.601
83	R800 027 00A 0093 0000	Maher Nagiba Habashi	2.375
84	R800 027 00A 0049 0000	Elizabeth A Cervino	0.612
85	R800 027 00A 0025 0000	David Symonds	1.442
86	R800 027 00A 0042 0000	Mark F Joyce Trust	0.660
87	R800 027 00A 0026 0000	Richard P Tarantino	1.479
88	R800 027 00A 0041 0000	Keith A and Tonne Ray Hanna	0.688
89	cemetery	Cemetery	0.547
90	R800 027 00A 0032 0000	Lordah Trust	1.411
91	R800 027 00A 0079 0000	Milton J Deitch and Sara Schwartz Trustee	0.584
92	R800 027 00A 0033 0000	Maher Nagiba Habashi	1.589
93	R800 027 00A 0034 0000	Erin P McCarthy	1.577
94	R800 027 00A 0095 0000	H L Boyer Royal	0.479
95	R800 027 000 0104 0000	Gracetree Investments LLC	0.161
96	R800 027 00A 0124 0000	Daufuskie Island Oceanfront LLC	0.746
97	R800 027 00A 0072 0000	Ben S and Melissa H Sellars	0.530
98	R800 027 00A 0125 0000	Daufuskie Island Oceanfront LLC	2.957
99	R800 027 00A 0098 0000	Stephen B Lookadoo Jr	0.458
100	R800 027 000 0182 0000	Beaufort County	1.540
101	R800 027 00A 0086 0000	Melrose Utility Company Inc	0.895
102	R800 027 000 0180 0000	Dolphin Management Inc	1.903
103	R800 027 00A 0005 0000	15 Fuskie Lane LLC	2.203
104	R800 027 000 0173 0000	Alan Conger	0.834
105	R800 027 00A 0007 0000	John J Mellencamp	1.760
106	R800 027 00A 0064 0000	J Daniel Rivers	0.528
107	R800 027 000 0174 0000	Emily H Conger	0.501
108	R800 027 00A 0061 0000	Anthony A and Dianne K Simonelli	0.531
109	R800 027 00A 0108 0000	James F Piperato	0.480
110	R800 027 000 0171 0000	Dolphin Management Inc	0.467
111	R800 027 00A 0010 0000	Teresa J Rainey and Lisa M Kelley	1.580
112	R800 027 00A 0013 0000	Lucky Stars Trust	1.497
113	R800 027 00A 0056 0000	Desiree Mitchell Jamrozy Living Trust	0.531
114	R800 027 00A 0112 0000	Randall J Hoover	0.563
115	R800 027 00A 0014 0000	William H Greenwood	1.462
116	R800 027 00A 0120 0000	Pensco Trust Co	0.689
117	R800 027 00A 0051 0000	Cannon Consulting LLC	0.530
118	R800 027 00A 0116 0000	Geoffrey William Adams	0.701
119	R800 027 00A 0018 0000	James L McDonald	1.502
120	R800 027 00A 0117 0000	David L Fingerhut	0.671
121	R800 027 00A 0022 0000	Richard F Latuska	1.458
122	R800 027 00A 0046 0000	Group 3 Investments LLLP	0.492
124	R800 027 00A 0023 0000	Richard Paul Silver	1.438
125	R800 027 00A 0028 0000	Paula K Nickels	1.534
126	R800 027 00A 0090 0000	Larreategul Family Trust	0.925
127	R800 027 00A 0029 0000	Ben S and Melissa H Sellars	1.440
128	R800 027 00A 0038 0000	Tucker and Ollie Investments LLC	0.759

Map Number	Beaufort County PIN	Owner	Area (Acres)
129	R800 027 00A 0084 0000	James W Hogg	1.970
130	R800 027 000 0166 0000	Beach Field Properties LLC	1.672
131	R800 027 000 0083 0000	Dolphin Management Inc	0.850
132	R800 027 000 0020 0000	J&W Corporation of Greenwood	0.598
133	R800 027 000 008G 0000	Island Drolmuls LLC	0.339
134	R800 027 000 0017 0000	Homer Curtis Jenkins III	0.269
136	R800 027 000 008B 0000	Jeffrey E and Sally V Lewis	0.145
137	R800 027 000 0102 0000	Beach Field Properties LLC	2.290
138	R800 027 000 0161 0000	Berach Field Properties LLC	0.167
139	R800 027 000 0162 0000	Beach Field Properties LLC	0.167
140	R800 027 000 0163 0000	James R and Melissa L Field	0.167
141	R800 027 00A 0123 0000	Sandy Lane Horizontak Property	2.308
142	R800 027 00A 0096 0000	H L Boyer Royal	0.476
143	R800 027 000 0026 0000	Hatcher Holdings LLC	4.945
144	R800 027 00A 0003 0000	Solban Trust	2.293
145	R800 027 00A 0068 0000	Anthony M Savo IRA	0.587
146	R800 027 00A 0101 0000	John M Lashar	0.429
147	R800 027 00A 0067 0000	Neveeen Nagiba Habashi	0.514
148	R800 027 000 0178 0000	Wells and Sanders LLC	0.544
149	R800 027 00A 0065 0000	Negin M Mostaghim	0.524
150	R800 027 00A 0104 0000	FBO Lawrence S Silver IRA	0.471
151	R800 027 00A 0105 0000	Sheila M Cook	0.482
152	R800 027 00A 0063 0000	Toria Homes LP	0.555
153	R800 027 000 0176 0000	Dolphin Management Inc	0.578
154	R800 027 00A 0107 0000	K & K Properties Co Inc	0.505
155	R800 027 000 007A 0000	Dolphin Management Inc	0.385
156	R800 027 000 0170 0000	Dolphin Management Inc	0.536
157	R800 027 00A 0059 0000	Joanne B Loftus Revocable Trust	0.530
158	R800 027 00A 0111 0000	David R Peters	0.552
159	R800 027 000 0181 0000	Dolphin Management Inc	0.010
160	R800 027 00A 0055 0000	David L Fingerhut	0.531
161	R800 027 00A 0122 0000	Patrick A McIntyre	0.644
162	R800 027 00A 0115 0000	Thomas J Gletner Jr	0.549
163	R800 027 00A 0017 0000	Michael W and Catherine S Andrews	1.431
165	R800 027 00A 0091 0000	Solban Trust	1.763
166	R800 027 00A 0020 0000	Robert W Webb Jr	1.508
167	R800 027 00A 0021 0000	Greene Daufuskie Island LLC	1.492
168	R800 027 00A 0044 0000	William H Greenwood MD Enterprises	0.552
169	R800 027 00A 0043 0000	Leah Haunz Johnson Revocable Trust	0.616
170	R800 027 00A 0027 0000	Richard P Tarantino	1.510
171	R800 027 00A 0089 0000	Mark A and Mary C Gunyuzlu	0.827
172	R800 027 00A 0030 0000	J Dub Holdings LLC	1.583
173	R800 027 00A 0031 0000	JGALT LLC	1.601
174	R800 027 00A 0035 0000	George E Mullen	1.686
175	R800 027 00A 0082 0000	Harry B Tremaine	1.153
176	R800 027 00A 0087 0000	Bloody Point Properties LLC	5.252
177	R800 027 000 010A 0000	Francis A Burn	5.691
178	R800 027 000 0025 0000	Hoke S Greiner	2.184
179	R800 027 000 009A 0000	Daufuskie Land Investments LLC	5.854
180	R800 027 00A 0077 0000	Brian McCarthy	1.282
181	R800 027 00A 0088 0000	Daufuskie Island Club Property	3.196

EXHIBIT F

Topographic Survey Exhibits:

Prepared by Thomas & Hutton

1. Topographic Survey for Daufuskie Island Resort Planning District

Dated: November, 2006

Has remained unchanged.

Full size copy has been submitted separately.

2. Bloody Point LiDar Contours

Dated: November 16, 2015

Full size copy has been submitted separately.

TOPOGRAPHIC SURVEY EXHIBIT
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT

DAUFUSKIE ISLAND, SOUTH CAROLINA

PREPARED FOR
DAUFUSKIE ISLAND PROPERTIES, LLC
HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED BY



DEPT. OF COMMERCE
PORT OF SOUTH CAROLINA
SAVANNAH, GA 31403-0000
CORRESPONDENCE: 314-0000-0000
NOVEMBER 2006



EXHIBIT F

GRAPHIC SCALE





EXHIBIT F

LIDAR COUPOURS BLOODY POINT

DAUFUSKE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON

30 Years of Experience and
Serving the South & Midwest

www.thomashutton.com

DATE: 10/10/2010 SCALE: 1"=200'

EXHIBIT G

Bloody Point Drainage Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.



EXHIBIT G

DRAINAGE MASTER PLAN

BLOODY POINT

DAUFUSKE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON

3000 W. Highway 170

Summerville, SC 29486 • 712.254.0000

www.thomasthutton.com

DATE: 10/15/2010	SCALE: 1"=100'
DRAWN: JH	CHECKED: JH
APPROVED: JH	DATE: 10/15/2010

EXHIBIT H

Bloody Point Water Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

- 2" WATER MAIN (EXISTING) - - - - -
- 4" WATER MAIN - - - - -
- 4" WATER MAIN (EXISTING) - - - - -
- 6" WATER MAIN (EXISTING) - - - - -
- 8" WATER MAIN - - - - -
- 8" WATER MAIN (EXISTING) - - - - -
- 10" WATER MAIN (EXISTING) - - - - -
- 12" WATER MAIN (EXISTING) - - - - -
- POTABLE WELL
- FIRE HYDRANT
- YARD HYDRANT
- VALVE

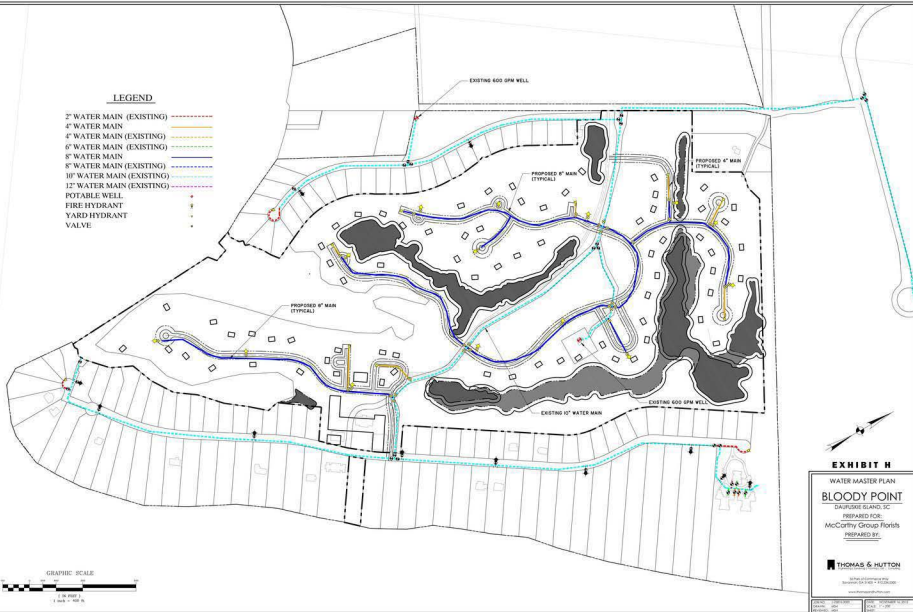


EXHIBIT H

WATER MASTER PLAN
BLOODY POINT
 DAIRFUSKIE ISLAND, SC
 PREPARED FOR:
 McCarthy Group Florists
 PREPARED BY:

THOMAS & HUTTON
 ENGINEERS

2019-2020
 1/2020
 1/2020

DATE: 1/2020	SCALE: 1" = 50'
DRAWN: JH	DATE: 1/2020
CHECKED: JH	DATE: 1/2020

GRAPHIC SCALE



EXHIBIT I

Bloody Point Wastewater Master Plan

Prepared by: Thomas & Hutton

Dated: November 16, 2015

Full size copy has been submitted separately.

LEGEND

GRAVITY SEWER
 10" EFFLUENT MAIN (EXISTING)
 1 1/2" FORCE MAIN (EXISTING)
 2" FORCE MAIN
 2 1/2" FORCE MAIN
 3" FORCE MAIN
 4" FORCE MAIN
 4" FORCE MAIN (EXISTING)
 6" FORCE MAIN
 8" FORCE MAIN
 MANHOLE
 JUNCTION
 IRRIGATION PUMP STATION
 PUMP STATION
 PUMP STATION (EXISTING)



EXHIBIT I

WASTEWATER MASTER PLAN

BLOODY POINT

DAFUSKE ISLAND, SC

PREPARED FOR:

McCarthy Group Florists

PREPARED BY:

THOMAS & HUTTON

20100 10th Avenue, Suite 100

Lawrenceville, GA 30043 • 770.224.0001

www.thomashutton.com

DATE: 01/14/2010	PROJECT: BLOODY POINT
DESIGNER: T&H	SCALE: 1" = 100'
CHECKED: T&H	SHEET: 1 OF 1

EXHIBIT J

Letters of Utility Capability and Intent to Serve

Power & Gas

SCE&G

Dated: 11/19/15.

Water & Sewer

Daufuskie Island Utility Company, Inc

Dated: 12/3/2015

Fire Department

Daufuskie Island Fire District

Dated: 12/3/2015

Phone

Hargray

Dated: 12/3/2015

Solid Waste

Dolphin Shared Management Services, LLC

Dated: 12/3/2015



Customer Service Engineering - 81 May River Road, Bluffton, S.C. 29910

November 19, 2015

Michael S. Hughes, P.E.
Thomas & Hutton
50 Park Of Commerce Way
Savannah, GA 31405

Re: Proposed 150 Cottages and Inn at Bloody Point, Daufuskie Island, S.C.

Dear Mr. Hughes:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

- 1.) Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit plans.**
- 2.) Approved lot numbers and premise addresses including street names for the development.**
- 3.) Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
- 4.) All electric load information.**
- 5.) Anticipated timeline for each phase of the development.**
- 6.) A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**

For more information or questions, contact me by phone at (843) 815-8808 or by email at parks.moss@scana.com.

Sincerely,

Parks Moss

Project and Account Manager, Sr.
South Carolina Electric and Gas

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: _____ PHONE: _____

DAUFUSKIE ISLAND UTILITY COMPANY, INC.
c/o GUASTELLA ASSOCIATES, LLC
6 Beacon Street, Suite 200
Boston, MA 02108
617-423-7878

December 3, 2015

Mr. Michael S. Hughes
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Re: Bloody Point Planned Unit Development

Dear Mr. Hughes,

In accordance with our preliminary discussions, Daufuskie Island Utility Company (DIUC) is willing to provide water and sewer service for the Bloody Point Planned Unit Development (Applicant) which is within our service area.

The Applicant must submit a written request for service. The application should include a set of engineering plans for the mains and facilities that will be necessary to connect to DIUC's existing water and sewer utility systems, along with the estimated cost of the extension and the anticipated number and type of customers. Once the application for service is received, we will prepare a proposed extension of service agreement (Agreement) under which service will be provided. In general, the proposed Agreement will be designed to assure that DIUC's existing customers do not bear the risk of the success of the Applicant's development project. You should anticipate that the Agreement will contain provisions for the Applicant to be responsible for all costs to install mains and facilities necessary to provide service, and ownership of all mains and facilities will be transferred to DIUC along with necessary easements or rights of way. On the basis of our preliminary consideration, it is anticipated that at the time the Applicant/Developer sells lots to individual purchasers, those individuals will become customers of DIUC and begin to pay availability or usage rates in accordance with our approved tariff.

Once the Applicant and DIUC execute the agreement, it will be subject to approvals of the Public Service Commission, the Office of Regulatory Staff and the Department of Health and Environmental Control.

We look forward to working with you towards completion of a successful project.

GUASTELLA ASSOCIATES, LLC
Manager of DIUC



Mike J. Guastella
Vice President - Operations



DAUFUSKIE ISLAND FIRE DISTRICT

P.O. BOX 35, 400 HAIG POINT ROAD
DAUFUSKIE ISLAND, SC 29915
843-785-2116
FAX 843-785-6021

December 3, 2015

Mark L. Baker
Wood & Partners Inc.
PO Box 23949
Hilton Head Island, SC 29925

Re: Bloody Point Zoning Map Amendment

Dear Mr. Baker,

The Daufuskie Island Fire District is committed to servicing the proposed conceptual master plan for the illustrated area in Bloody Point. The impact fees associated with this development should support any additional equipment that is necessary. That being said, this review is based on the following assumptions:

1. The water flow for fire protection is sufficient as determined by the Insurance Services Organization (ISO), the International Fire Code and the Beaufort County Zoning and Development Standard Ordinances (ZDSO). Fire flow calculations shall be determined by an engineer prior to final approval of any development plans.
2. Where water flow is insufficient for fire protection, residential fire sprinkler systems shall be installed in accordance with NFPA standards or an alternative method of fire protection shall be established.
3. All Fire Apparatus Access Roads shall be a minimum of 20' wide having a vertical clearance of 13'-6".
4. Dead end cul-de-sacs shall have a turning radius of not less than 40'.
5. Bridges shall be built in accordance with DOT standards and be capable of supporting the loads of the fire apparatus.
6. Hydrants shall be spaced and located in accordance with the ZDSO, ISO and approval of the Daufuskie Island Fire District's Fire Marshall.

Please don't hesitate to call if you have any questions with regard to fire protection.

Best wishes,

Edward A. Boys

Edward A. Boys
District Chief
Established

CC: Hilary Austin, BC Zoning



December 3, 2015

Mark L Baker
Wood Partners, Inc.
Hilton Head Island, SC 29928

Dear Mr. Baker:

SUBJ: Letter of Intent to Provide Service for: **Bloody Point, Daufuskie Island**

Hargray Engineering Services has reviewed the master plan for the above referenced project. Hargray Communications has the ability and intent to serve the above referenced project. Forward to our office a digital copy of the plan that has been approved by the county/town for use with Microstation or AutoCAD. Our office will then include owner/developer conduit requirements on the approved plan and return to your office.

By accepting this letter of intent to serve, you also accept sole responsibility to forward the requirements and Project Application Form to the owner/developer. The Project Application Form identifies the minimum requirements to be met as follows:


- Commercial buildings – apartments – villas: Minimum 4 inch diameter conduit Schedule 40 PVC with pull string buried at 24 to 30 inch depth, from the equipment room or power meter location to a point designated by Hargray at the road right-of-way or property line. **Conduits are required from each building site and multiple conduits may apply.**
- Commercial buildings with multiple “units” may require conduit(s) minimum ¾” from main equipment entry point to termination point inside unit. Plenum type ceilings require conduits or flame retardant Teflon wiring to comply with code.
- Hotel or large commercial project requirements would be two (2) 4 inch diameter Schedule 40 PVC underground conduits.
- Equipment rooms to have ¾ inch 4’x8’ sheet of plywood mounted on wall to receive telephone equipment.
- A power ground accessible at equipment room or an insulated #6 from the service panel or power MGN to the backboard.
- Residential wiring requires CAT5E wiring (4 or 6 Pair) twisted wire for Telephone and Data. Industry Standard.
- All interior wiring should be pulled to the area immediately adjacent to the plywood backboard or power meter location. A minimum of 5’ of slack is required for terminations.

Aid in or Aid to Construction may apply to certain projects.

Easements are required prior to installing facilities to your site.

Should there be any changes or additions to the original master plan, this letter will only cover those areas which are shown on the original master plan. All changes or additions would require another Letter of Intent to supply service. All costs incurred by the Telephone Company resulting from any requested change or failure to comply with minimum requirements shall be borne by the Developer. **Commercial projects require pre-construction meeting with Telco Company to review requirements.** I am available to discuss these requirements in more detail at your convenience.

Sincerely,



Frank Denmark
Developer Relations Manager
843-816-1032
Hargray Engineering (843) 815-1676

Dolphin Shared Management Services, LLC

December 3, 2015

Mark Baker, President
Wood+Partners, Inc.
P.O. Box 23949
Hilton head Island, SC 29925

Re: Bloody Point PUD Zoning Map Amendment

Mr. Baker:

After consideration of the Bloody Point Conceptual Master Plan submitted to the Daufuskie Island Transfer Station, we have determined the Transfer Station, owned and operated by Dolphin Shared Management Services, LLC, is able to serve the solid waste needs of the development.

Regards,



Bill Scott
Owner and Manager
Dolphin Shared Management Services, LLC

EXHIBIT K

Agency Letters

Bloody Point Club Property Owners Association, dated 11/19/15.

No other comments or letters from Affected Agencies
have been received to date.

BLOODY POINT PROPERTY OWNERS ASSOCIATION

November 19, 2015

To Whom It May Concern:

The Bloody Point Property Owners Association is in support of the PUD Zoning Map Amendment being submitted to Beaufort County.

Sincerely,

Tony Simonelli

A handwritten signature in cursive script, appearing to read 'Tony Simonelli', written over the printed name.

President, Bloody Point Property Owners Association

COMBINED PUD
FOR
DAUFUSKIE ISLAND RESORT
PLANNING DISTRICT

BEAUFORT COUNTY,
SOUTH CAROLINA

PREPARED FOR:

DAUFUSKIE ISLAND PROPERTIES

PREPARED BY:

Wood+Partners Inc. WvPi
Landscape Architects
Land Planners

PO Box 2940 • Hilton Head Island, SC 29925
903.681.6010 • Fax 903.681.7000 • www.woodpartners.com

JULY 23, 2007

ZONE	Approved PUD	Proposed PUD	Proposed vs. Approved	Approx. Acreage	Permitted /Built
SUBTOTAL MELROSE	659 DUs	824 DUs	+165	±668.0	449 DUs
SUBTOTAL BLOODY POINT	197 DUs	199 DUs	+2	±337.1	166 DUs
TOTAL	856 DUs	1023 DUs	167 DUs	±1005.1	615 DUs

Through a separate zoning action and the creation of two new districts(zoning districts 9&10), 165 units have been transferred from the Egleberger Tract to the Melrose Tract and 2 have been transferred to the Bloody Point Tract. In addition, modification of the Melrose and Bloody Point PUD's is contingent upon the following stipulations:

1)Non-Residential resort facilities, including the inn(s), shall count towards the commercial square footage of the development. Inn rooms shall also count towards the residential density at a rate of 2.5 rooms equal 1 dwelling unit. The maximum height of the inn shall be 55 feet.

2)Institutional residential shall count towards the residential density at a rate of 2.5 beds equal 1 dwelling unit.

3)Perimeter buffers shall be increased to 50 feet for multi-family, mixed use development or commercial development.

4)Building height shall be measured in accordance with the Standard Building Code as adopted by Beaufort County (i.e., measured from the vertical distance from grade plan to the average height of the highest roof surface).

5)For non-residential uses, the maximum gross floor area ration (FAR) shall be 0.50, the minimum landscaped surface ratio (LSR) shall be 0.10.

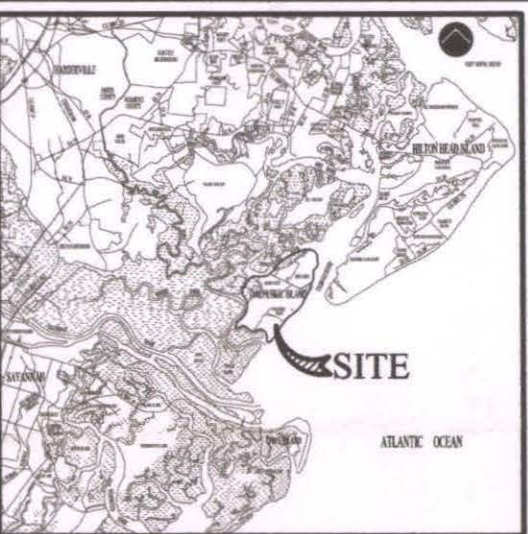
6)Zone 14 (Bloody Point) shall be used for single-family detached development only.

7)Zone 15 (cemetery site) shall not be used for residential development. The developer agrees to continue to provide previously agreed to access for visitors to the cemetery, and to maintain the cemetery including, where necessary, the construction of erosion control devices.

8)All development shall meet the Resource Protection Levels of the ZDSO Table 106-1814 for "All Other Districts" (Column 5). The developer shall abide by all local, state, and federal standards with regard to setbacks, protection of wetlands, river buffers, beach/dunes, and other provisions of Article VII such as *Barrier Island Beach-Dune Lighting Standards*.

9)Development within Zone 8-I(M) shall be in accordance with the attached Conceptual Master Plan dated June 22, 2007, provided that all applicable development regulations regarding setbacks, buffers, tree protection, etc., can be achieved without harm to fragile beach/dune environment of Daufuskie Island, as determined by the County's Development Review Team and OCRM.

10)Zone 3 M shall be limited to single-family residential development.



LOCATION MAP
NOT TO SCALE

AMENDED
PLANNED UNIT DEVELOPMENT
BY REZONING ACTION

This master plan represents the preliminary plan for development approved by action of the Beaufort County Council as of 11/23/07 as the result of a request for rezoning to PUD status. Any further development action must be consistent with this approved plan.

William A. Austin
Master plan

THERE IS NO LONGER A
ZONE 1 (ML). ALL NUMBERING
OF PARCELS BEGINS WITH
ZONE 2(M) INTENTIONALLY.

ZONE 2 (M) 21.2ac

APPROVED PUD:

- A portion of Parcel D Future Development, Maintenance Area, Staff Housing, Solid Waste Site, Commercial
- 34 DUs Approved

PROPOSED PUD:

- 40 DUs; 20,000 SF Commercial
- All uses allowed by PUD, plus Institutional Residential and Multi-Family

ZONE 3 (M) 16.0ac

APPROVED PUD:

- A portion of Parcel D Future Development
- 18 DUs Approved

PROPOSED PUD:

- 18 DUs
- Single Family

ZONE 4 (M) 28.6ac

APPROVED PUD:

- Parcel D Future Development
- 25 DUs Approved

PROPOSED PUD: unchanged

ZONE 5 (M) 9.8ac

APPROVED PUD:

- Parcel C Future Development
- 14 DUs Approved

PROPOSED PUD: unchanged

ZONE 6 (M) 10.8ac

APPROVED PUD:

- Parcel B Future Development
- 18 DUs Approved

PROPOSED PUD: unchanged

ZONE 7 (M) 6.7ac

APPROVED PUD:

- Parcel A Future Development
- 14 DUs Approved

PROPOSED PUD: unchanged

ZONE 8 (M) 125.2ac

APPROVED PUD:

- Melrose Club
- 152 DUs Approved

PROPOSED PUD:

- 341 DUs; 300,000 SF Commercial
- Spa, Inn, Outdoor Recreation, Indoor Recreation, Beach Club, Commercial, Conference Center, Single Family, Multi-Family, Ancillary Uses/Facilities

ZONE 8-I (M) 20.0ac

PROPOSED PUD:

- 56 DUs
- Single Family, Multi-Family

ZONE 8-II (M) 47.0ac

PROPOSED PUD:

- 130 DUs
- Single Family, Multi-Family, Ancillary Uses/Facilities

ZONE 8-III (M) 58.2ac

PROPOSED PUD:

- 155 DUs (includes 300 Inn rooms at 2.5 rooms per DU)
- All proposes PUD uses within Zone 8-M

ZONE 14 (B) 1.9ac

APPROVED PUD:

- Boat Dock (Multi-Family)
- 5 DUs Approved

PROPOSED PUD:

- 5 DUs
- Single Family

ZONE 15 (B) 1.0ac

APPROVED PUD:

- Cemetery Site (Multi-Family)
- 3 DUs Approved

PROPOSED PUD: 0 DUs

ZONE 16 (B) 1.3ac

APPROVED PUD:

- Lots 109-110
- 2 DUs Approved

PROPOSED PUD: unchanged

ZONE 17 (B) 5.2ac

APPROVED PUD:

- The Point
- 6 DUs Approved

PROPOSED PUD: unchanged

ZONE 13 (B) 1.7ac

APPROVED PUD:

- Lighthouse (Multi-Family)
- 12 DUs Approved

PROPOSED PUD: unchanged

ZONE 12 (B) 7.9ac

APPROVED PUD:

- Ocean Village
- 15 DUs Approved: Cottages

PROPOSED PUD:

- 20 DUs; 7,500 SF Commercial
- Single Family, Multi-Family, Commercial, Mixed Use, Ancillary Uses/Facilities

ZONE 11 (B) 3.0ac

APPROVED PUD:

- Lots 70-75 Attached (Multi-Family)
- 12 DUs Approved

PROPOSED PUD: unchanged

ZONE 10 (B) 8.3ac

APPROVED PUD:

- Lots 1-4 Attached (Multi-Family)
- 16 DUs Approved

PROPOSED PUD: unchanged

ZONE 9 (B) 5.9ac

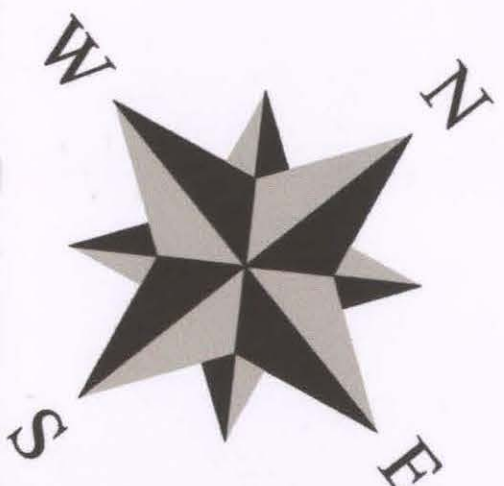
APPROVED PUD:

- Sandy Lane Side (Multi-Family)
- 36 DUs Approved

PROPOSED PUD: unchanged

BLOODY POINT
337.1 AC

MELROSE
668.0 AC



January 18, 2016

Mr. Mark Baker
7 Lafayette Place
PO Box 23949
Hilton Head Island, SC 29925

Dear Mr. Baker,

My name is Rick Fromm MD. My wife, Samantha, and I bought a Sandy Lane condominium on Daufuskie Island in 2003. We have visited the Island on regular basis and are invested heavily in its success/well-being. We love the Island and our neighborhood, Bloody Point. I am writing to convey my support for Brian McCarthy and his team, and also to offer support for the development plan he has submitted to Beaufort County for approval. In my opinion, Mr. McCarthy has demonstrated his commitment to the Island by investing both time and money, and the quality of life/services on the island have benefited from this investment. Please let me know if I can provide you with any additional information or if there is anything else that we can do to help.

Thank you,

A handwritten signature in black ink, appearing to read 'Rick Fromm', followed by a long horizontal line extending to the right.

Richard F. Fromm MD

January 22, 2016

Anthony Criscitello

Planning Division Head Beaufort County

100 Ribaut Rd Room 115

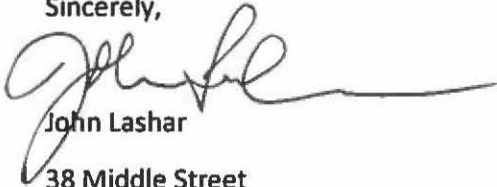
Beaufort SC 29902

Mr. Criscitello,

My wife and I are the owners of Lot 82 on River Road in Bloody Point on Daufuskie Island and are in full support of the proposed changes to the PUD.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Lashar', with a long horizontal flourish extending to the right.

John Lashar

38 Middle Street

Hingham, Ma 02043

Cc: Mark Baker, Wood and Partners

7 Lafayette Place

Hilton Head Island SC 29925

Anthony Criscitello

Planning Division Head Beaufort County

100 Ribaut Rd Room 115

Beaufort SC 29902

January 22, 2016

Mr. Criscitello,

My wife and I are the owners of Lot 87 on River Road in Bloody Point on Daufuskie Island and are in full support of the proposed changes to the PUD.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian McKenzie", followed by a long horizontal line.

Brian McKenzie

22 Minuteman Road

Medfield, MA 02052

Cc: Mark Baker, Wood and Partners

7 Lafayette Place

Hilton Head Island SC 29925

January 25, 2016

Mark L. Baker
President Wood & Partner
7 Lafayette Place
PO Box 23949
Hilton Head Island, SC 29925

Dear Mr. Baker,

I am writing concerning the proposed plan of Brian McCarthy to redevelop the Bloody Point Golf Club and Resort.

We OVERWHELMING support the plan.

As an original owner of a Sandy Lane villa in 2003, my wife and I have endured many difficulties in our ownership along with the residents of Bloody Point. As you aware, when the club/resort collapsed several years ago, we saw our property values reduced to 30-40% of normal market worth – and with no end in site.

Brian came forward with a plan that was welcomed from a dire situation. He put forth his resources to make it a area to be proud of. Unfortunately, his efforts are in need of help. Help that is needed to make this a desirable location and make it an asset for the community/Beaufort County. However, the assistance needed or the first step is approval by the Commission and County Council.

If this development proceeds - we all will win - with increase property values, increased revenue for the county with a unique and desirable location to visit and reside.

Please see it in your way to obtain approval as we do not want Bloody Point to drift back to the 20th century.

Sincerely,

A handwritten signature in cursive script that reads "Richard Z. Cruickshank".

Richard Z. Cruickshank

429 Starr Line Drive
Tallmadge, OH 44278

L Joe Moravy
1007 W Frontenac Dr
Arlington Heights, IL 60004-2915

January 25, 2016

Mr. Anthony Criscitiello
Planning Director
Beaufort County Planning Department
100 Ribaut Road, Room 115
County Administration Building
Beaufort, SC 29902

Re: Bloody Point – Planned Unit Development Zoning Map Amendment

Dear Mr. Criscitiello,

I am writing to express my support for the Bloody Point Planned Unit Development Zoning Map Amendment.

I have been a property owner in Bloody Point on Daufuskie Island since 2005. My property is one of the Sandy Lane Condominiums, Unit 1202, at 1 Fuskie Lane. As you can well understand, I have seen and lived through substantial changes at Bloody Point and Daufuskie Island since 2005. I am strongly supportive of the proposed changes and believe that it will be most beneficial to all property owners in Bloody Point.

Very Truly Yours,


L Joe Moravy

Copy: Mr. Mark L. Baker ✓
President
Wood + Partners

January 27, 2016

Anthony Criscitiello
Planning Division Head
Beaufort County Planning Division
100 Ribaut Rd.
Room 115
Beaufort, SC 29902

Re: Bloody Point Golf Course and Resort Rezoning Application

Dear Mr. Criscitiello:

I am writing to you to express my strong support for the proposed rezoning of the Bloody Point Golf Course and Resort.

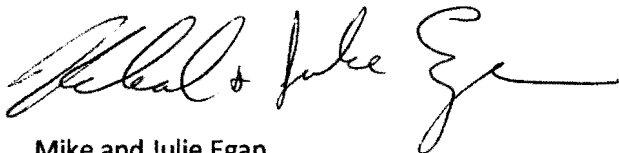
My wife Julie and I have owned property at Bloody Point for approximately 13 years. We own two properties at Bloody Point. One property is a second row ocean, undeveloped lot purchased in 2003 and the other is unit 2204 at Sandy Lane purchased in 2011. We have been on Daufuskie Island during the good times before and during the financial crisis and its aftermath.

My family loves Daufuskie Island and Bloody Point. We have vacationed there since 2004 and that is why we purchased the condo in 2011. Although we greatly value the lack of density on Daufuskie, we understand that it is not sustainable. From 2008 until 2012 when the McCarthy family reopened Bloody Point, Daufuskie Island and Bloody Point were in extreme distress. It was not a place that people wanted to visit.

Bloody Point will never, in the foreseeable future, operate successfully as a golf course. The McCarthy family expended tremendous resources, financial and personal, to make Bloody Point a viable resort and golf course. I do not believe they could realistically have done more.

My wife and I believe that the revised plan put forward by the McCarthy family to rezone Bloody Point and allow some development represents the best option for Bloody Point to remain a viable entity and for the prospects for the island. We urge you to approve the proposed rezoning.

Best regards,

A handwritten signature in black ink, appearing to read "Mike & Julie Egan". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mike and Julie Egan
cc: Mark Baker, Woods Partners

Subject: Blood Point Development Plan

Dear Mr. Criscitiello,

Our family has owned property on Bloody Point since 2003. We currently own a house at 27 Fuskie Lane and two lots #36 and #63, both bordering the golf course. We have enjoyed the last 13 years on Daufuskie, even through the trials and tribulations of past ownership and management. We also know that operating 3 golf courses on Daufuskie is not economically feasible. The possibility of the golf course growing wild or selling to an irresponsible owner, are options I would like to avoid. I believe the McCarthy development plan for Bloody Point will not only work, but is also a great model for Daufuskie Island. I am especially pleased with the plans consideration to the current property owners. Therefore, representing 3 properties on Bloody Point, we fully support the development plan by the McCarthy family.

Thank you,
Tony Rivellino



Tony Rivellino
1430 Castlegreen Dr.
Greencastle Pa 17225
717-729-3013

GEORGE P. SHINGLER
3576 MIDVALE COVE
TUCKER, GA. 30084
January 29, 2016

VIA EMAIL ONLY TO tonyc@bcgov.net

Anthony Criscitiello
Planning Division Head
Beaufort County Planning Division
100 Ribaut Rd.
Room 115
Beaufort, SC 29902

RE: Southern Beaufort County/Daufuskie Island Planned Unit Development (PUD)
Master Plan Change for R800 027 00A 0076 0000, R800 027 00A 0078 0000,
R800 027 00A 0085 0000, R800 027 00A 0092 0000 (179.99 Acres, known as
Bloody Point Planned Unit Development); Owner/ Applicant: Bloody Point
Properties LLC / Agent: Mark Baker, Wood+Partners Inc.

Dear Mr. Criscitiello:

I am a property owner in the Bloody Point Planned Unit Development, owning 2101 Sandy Lane, 1 Fuskie Lane since 2002. I am writing to express my strong support for the master plan change for the Bloody Point PUD. Bloody Point Properties LLC and Brian McCarthy revived the Bloody Point PUD when he bought the property out of the Daufuskie Island Club and Breathe Spa bankruptcy estate in 2011. He has invested huge sums of money to redevelop the PUD and the golf course, thereby halting the decline in property values and making it possible to get to Bloody Point from Savannah.

The change in the master plan now being proposed is, in my opinion, is a result of a simple business reality: the Bloody Point Golf Club cannot continue to operate while losing as much money as it is losing. Bloody Point and Daufuskie Island cannot support three golf courses. The re-development plans prepared by Wood + Partners offer the best option for making Bloody Point a desirable and profitable vacation/second home location. If the change to the master plan is not approved, I believe it is likely that the golf course will close, the property will revert to the jungle-like condition it was in when Mr. McCarthy bought it, and there will be no more water taxi access to Bloody Point and to my condo at Sandy Lane from the Westin in Savannah.

I regret that I cannot be at the public hearing on February 1. I urge the favorable consideration of the proposed master plan change and its approval by the Planning Commission and the Beaufort County Council.

Sincerely,


George P. Shingler

CC: Mark L. Baker, President
Wood + Partners
7 Lafayette Place
PO Box 23949
Hilton Head Island SC 29925

From: Webb, Robert W. <robert.webb@troutmansanders.com>

Sent: Sunday, January 31, 2016 3:44 PM

To: 'tonyc@bcgov.net'

Cc: Linda Youst; Linda Youst

Subject: Southern Beaufort County/Daufuskie Island PUD Master Plan Change for Bloody Point

Dear Mr. Criscitiello,

I am a property owner in the Bloody Point Planned Unit Development. My wife and I have owned our property at 61 Fuskie Lane since August of 2002, and we completed construction of our house on that property in early 2007. I have been an active and involved member of the Bloody Point Homeowners Association since originally purchasing my property. I am writing to express my strong support for the master plan change for the Bloody Point PUD that is being proposed.

Since I plan to attend and hope to speak at the hearing tomorrow, February 1, 2016, I will keep my comments in this communication somewhat brief. I did, however, want to register a strong, affirmative vote in writing for the proposal.

I am an avid golfer and my house will be the closest single family dwelling to the Inn and Beach Club proposed on the Plan. I have watched the video of the last hearing in its entirety and was not happy to see one speaker in opposition suggest that those property owners who like golf and who have property that will be most closely "affected" by the proposed change will be opposed to the Plan. Contrary to the speaker who made this statement and who doesn't even have a house on his property, I very much support the plan, even though I like golf and own a home that will be most closely affected by the proposed Plan.

The reason that I strongly support the Plan is that I already had a house here when the golf course was permitted to go to seed and literally became a jungle during the previous owner's bankruptcy. Mr. McCarthy purchased the property and spent countless hours and significant sums of money bringing the property out of that awful time and making it even better than it had been before the bankruptcy. I recognize, though, that Mr. McCarthy has been losing huge sums of money and that he can no longer continue to operate the golf course. Indeed, after over thirteen years as a property owner here, I know that no person or entity can profitably operate a golf course at Bloody Point.

If the proposed Plan is not approved, I am confident that the golf course will once again be "returned to nature", and our property values will plummet as they did when the course previously was allowed to go to seed. The Plan that is being proposed for approval is the best chance, and likely the only chance, to avoid that possibility and to enhance and beautify our community. For that reason, I am a very strong supporter of the proposed Plan and respectfully urge the Planning Commission and the Beaufort County Council to approve it.

Sincerely,

Robert W. Webb, Jr.

Cc: Mr. Mark L. Baker

President, Wood + Partners



P.O. Box 45
Daufuskie Island, SC 29915

T 843-842-5990
F 843-842-5990

www.daufuskieislandconservancy.org

March 7, 2016

County Council of Beaufort County
Natural Resources Committee
Administration Building
100 Ribaut Road
Beaufort, SC 29902

Re: Proposed Bloody Point Development

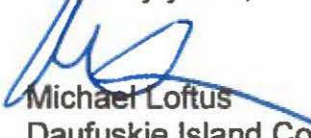
Dear Committee Members,

The Daufuskie Island Conservancy, established in 2005, is a nonprofit organization dedicated to the study, protection and management of the natural resources, including wildlife, of Daufuskie Island and the surrounding ecosystems. We are pleased to support the proposed plan at Bloody Point for the following reasons:

- Controlling water usage and maintaining water quality, maintaining natural buffers to manage storm water
- Limited use of chemical herbicides and pesticides
- Maintaining open space, wildlife habitats and corridors
- Managing solid waste, recycling and litter control

We look forward to an ongoing collaboration to help with implementation of the best management practices concerning the environment.

Sincerely yours,


Michael Loftus
Daufuskie Island Conservancy
President, Board of Directors

Cc: Daufuskie Island Conservancy Board of Directors

Rainey, Sue

From: Criscitiello, Anthony
Sent: Monday, February 01, 2016 9:33 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: BLOODY POINT ZONING

f.y.i.

-----Original Message-----

From: Burns, Glenn (CMG-Atlanta) [<mailto:glenn.burns@wsbtv.com>]
Sent: Sunday, January 31, 2016 1:00 PM
To: Criscitiello, Anthony
Subject: BLOODY POINT ZONING

Good afternoon Tony,

My wife, Susan, and I own lot 40 in Bloody Point. We are aware of the proposed zoning plan and the meeting that will take place on Monday. We are most concerned about the density of the proposed plan, most especially the number of triplex units and their proximity to our lot. It is regrettable to see that the highest density of dwellings is directly behind our property. There is no buffer, except a 20 foot wide marsh between our lot and the proposed triplexes. The proposed 50,000 square foot commercial space should be cut in half and the 96 room inn is too large for the property.

Thank you for your time and consideration.

Glenn Burns
Chief Meteorologist
WSB-TV
1601 W. Peachtree Street
Atlanta, GA 30309
glenn.burns@wsbtv.com
404-897-7415

Rainey, Sue

From: Criscitiello, Anthony
Sent: Friday, January 29, 2016 10:48 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Proposed Plan for Bloody Point

f.y.i. please forward.

From: desi jamrozy [<mailto:desijamrozy@yahoo.com>]
Sent: Friday, January 29, 2016 10:26 AM
To: Criscitiello, Anthony
Subject: Proposed Plan for Bloody Point

Good morning Mr. Criscitiello.

We are the owners of a house and 2 lots in Bloody Point, Daufuskie Island, SC.

In regards to the proposed plan for Bloody Point, this is to confirm that we think this is the best solution proposed for the future of Bloody Point.

If you have any questions or need further information regarding this please do not hesitate to contact us.

Bruce and Desi Jamrozy
770-851-0675

Rainey, Sue

From: Criscitiello, Anthony
Sent: Friday, January 29, 2016 10:49 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Bloody Point Master Plan

f.y.i.

From: Kim Mastrangelo [<mailto:kmastrangelo16@gmail.com>]
Sent: Friday, January 29, 2016 10:47 AM
To: Criscitiello, Anthony
Subject: Bloody Point Master Plan

Hello Tony,

My name is Kim Mastangelo and I am the owner of lot #45 on Fuskie Lane on Daufuskie Island. I wanted to voice my support for the new plan at Bloody Point. I believe that this new plan is vital to the community and the Island. I would love to see many more visitors to Bloody Point and I feel that this would allow that to happen. Thank you.

Kim Mastrangelo

Rainey, Sue

From: Criscitiello, Anthony
Sent: Friday, January 29, 2016 10:10 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Bloody Point Plan

f.y.i.

-----Original Message-----

From: Michael Loftus [<mailto:mikeloftus@daufuskiewineandwoodworks.com>]
Sent: Friday, January 29, 2016 7:04 AM
To: Criscitiello, Anthony
Cc: Michael Loftus; Joanne
Subject: Bloody Point Plan

Dear Tony,

By introduction, my name is Michael Loftus. My wife Joanne, and I own three properties in Bloody Point. We also own five other properties throughout Daufuskie off plantation. We own and run a business on Daufuskie (Daufuskie Wine and Woodworks). I am a former member of the Daufuskie Island Council. I am the current president of the Daufuskie Island Conservancy. We have owned property at Bloody Point since 1991. We were Founding members of the Bloody Point development back in the early 1990's. I am the Vice President of the Bloody Point POA and have served on the Board for over 5 years. I was personally responsible for getting the two groins built which arguably saved our beach. Joanne and I built our house here at Bloody Point ten years ago and are full time residents. It is our only home. We are active members of both The Bloody Point Club and The Haig Point Club.

I tell you all of this to let you know that Daufuskie Island, and specifically, Bloody Point is the core of our lives. Our house borders the ninth hole of the golf course. We have a beautiful view.

We would love to look out at an unused golf course forever, but we are realists. While sad, we completely understand that a golf course at Bloody Point never has, and simply can't support itself. It couldn't years ago when Melrose ran it's boats all day, every day bringing many people to our island, it certainly can't now.

We are strongly in favor of the plan proposed by Brian McCarthy's land planners. We anticipate that this future development will attract families in the tradition the old days here on Daufuskie. We believe that our property values will be positively effected.

I intend to speak at the meeting this Monday in favor or your approval of the proposed plan.

Thank you for your time.

Very truly yours,

Michael S. Loftus

34 Fuskie Lane

Daufuskie Island, SC 29915

Rainey, Sue

From: Criscitiello, Anthony
Sent: Monday, February 01, 2016 9:42 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Bloody Point Proposed PUD Amendment

From: Patricia Santry and David Fingerhut [<mailto:psdf@roadrunner.com>]
Sent: Sunday, January 31, 2016 5:10 PM
To: Criscitiello, Anthony
Subject: Bloody Point Proposed PUD Amendment

Dear Mr. Criscitiello:

As Bloody Point Property Owners, we are adamantly opposed to the rezoning of the Bloody Point PUD for the following reasons:

1. The proposal is not at all representative of Daufuskie. What's being proposed is not a real community – it's a transient hospitality commercial village that erases the diverse natural, cultural, and historic elements that make this unique island exceptional and truly special. We can already kayak, bicycle, and hike in the most natural of areas, alongside the most beautiful scenery and wildlife without adding 50,000 square feet of commercial space, an artisan village (whatever that means) and multiple triplex's, and duplex's which in some cases will surely block the incredible views of some of the existing lot owners when they decide to build.
2. This proposal will unfairly decrease the property values of the present owners and increase the value of Mr. McCarthy's property. In our capitalist society people are responsible for their losses and are not entitled to be bailed out of their failures. If Mr. McCarthy had been extremely successful in this venture I doubt he would be sharing his profits with the owners.
3. The claim that this golf courses has underperformed because golf courses in general are failing is false. The present owner, Mr. Brian McCarthy, has publicly stated that he was "shocked" to be the winning bidder in the foreclosure sale of the course. His son, fresh out of college, became Bloody Point's Chief Operating Officer. Neither gentlemen had any experience in the golfing industry. Perhaps a more experienced team would have had more success. For example, Melrose, also facing its own challenges, recently hired Century Resorts an established professional resort management company that will provide at least two experts with a combined 75 years of experience in resort and golf business to help it reach its full potential.

We, and other owners, are not opposed to some change but we would like to be part of the conversation. To take away a breathtaking golf and natural resource environment and replace it with an enormous hospitality and commercial center would be a huge disservice to the Bloody Point owners and to Daufuskie Island.

We ask that you forward this email to the Planning Commission Members and respectfully request that they deny this proposal.

Patricia Santry
David Fingerhut
42 Fuskie Lane and 47 River Road

Rainey, Sue

From: Criscitiello, Anthony
Sent: Monday, February 01, 2016 9:37 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Southern Beaufort County/Daufuskie Island PUD Master Plan Change for Bloody Point

f.y.i.

From: Webb, Robert W. [mailto:robert.webb@troutmansanders.com]
Sent: Sunday, January 31, 2016 3:45 PM
To: Criscitiello, Anthony
Cc: 'info@woodandpartners.com'; 'info@woodandpartners.com'
Subject: Southern Beaufort County/Daufuskie Island PUD Master Plan Change for Bloody Point

Dear Mr. Criscitiello,

I am a property owner in the Bloody Point Planned Unit Development. My wife and I have owned our property at 61 Fuskie Lane since August of 2002, and we completed construction of our house on that property in early 2007. I have been an active and involved member of the Bloody Point Homeowners Association since originally purchasing my property. I am writing to express my strong support for the master plan change for the Bloody Point PUD that is being proposed.

Since I plan to attend and hope to speak at the hearing tomorrow, February 1, 2016, I will keep my comments in this communication somewhat brief. I did, however, want to register a strong, affirmative vote in writing for the proposal.

I am an avid golfer and my house will be the closest single family dwelling to the Inn and Beach Club proposed on the Plan. I have watched the video of the last hearing in its entirety and was not happy to see one speaker in opposition suggest that those property owners who like golf and who have property that will be most closely "affected" by the proposed change will be opposed to the Plan. Contrary to the speaker who made this statement and who doesn't even have a house on his property, I very much support the plan, even though I like golf and own a home that will be most closely affected by the proposed Plan.

The reason that I strongly support the Plan is that I already had a house here when the golf course was permitted to go to seed and literally became a jungle during the previous owner's bankruptcy. Mr. McCarthy purchased the property and spent countless hours and significant sums of money bringing the property out of that awful time and making it even better than it had been before the bankruptcy. I recognize, though, that Mr. McCarthy has been losing huge sums of money and that he can no longer continue to operate the golf course. Indeed, after over thirteen years as a property owner here, I know that no person or entity can profitably operate a golf course at Bloody Point.

If the proposed Plan is not approved, I am confident that the golf course will once again be "returned to nature", and our property values will plummet as they did when the course previously was allowed to go to seed. The Plan that is being proposed for approval is the best chance, and likely the only chance, to avoid that possibility and to enhance and beautify our community. For that reason, I am a very strong supporter of the proposed Plan and respectfully urge the Planning Commission and the Beaufort County Council to approve it.

Sincerely,

Robert W. Webb, Jr.

Cc: Mr. Mark L. Baker
President, Wood + Partners

Rainey, Sue

From: Criscitiello, Anthony
Sent: Monday, February 01, 2016 9:30 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Proposed Bloody Point Sale Daufuskie Island

-----Original Message-----

From: Owner [mailto:chowbeth@comcast.net]
Sent: Saturday, January 30, 2016 12:46 PM
To: Criscitiello, Anthony
Cc: Pat
Subject: Proposed Bloody Point Sale Daufuskie Island

Mr. Criscitiello -

My husband and I are property owners at Bloody Point on Daufuskie Island. We own an undeveloped lot on the Mungin River, #46 River Road, lot 102. We just received the letter in the mail today regarding the input that is requested from property owners about the proposed sale of the golf course and a change in the usage of the property. We also attended the meeting that was held at Bloody Point to discuss this matter with the property owners. I will tell you up front that we were not a party to the past financial upheavals that the island sustained. We do not carry with us the trauma that hangs over so many of the residents who have good reason to worry given their past experiences.

Let me first say that sometime in the near future Daufuskie Island will become our home and the proposed changes will influence our decisions going forward. My husband and I do not plan on golfing the day away on the island and really look at our future on the island as an investment toward our future and an investment in the island itself and a way of life that should be protected. We travelled all over the island before we made a decision to purchase at Bloody Point. While other parts of the island were definitely more developed, we found that the financial ramifications for us that were required to support that development were unsustainable over the long run. We also felt that Bloody Point was a nice transition between the historic areas and the more developed areas of the island.

Development will definitely come to the island. As the population ages and there is a constant movement to the south there will be pressure on these undeveloped areas. We are part of the northern exodus as we have owned property on Hilton Head for 15 years. I think as the government looks toward the future of the low country and the possible revenues that this development will bring, those should be balanced against the overall plan for the island. I believe that the island should be looked at as a whole. How will this plan affect the possible future development of the island? Can we create something unique and different? South Carolina possesses an island with endless possibilities. Right now that island is fractured into differing interests. It will take forward thinking and the ability to put off increased revenues for the sake of a greater return in the future in order to create something unique and sought after.

So, to answer the question that has been asked of us, we are neither for nor against the sale of the golf course and the future development. We only ask that your vision for the island extend beyond the current situation toward a future that we can all be proud to say we had a hand in making.

Thank you,
Beth McIntyre
612-578-1442
Future Daufuskie Island Resident

Rainey, Sue

From: Criscitiello, Anthony
Sent: Monday, February 01, 2016 9:55 AM
To: Childs, Barbara; Robert Semmler
Subject: FW: Proposed changes to the current zoning plan for Bloody Point

f.y.i.

From: David Peters [<mailto:snaponlink@gmail.com>]
Sent: Monday, February 01, 2016 7:35 AM
To: Criscitiello, Anthony
Subject: Proposed changes to the current zoning plan for Bloody Point

Tony, my name is David Peters. My wife and I have a building lot on River Road in the Bloody Point community on Daufuskie Island. We strenuously object to the proposed plans to change the zoning for this community. We purchased the lot at Daufuskie because of it's natural beauty and isolation. The golf component of Bloody Point was instrumental to our purchase and we would see no reason to have the property if not for the opportunity to play the course, and have the view of the course from our vantage point. The fact that the McCarthy's have not come up with a viable business and marketing plan for their ownership of the Clubhouse and Golf course is not a good reason to ruin the property. I hope this helps you make the right decision on this matter.

Sincerely
David Peters

STATE OF SOUTH CAROLINA)
)
)
)
COUNTY OF BEAUFORT)

ACADEMY PARK SITE
ROCK SPRINGS CREEK
WATERSHED PROJECT
PHASE I

THIS AGREEMENT is made and entered into this _____ day of _____, 2016, by and between Academy Park, LLC or its assigns, (“Developer”) and the County of Beaufort, South Carolina, a body politic and political subdivision of the State of South Carolina (“County.”); and

WHEREAS, the County intends to develop a regional best management practice (stormwater retention pond) on Developer’s property identified as the Rock Springs Creek Watershed Project Phase I (Factory Creek M2) or “Project”; and

WHEREAS, the County has previously conducted extensive studies and evaluations to develop the Stormwater 2006 Management Plan; and

WHEREAS, the 2006 Stormwater Management Plan identifies certain projects including this Project, which were further evaluated in the 2011 Regional Retrofit study; and

WHEREAS, the Project will require County to spend substantial sums of money purchasing land or acquiring easements necessary and to construct and operate a regional stormwater basin; and

WHEREAS, Developer owns 1 parcel of land (R200-015-000-0558-0000), and has an option to purchase additional lands (R200-015-000-0559-0000 and R200-015-000-0560-0000) (collectively “Academy Park Site”) all of which when, taken together, constitute approximately 3.4 acres of land upon which he is willing to construct a pond for use as a stormwater retention pond and which, if appropriate for such use, will result in substantial savings to County in terms of the cost associated with acquiring land or easements necessary to construct Project; and

WHEREAS, the County has conducted a Feasibility study December 14, 2015 to evaluate the Project for the Academy Park Site, and

WHEREAS, the feasibility study yielded favorable results; and

WHEREAS, this agreement desires to enter into a Public – Private Partnership (“P3”) to serve as a contract with Developer for Project that includes the design, permitting, construction, and transfer of ownership of the Academy Park Site.

NOW, THEREFORE, for and in consideration of the foregoing recitals, mutual promises, condition and covenants herein set forth, Developer and County hereby agree as follows:

1. Developer shall provide proof of ownership Academy Park Site.

2. Developer will retain a Consultant selected from an existing County ID/IQ contract or the County's pre-approved list who will prepare a final design of an approximately 3.4 acre regional stormwater basin. A Sole Source Contractor may be utilized due to existing relationship with the Developer for the Academy Park proposed development. The design shall meet the standards of the County's Best Management Practices Manual, current edition.
3. County shall pay all fees and costs associated with the design necessary to complete the Project.
4. Prior to undertaking any removal of soil or other materials from the Academy Park site, the Developer shall first obtain all necessary permits from all applicable regulatory bodies including, but not necessarily limited to United States Army Corp. of Engineers (USACE), South Carolina Office for Coastal Resource Management (OCRM), South Carolina Department of Health and Environmental Control (DHEC) and Beaufort County Planning and Zoning Department Staff Review Team (SRT).
 - a. Developer shall pay all permitting fees.
 - b. Developer shall pay all wetland mitigation fees and costs.
 - c. Developer shall pay all review/application fees.
 - d. County and Developer shall share the cost of tree mitigation at a mutually agreed upon ratio.

Alternatively, if the Developer desires to undertake the removal of soil or other materials from the site prior to obtaining all required, Federal, state and local permits, Developer may post a surety bond in an amount which shall be determined by the County to be sufficient to restore the property to a legally conforming condition. Such bond shall be provided for the benefit of the County and shall be updated as necessary to ensure that it reflects all necessary costs that may be incurred in rendering the property to a legally conforming condition.

5. Once all the permitting requirements are complete, developer will begin construction of the regional stormwater facility.
6. Developer shall be responsible for all construction costs associated with Project.
7. Developer shall complete the Project within twenty four (24) months of receipt of all permits. If the Project has not been completed within this period of time, the Developer may request a reasonable extension from the County which will not be unreasonably withheld. The parties agree to conduct monthly meetings to discuss the status of the project. Should it be determined that the Developer cannot complete the project within the twenty four (24) month construction period (or any extended period of time as may be granted), the Developer hereby agrees to provide

County title to the property for the consideration set forth in paragraph 9 below and County will take over the Project to be completed at its own expense and at its own convenience.

8. If it is determined by the County that the actions of the Developer have, will, or may cause any damage to any County owned or maintained infrastructure, including, but not limited to County owned or maintained roadways, rights of way, drainage ditches or other such infrastructure in any form, the Developer may be required to post a surety bond in the amount of anticipated repairs costs or may relieve themselves of such obligation by causing all required repairs to be completed within thirty (30) days of receiving any such notice from the County.
9. Upon completion of construction by Developer, County shall purchase Academy Park Site for the sum of one (\$1.00) Dollar.
10. The County will thereafter own and operate the Project at its own expense and in accordance with County's Best Management Practices Manual, current edition.

Parties agree this Agreement represents the entire agreement between the parties and that it is for the sole benefit of the Parties hereto and not for the benefit of any third party who is not a signature party hereto. No party, other than the Parties hereto, have any enforceable rights hereunder or any claim for damages as a result of any alleged breach hereof.

This Agreement shall be governed by the laws of South Carolina with venue in the County of Beaufort.

IN WITNESS WHEREOF, the parties have set their hands.

WITNESSES:

BEAUFORT COUNTY, a political sub-division of the State of South Carolina

By: _____
Name: Gary Kubic
Title: County Administrator
Address: P.O. Drawer 1228
Beaufort, SC 29901-1228
Phone: (843) 255-2026
Fax: (843) 255-9403
Date: _____

WITNESSES:

Academy Park, LLC

By: _____
Name: Robert Sample
Title: _____
Address: PO Box 2238
Beaufort, SC 29902
Phone: (843) 476 9639
Fax: _____
Date: _____

DRAFT

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BEAUFORT)

**DAVID COLEMAN SITE
ROCK SPRINGS CREEK
WATERSHED PROJECT
PHASE II**

THIS AGREEMENT is made and entered into this ____ day of _____, 2016, by and between David Coleman, (“Developer”) and the County of Beaufort, South Carolina, a body politic and political subdivision of the State of South Carolina (“County”); and

WHEREAS, the County intends to develop a regional best management practice (stormwater retention pond) identified as the Rock Springs Creek Watershed Project Phase II (Factory Creek M2) or “Project”; and

WHEREAS, the County has previously conducted extensive studies and evaluations to develop the Stormwater 2006 Management Plan; and

WHEREAS, the 2006 Stormwater Management Plan identifies certain projects including this Project, which were further evaluated in the 2011 Regional Retrofit study; and

WHEREAS, the Project will require County to purchase an easement necessary to construct a regional stormwater basin consisting of approximately 5-10 acres when complete; and

WHEREAS, Developer owns certain land (R200-010-000-0460-0000) and has an option to purchase additional land (R200-015-000-0710-0000) (collectively “Site”) upon which he is willing to construct a pond for use as a stormwater retention pond and which, if appropriate for use as a regional stormwater basin, will result in substantial savings to County in terms of costs associated with acquiring the land or easements necessary and to construct Project; and

WHEREAS, the County conducted a Feasibility study January 25, 2016 to evaluate use of the Site for the Project; and

WHEREAS, the feasibility study yielded favorable results; and

WHEREAS, Developer and County (“Parties”) wish to enter into a Public-Private Partnership (“P3”) for the mutual benefit of the Parties which provides for development of Rock Springs Creek Watershed Project Phase II in two (2) stages.

NOW THEREFORE, for and in consideration of the foregoing recitals, mutual promises, consideration and covenants herein set forth, Developer, and County hereby agree as follows:

STAGE I

Developer shall, at its own expense and within 4 years of the date of this Agreement, perform the following during Stage I of the Project. The parties agree to conduct monthly meetings to discuss the status of the project.

1. Provide proof of ownership of Site.
2. County will retain a mutually agreeable Consultant selected from an existing County ID/IQ contract or the County's pre-approved list who will prepare a final design of an approximately 5-10 acre regional stormwater basin. A Sole Source Contractor may be utilized due to existing relationship with the Developer for previous Site work. The design shall meet the standards of the County's Best Management Practices Manual, current edition.
3. County shall pay all fees and costs associated with the design necessary to complete this Project.
4. Developer will obtain all necessary permits from all applicable regulatory bodies including, but not necessarily limited to United States Army Corp. of Engineers (USACE), South Carolina Office for Coastal Resource Management (OCRM), South Carolina Department of Health and Environmental Control (SC DHEC) and Beaufort County Planning and Zoning Department Staff Review Team (SRT).
 - a. Developer shall pay all permitting fees.
 - b. Developer shall pay all wetland mitigation fees and costs.
 - c. Developer shall pay all review/application fees.
 - d. County and Developer shall share the cost of tree mitigation at a mutually agreed upon ratio.
5. Project will be permitted and phased as follows:
 - a. USACE letter allowing a disturbance of approx. 1 acre within the delineated wetland area without permit for Part I;
 - b. SC DHEC Mining permit allowing a 2 acres mining operations adjacent to the delineated wetland area for Part I;
 - c. SC DHEC Mining permit allowing an additional 2 acres mining operations adjacent to the delineated wetland area for Part II;
 - d. DHEC Mining permit allowing an additional 1-5 acres mining operations adjacent to the delineated wetland area for Part III.
6. Once Developer provides approved permits from all applicable regulatory bodies, for Part I, County will then issue a development permit for construction of Part I. County will issue subsequent development permits at the appropriate time for subsequent Parts II and III as set forth in Paragraph 5 above.

STAGE II

Developer shall, at its own expense and within five (5) years of the date of the Agreement, perform the following during Stage II of the Project:

7. Construct the regional stormwater facility in Phases as the necessary permits are issued as set forth in Paragraphs 5 and 6 above.
8. Be responsible for all construction costs associated with the Project unless County takes over the project as set forth below.
9. Substantially complete construction of Project within five (5) years of the date of this agreement.
10. Upon completion of construction, Developer will convey to County an easement on the Site and on access to the Site in exchange for the sum of one (\$1.00) Dollar.
11. County will thereafter operate the Project in accordance with County's Best Management Practices Manual, current edition. Developer and County shall share the costs of operating and managing the Project on a ratio to be determined once final design and maintenance needs have been identified and evaluated.

If Developer fails to complete the tasks set forth in Stage I within four (4) years of the date of this Agreement or if Developer fails to complete construction of the regional stormwater facility as set forth in Stage II within five (5) years of the date of the Agreement, Developer will be in breach of this Agreement. Upon breach of this Agreement by Developer, County may, in its sole discretion: (1) terminate the Agreement; or (2) require Developer immediately to convey to County for the consideration set forth in Paragraph 10 above the easement set forth therein and allow County to take over the Project to be completed at its own expense and at its own convenience.

After construction, County will have the right to enter the property and inspect the Project for compliance with all stormwater requirements as necessary but not less than annually.

This Agreement shall be incorporated into, and made a part of, the Easement referred to in Paragraph 10 above.

Parties agree this Agreement represents the entire agreement between the parties and that it is for the sole benefit of Parties hereto and not for the benefit of any third party who is not a signature party hereto. No party, other than the Parties hereto, have any enforceable rights hereunder or a claim for damages as a result of any alleged breach hereof.

This Agreement shall be governed by the laws of South Carolina with venue in the County of Beaufort.

IN WITNESS WHEREOF, the parties have set their hands.

WITNESSES:

BEAUFORT COUNTY, a political sub-
division of the State of South Carolina

By: _____
Name: Gary Kubic
Title: County Administrator
Address: P.O. Drawer 1228
Beaufort, SC 29901-1228
Phone: (843) 255-2026
Fax: (843) 255-9403
Date: _____

WITNESSES:

David Coleman

By: _____
Name: David Coleman
Title: _____
Address: _____

Phone: (843) _____
Fax: _____
Date: _____



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT
106 Industrial Village Road, Building 3
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, Purchasing Director *DT*

SUBJ: Request to Increase Funding for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek Retrofit, aka Burton Hill M2 Project, a US EPA Clean Water Act Section 319 Grant Funded Project.

DATE: March 17, 2016

BACKGROUND: On September 25, 2013, the County entered into an agreement with the City of Beaufort to cost share in a stormwater project on Old Jericho Road, in the Battery Creek watershed. The City assumed the role as the lead agency and submitted the project for EPA grant funding that same year. The project was awarded \$441,652.80, 60% of the \$736,088.00 project cost. The County and City split the remaining 40% match 50/50, with the County's portion being \$147,217.60.

As the project entered into the design phase in 2014 -2015, a series of project design changes occurred to accommodate the needs to the property owner granting the easement for the project site. At the same time, the local construction industry saw an increase in activity and an improvement in the economy resulting in higher unit prices for services then anticipated in 2013 when the grant was awarded. The result is a need to increase the budget to account for the higher project costs.

On February 26, 2016, the City of Beaufort received three bids for the project. They have recommended the low bidder, Low Coast LLC, in the amount of \$746,769.00. With an original engineering budget of \$81,788.00, part of the \$736,088.00 budget, the increased funding need for construction, including contingency, is \$104,296.80. The County's portion of the increase is \$52,148.40.

DT **FUNDING** Primary Funding - 50250011-51160, Stormwater fees. (\$147, 217.60 Original Budget)

PROPOSED COST: \$52,148.40 increase from 50250011-51160 reserve funding.

FOR ACTION: Natural Resources Committee meeting March 22, 2016.

RECOMMENDATION: The Purchasing Department recommends that the Natural Resources Committee approve to increase funding in the amount of \$52,148.40 for an Intergovernmental Agreement between the County and the City of Beaufort for the Cross Creek retrofit, aka Burton Hill M2 project, a US EPA Clean Water Act Section 319 grant funded project.

ATTACHMENTS:

IGA dated 9/25/13

CC: Gary Kubic, County Administrator *GK*
Joshua Gruber, Deputy County Administrator/Special Counsel *JG*
Alicia Holland, Assistant County Administrator, Finance *AH*
Monica Spells, Assistant County Administrator, Civic Engagement and Outreach
Don Smith, Chairman, Beaufort County Stormwater Board
Eric W. Larson, Division Director for Environmental Engineering *EWL*

STATE OF SOUTH CAROLINA)
) INTERGOVERNMENTAL AGREEMENT
COUNTY OF BEAUFORT)

This Intergovernmental Agreement ("Agreement") was developed February xx, 2013 between the City of Beaufort (hereinafter referred to as the "City") and Beaufort County, South Carolina (hereinafter referred to as the "County") and together with the City, ("Parties", each a "Party") to define and implement environmental initiatives related to the protection of Upper Battery Creek Watershed.

WHEREAS, the City and County realize that the protection of this watershed and other outstanding natural water resources are of utmost importance to our community; and

WHEREAS, drainage to Upper Battery Creek are located in both City and unincorporated County boundaries; and

WHEREAS, the City and County understand that the development of a partnership for safeguarding of the watersheds and other outstanding natural water resources is of the utmost importance; and

WHEREAS, the City and County understand that water quality monitoring indicates that the drainage from the Cross Creek area is contributing the highest known levels of bacteria loads to the Upper Battery Creek;

NOW, THEREFORE, for and in consideration of mutual promises, undertakings, and covenants set forth herein, the receipt and sufficiency of which is acknowledged and affirmed by the City and the County, the Parties hereto agree to this amendment as follows:

1. **Establish a cost sharing mechanism on the initial Cross Creek area (Burton Hill) retrofit project.** It is the intent of the Parties that cost sharing should be on an equal basis with each party contributing 50% of the local cost. This includes the cost of preparing the watershed base plan and the 319 grant application by Ward Edwards, estimated to be \$13,200. Should the City and County be awarded the grant, the remaining cost will be split on an even basis with each party contributing 50% of the remaining cost after applying the grant funds.
2. **Implementation of Burton Hill retrofit project**
 - a. Through a competitive RFQ process, the City has selected an engineering firm for an Indefinite Delivery Contract. The selected engineer, Ward Edwards, Inc., will be responsible for the design of the project. Design shall be broken into two parts, the first of which will be preliminary

engineering and surveying to determine the feasibility and performance of the proposed retrofit described as Burton Hill M2. If this initial work demonstrates the likely benefit to water quality, final design will commence and encompass all work required successfully complete necessary project designs and drawings.

- b. The City will take lead in the project and be the decision maker throughout the project. Should the City and County be awarded the 319 Federal Grant, the City will be the named Grantee. The City will be responsible for paying all invoices related to the project. The City will request reimbursement from the Grantor on a quarterly basis. The City will submit an invoice to the County for their share on a quarterly basis. The County must reimburse the City within 30 days of the invoice date.
 - c. Parties will proceed with construction as budgets allow.
3. **Term.** This agreement shall remain in force until the completion of Cross Creek retrofit known also as the Burton Hill M2 retrofit. Additional retrofit projects, if needed, will be addressed in separate agreements.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures hereto the date first written hereinabove.

Dated this 30th day of August 2013

BEAUFORT COUNTY

By

Date

Address:
P.O. Drawer 1228
Beaufort, SC 29901-1228

CITY OF BEAUFORT

By

Date

Address:
1911 Boundary Street
Beaufort, SC 29902

03/18/2016 09:59
aholland

BEAUFORT COUNTY
BEAUFORT COUNTY - STATEMENT OF
REVENUES, EXPENDITURES AND FUND BALANCE

P 1
glytdbud

FOR 2016 13

ACCOUNTS FOR: 5025 STORMWATER UTILITY	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
<u>50250001 STORMWATER UTILITY</u>							
44 CHARGES FOR SERVICES	-5,830,881	0	-5,830,881	-5,021,140.00	.00	-809,741.00	86.1%
46 INTEREST	-2,771	0	-2,771	.00	.00	-2,771.00	.0%
47 MISCELLANEOUS	0	0	0	-798.00	.00	798.00	100.0%
48 OTHER FIN SOURCES	248,262	0	248,262	.00	.00	248,262.00	.0%
TOTAL STORMWATER UTILITY	-5,585,390	0	-5,585,390	-5,021,938.00	.00	-563,452.00	89.9%
<u>50250011 STORMWATER UTILITY OPERATIONS</u>							
50 PERSONNEL SERVICES	1,960,337	0	1,960,337	1,147,055.61	.00	813,281.39	58.5%
51 PURCHASED SERVICES	974,406	0	974,406	303,458.50	604,720.93	66,226.57	93.2%
52 SUPPLIES	326,734	0	326,734	164,545.51	20,595.72	141,592.77	56.7%
54 CAPITAL OUTLAY	573,290	0	573,290	.00	400,189.12	173,100.88	69.8%
58 PURCHASES (ENTERPR'S)	231,980	0	231,980	77,327.00	.00	154,653.00	33.3%
59 TRANSFERS OUT	495,908	0	495,908	.00	.00	495,908.00	.0%
TOTAL STORMWATER UTILITY OPERATIONS	4,562,655	0	4,562,655	1,692,386.62	1,025,505.77	1,844,762.61	59.6%
<u>50250012 STORMWATER UTILITY ADMIN</u>							
50 PERSONNEL SERVICES	325,149	0	325,149	223,930.20	.00	101,218.80	68.9%
51 PURCHASED SERVICES	45,552	0	45,552	33,906.03	2,685.26	8,960.71	80.3%
52 SUPPLIES	7,340	0	7,340	5,713.46	126.00	1,500.54	79.6%
58 PURCHASES (ENTERPR'S)	5,826	0	5,826	1,942.50	.00	3,883.50	33.3%
TOTAL STORMWATER UTILITY ADMIN	383,867	0	383,867	265,492.19	2,811.26	115,563.55	69.9%
<u>50250013 STORMWATER REGULATORY</u>							
50 PERSONNEL SERVICES	277,739	0	277,739	126,972.47	.00	150,766.53	45.7%
51 PURCHASED SERVICES	288,204	0	288,204	14,925.86	57,921.63	215,356.51	25.3%
52 SUPPLIES	24,250	0	24,250	4,413.43	1,547.08	18,289.49	24.6%
54 CAPITAL OUTLAY	38,000	0	38,000	31,212.00	.00	6,788.00	82.1%
58 PURCHASES (ENTERPR'S)	10,675	0	10,675	3,558.75	.00	7,116.25	33.3%
TOTAL STORMWATER REGULATORY	638,868	0	638,868	181,082.51	59,468.71	398,316.78	37.7%

03/18/2016 09:59
aholland

BEAUFORT COUNTY
BEAUFORT COUNTY - STATEMENT OF
REVENUES, EXPENDITURES AND FUND BALANCE

P 2
glytdbud

FOR 2016 13

ACCOUNTS FOR: 5025	STORMWATER UTILITY	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
TOTAL STORMWATER UTILITY		0	0	0	-2,882,976.68	1,087,785.74	1,795,190.94	100.0%
TOTAL REVENUES		-5,585,390	0	-5,585,390	-5,021,938.00	.00	-563,452.00	
TOTAL EXPENSES		5,585,390	0	5,585,390	2,138,961.32	1,087,785.74	2,358,642.94	
PRIOR FUND BALANCE					967,141.81			
CHANGE IN FUND BALANCE					2,882,976.68			
CURRENT FUND BALANCE					3,850,118.49			



MEMORANDUM

To: Natural Resources Committee of County Council

From: Anthony J. Criscitiello, Planning Director

Subject: **U.S. 278 Landscape Median Solicitation for Design Build Services**

Date: March 17, 2016

The accompanying document from the Beaufort County Purchasing Department is used to notify the public that Beaufort County is interested in seeking bids to perform Design / Build Services for Beaufort County. In this instance, the County will use funding from the Tree Reforestation Fund to build landscape medians along U.S. 278. The bidding process will run through the Purchasing Department, and the landscape plans and funding will be approved by the Natural Resources Committee and County Council. The reasoning for the approach is to have one systematic way of approaching the installation of landscape medians on U.S. 278.



**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

106 Industrial Village Road
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

SOLICITATION REQUEST/CONFIRMATION OF BUDGET

Thank you for your request. Prior to any work being done on your request and the solicitation going public, the following information is REQUIRED:

Type of Goods or Services needed with a general description: This is a Design Build Solicitation for landscape medians on U.S. 278. The Scope of Services shall include pre-planning Services to include site visits, data gathering; landscape design plans; unit price schedule; bid bonds; quality control; tree and plant protection measures; lists of materials and equipment; attending project meetings; site work; installation of trees, shrubs, and groundcovers. The successful bidder must seek and receive all permits necessary to perform the work from SCDOT.

Budget available for the project (amount): _____.

Account Number/Name: Tree Reforestation Fund.

Account Balance: _____.

Department's Name: Beaufort County Planning Department in conjunction with the Beaufort County Engineering Department.

Department Head's Signature: _____.

Finance Department Account Confirmation: _____.

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

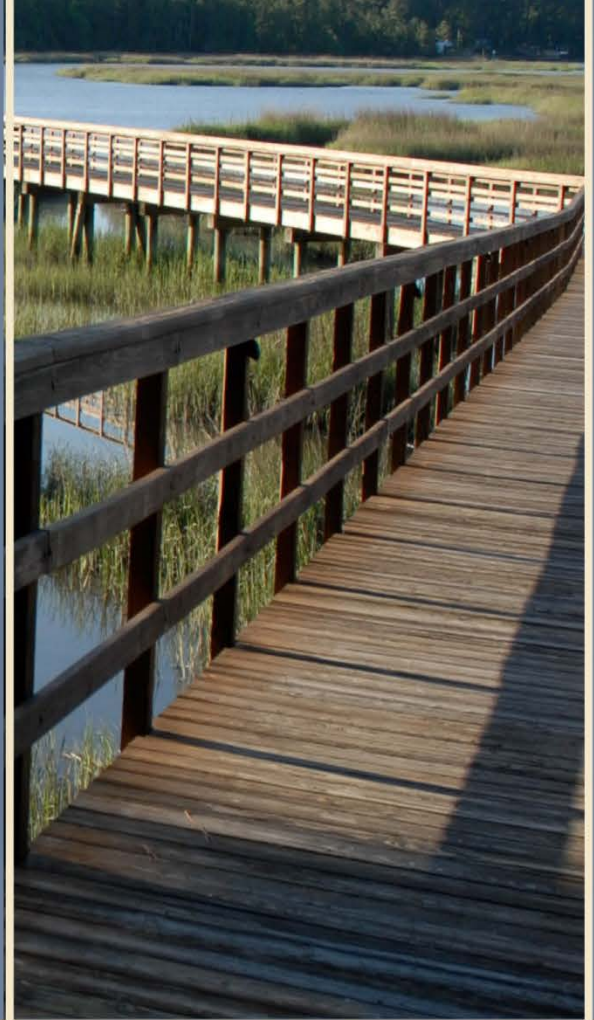
Topic:	Text Amendments to Comprehensive Plan
Date Submitted:	March 22, 2016
Submitted By:	Rob Merchant
Venue:	Natural Resources Committee



BEAUFORT COUNTY COMPREHENSIVE PLAN

Five Year Review

Beaufort County Planning Commission
December 18, 2014



Local Govt. Comprehensive Planning Enabling Act of 1994

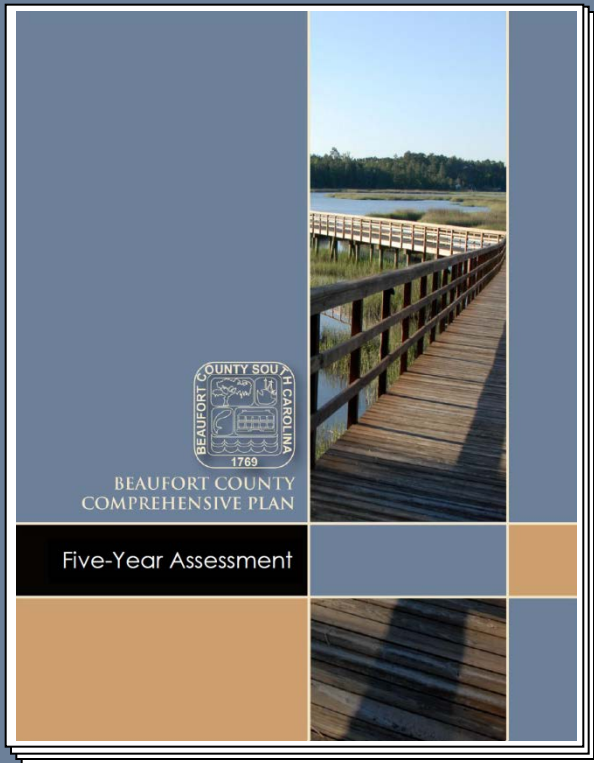
“The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan.”

Plan Elements



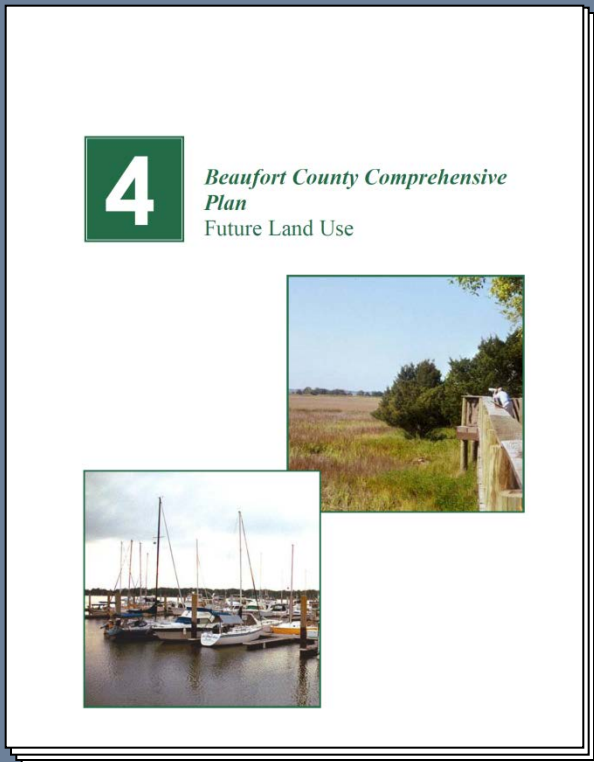
- Population and Demographics
- Land Use
- Natural Resources
- Cultural Resources
- Economic Development
- Affordable Housing
- Energy
- Transportation
- Community Facilities
- Priority Investment

Recommended Actions



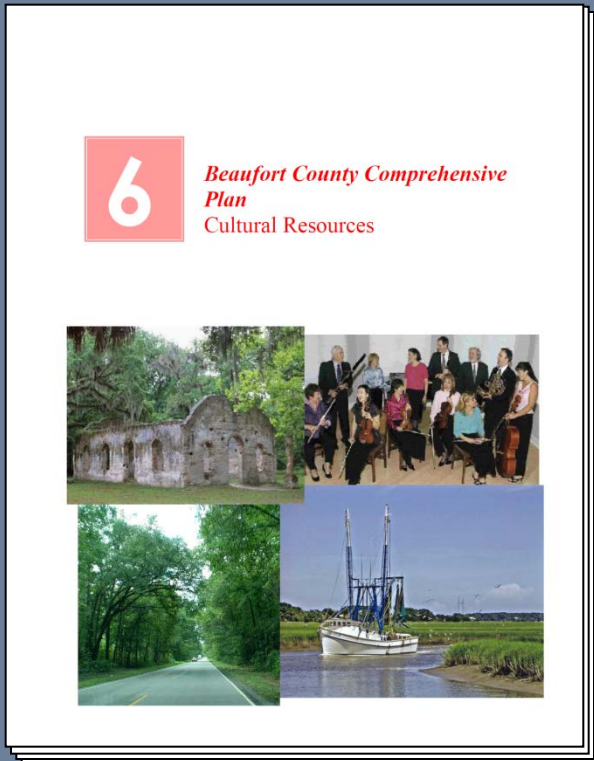
- Update the Population and Demographics Chapter
- Develop Comprehensive Economic Development Plan
- Refocus Affordable Housing Strategy
- Revisit Transportation Chapter
- Revisit 10-Year Capital Improvements Plan
- Make Minor Revisions to Remaining Chapters

Chapter 4: Land Use



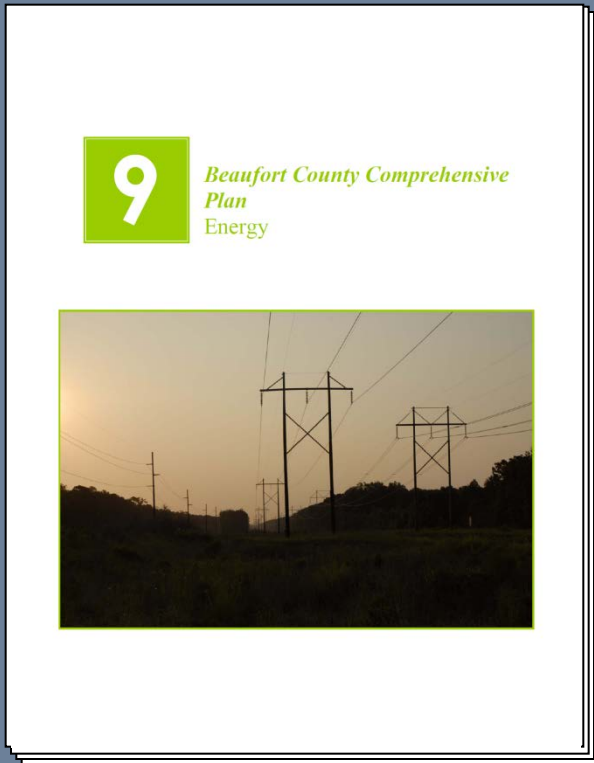
- Recalculate the % of uncommitted lands south of the Broad
 - Chart annexations since 2007 and % of lands within municipalities.
 - Recognize Community Development Code, new CP plans, the JLUS, and the Greenprint.
 - Revise Special Land Use Designations to update the CRB to the countywide DRB.
 - Minor map updates.
-

Chapter 6: Cultural Resources



- Update data and statistics cited in the chapter.
- Cite new programs/policies that promote cultural resources (Beautification Board, Canopy Roads Brochure, Gullah Geechee Corridor Management Plan, new museums).
- Recognize CDC standards that apply to historic preservation, archaeology, scenic highways, and agriculture.
- Remove references to programs that no longer exist.

Chapter 6: Cultural Resources



- Revise chapter to be less dated.
 - Update data and figures to current information
 - Revise and simplify section on WalkScore™.
 - Update section on green building, recognize changes in the LEED scoring system and recent LEED projects in Beaufort County.
 - Acknowledge passage of Act 236, which makes it more cost effective for SC homeowners to use solar energy.
-

Topic: Bloody Point Planned Unit Development Amendment
Date Submitted: March 22, 2016
Submitted By: Mark Baker
Venue: Natural Resources Committee

Agenda

- Project Background
- Bloody Point POA Meetings, Planning Commission & Daufuskie Is. Council Meetings
- Comprehensive Plan & Daufuskie Island Plan Recommendations
- Existing Conditions, PUD & Conceptual Master Plan
- Natural Features
- CDC Analysis & Review Standards
- Narrative Statement Revisions
- Questions / Comments

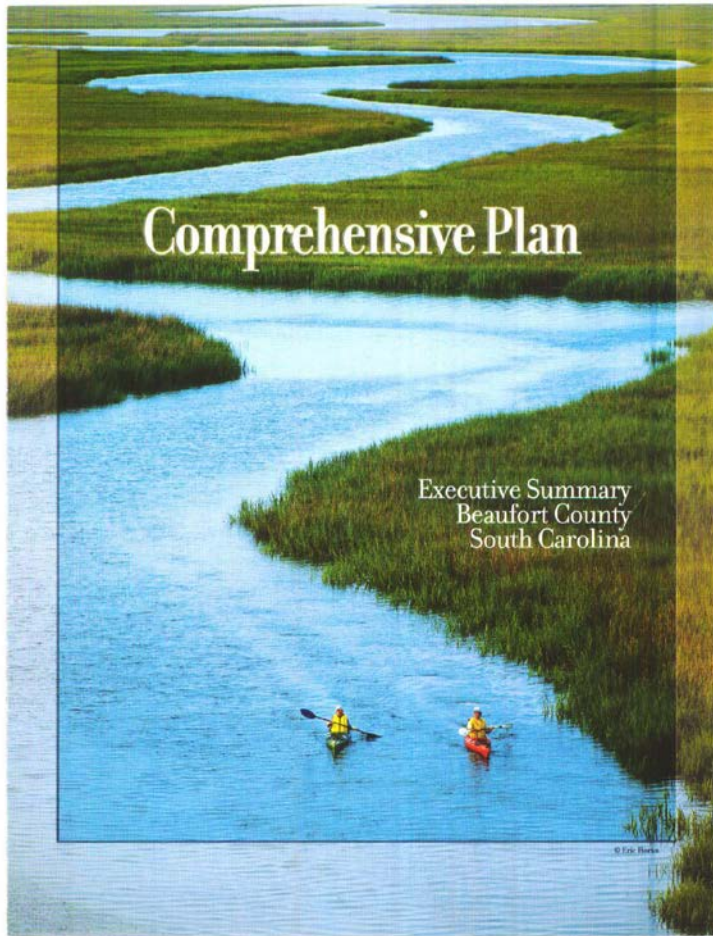
Project Background

- Property Acquired in 2011
 - ✓ Golf course previously abandoned & overgrown
 - ✓ \$2 Million renovation
 - ✓ Region overbuilt golf
 - ✓ Changing demographics & interests
- Bloody Point POA Meeting – November 7, 2016
- Planning Commission Meeting – February 1, 2016
- Daufuskie Island Council – February 16, 2016
- Beaufort Co Natural Resources Committee – March 7, 2016
- Beaufort Co Council – March 14, 2016
- Beaufort Co Natural Resources Committee – March 22, 2016
- Beaufort Co Council First Reading – March 28, 2016

Bloody Point – Daufuskie Island, SC

PUD Zoning Map Amendment

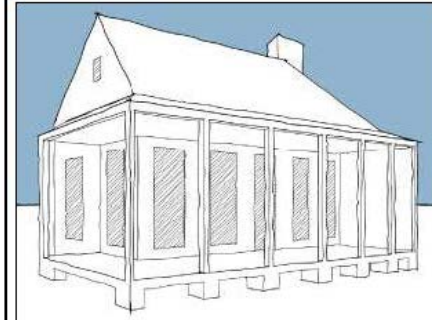
Beaufort County & Daufuskie Island
Comprehensive Plan & Daufuskie Island Plan



Daufuskie Island Plan



Companion Document to the
Daufuskie Island Form Based Code

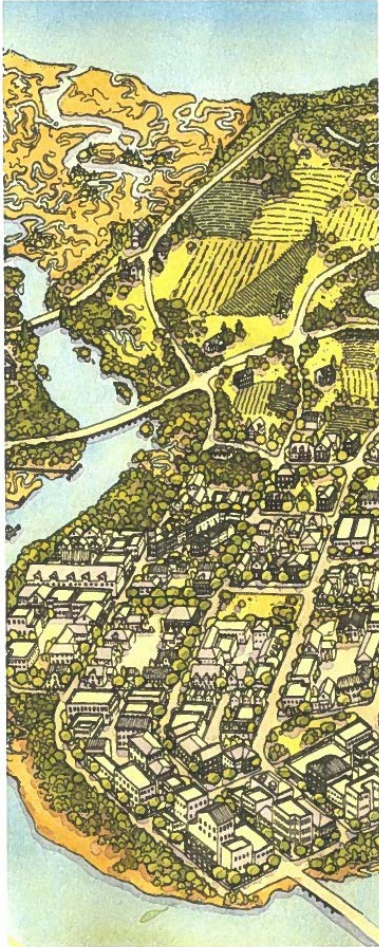


Beaufort County Planning Department

Bloody Point – Daufuskie Island, SC

PUD Zoning Map Amendment

Beaufort County & Daufuskie Island
Community Development Code & Daufuskie Is Code



Beaufort County Development Code

Adopted
December 8, 2014

Prepared For
Beaufort County,
South Carolina

Prepared By:



Opticos Design, Inc.
Berkeley, California

Edited By:
Beaufort County Planning



THE
DAUFUSKIE
ISLAND
CODE

Bloody Point – Daufuskie Island, SC

PUD Zoning Map Amendment

Daufuskie Island Plan - Sector Analysis Zones



Chapter 4 Land Use

Map 4-7

Future Land Use Bluffton Area & Daufuskie Island



2010
Beaufort County
Comprehensive
Plan

Plan Land Use Map

DAUFUSKIE ISLAND Sector Analysis Zones



C2.27

Daufuskie Island Plan

Bloody Point – Daufuskie Island, SC

Existing Conditions & PUD

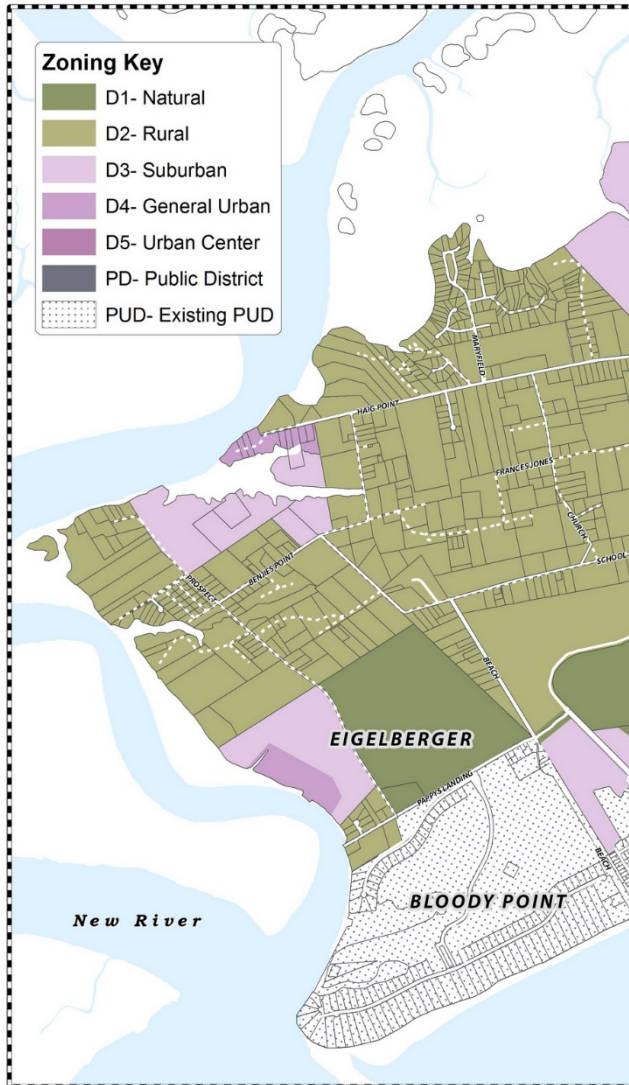


Table 2.2

Island Future Urbanization Map



Sector Analysis Zones

GENERAL TO ALL DEVELOPMENT 28

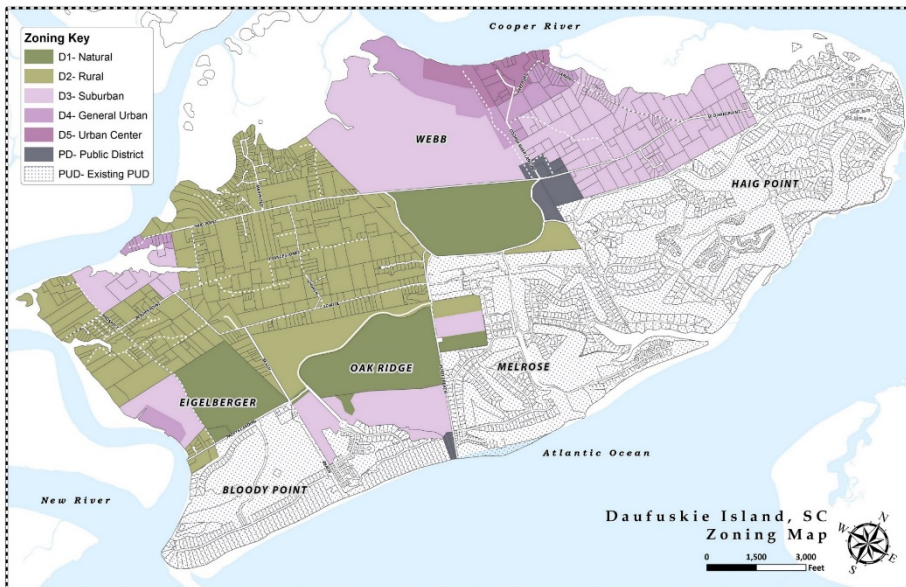


Bloody Point – Daufuskie Island, SC

Existing Conditions & PUD

Daufuskie Island Code Ordinance

ZONE	D1	D2	D3	D4	D5	PD
Zone Name	Natural	Rural	Sub-Urban	General Urban	Urban Center	Public District
	Wilderness and open space	Primarily agriculture	Detached single family	Mix of SF and MF with some commercial	Retail mixed with MF and civic spaces	Mix of apts, public institution, service and commercial
DENSITY (gross)						
by right		1 DU/ac	3 DU/ac	4 DU/ac	8 DU/ac	4 DU/ac
by TDR		variance	6 DU/ac	12 DU/ac	24 DU/ac	12 DU/ac
HEIGHT (stories)						
principal		2 max	2 max	2.5 max	3 max, 2 min	2.5 max
out bldg		1.5 max	1.5 max	2 max	2 max, 2 min	2 max



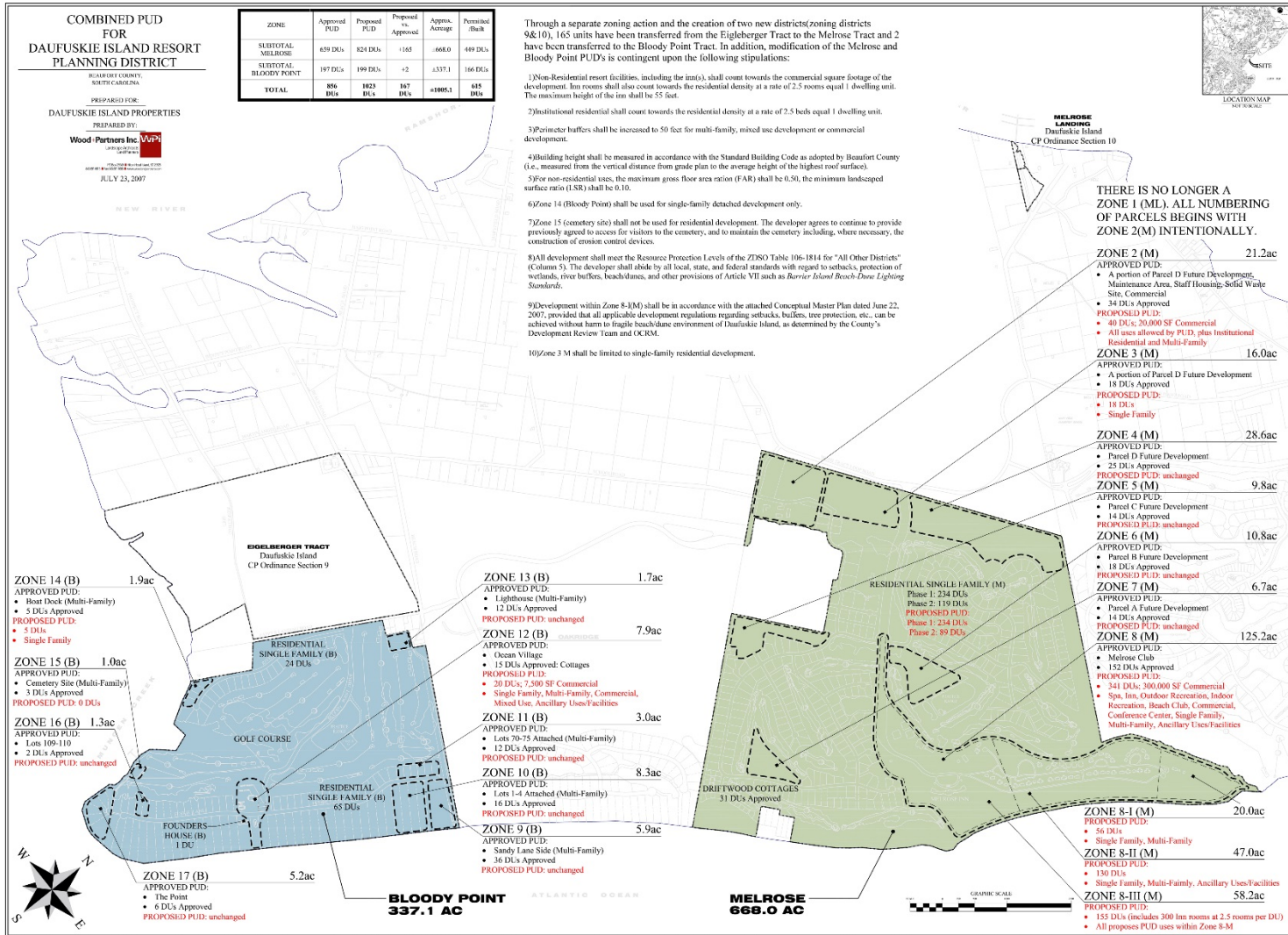
Daufuskie Island Code

Table 2.1 HOW THE CODE IS STRUCTURED

	Conservation Sectors				Urban Growth Sectors	
1. Sector	Preserve Open Space Sector	Reserve Open Space Sector	Conservation Community Growth Sector	Controlled Growth Sector	Intended Growth Sector	Infill / Retrofit Growth Sector
2. Sector Type	G1	G2	G1	G2	G3	G5
3. Level of Urbanization	None	Low	Low	Medium	High	Medium (Existing)
4. TDRs	Sold to G3	May sell to G3	May sell to G3	May buy or sell in G2	May buy from G2	May opt into program
5. Place Type	Conservation Easement	Parcel By Parcel Development	Conservation Community	Hamlet (G1, G2, G3, G4)	Hamlet (D3, D4)	Village (G3, D4)
6. Place Type (Preferred)	G1, G2	G1, G2	G1	G2, G3, G4	G3, G4	G5, G6
7. Zoning Districts	D1, D2, D3, D4, D5, PD	D1, D2, D3, D4, D5, PD	D1, D2, D3, D4, D5, PD	D1, D2, D3, D4, D5, PD	D1, D2, D3, D4, D5, PD	D1, D2, D3, D4, D5, PD

Bloody Point – Daufuskie Island, SC

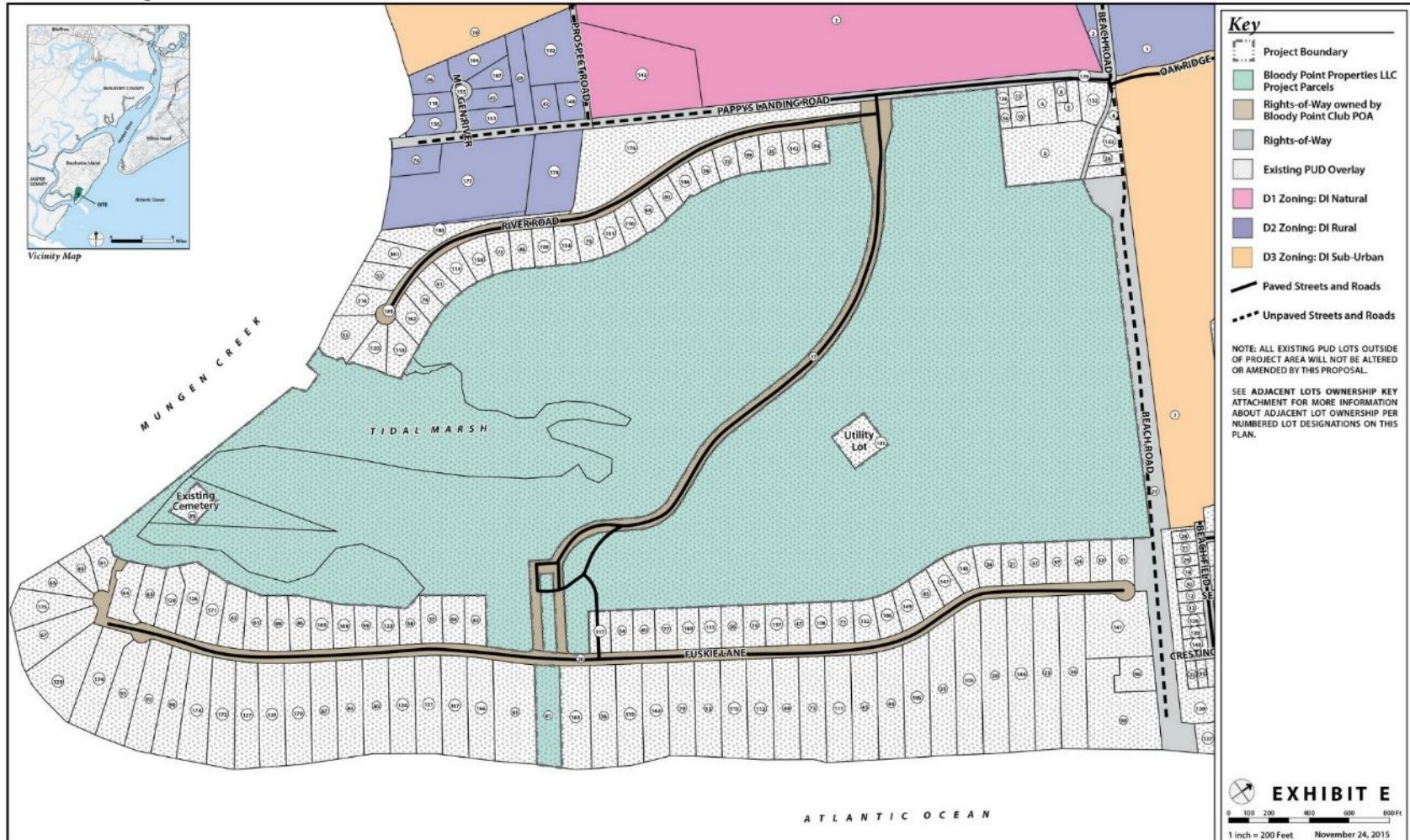
Existing Conditions & PUD



1. Composite Map taken from digital data provided by Thomas & Hutton Engineering (file name: Daufuskie Planning Exhibit (05-10-06).dwg, dated: 05-10-06). 2. Composite Map based on sketch of existing/proposed development and not from as built surveys. 3. Melrose PUD approved land use and DUs taken from Melrose Master Plan, dated 11-01-98 and approved by Beaufort County 11-25-98. 4. Bloody Point PUD approved land use and DUs taken from the Daufuskie Island Club Conceptual Master Plan, dated 03-16-89 and revised by Beaufort County Council 03-27-85. 5. Zone 13 (B) approved and permitted DUs per 1/10/07 meeting with Beaufort County Planning Staff and DRT.

Bloody Point – Daufuskie Island, SC

Existing Conditions & PUD



Bloody Point – Daufuskie Island, SC

Existing Conditions



Bloody Point – Daufuskie Island, SC

Existing Conditions



Bloody Point – Daufuskie Island, SC

Existing Conditions



Golf Cart Barn



Bloody Point – Daufuskie Island, SC

Existing Conditions



Golf Clubhouse



Golf Clubhouse



Osprey Cottage

Bloody Point – Daufuskie Island, SC

Existing Conditions



Bloody Point – Daufuskie Island, SC

Existing Conditions



Sandy Lane Condominiums



Bloody Point – Daufuskie Island, SC

Existing Conditions



Bloody Point – Daufuskie Island, SC

Existing Conditions



2011
Photos



Bloody Point – Daufuskie Island, SC

Existing Conditions



Bloody Point – Daufuskie Island, SC

Conceptual Master Plan



Bloody Point – Daufuskie Island, SC

Conceptual Master Plan – Northwest Neighborhood



Bloody Point – Daufuskie Island, SC

Conceptual Master Plan – Northeast Neighborhood



Bloody Point – Daufuskie Island, SC

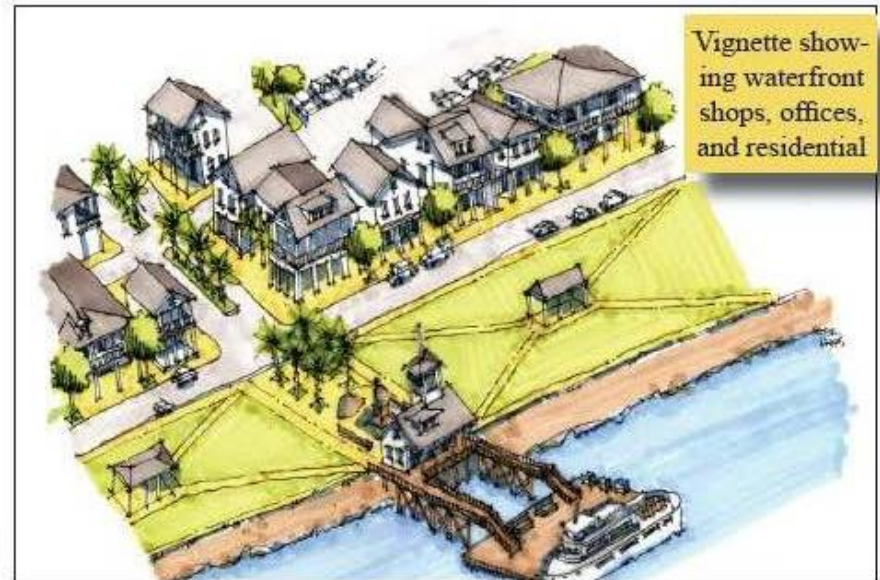
Conceptual Master Plan – Southwest Neighborhood & Ferry Landing



Bloody Point – Daufuskie Island, SC

Daufuskie Island Code Visioning

PORTAL WELCOMING PAVILLION

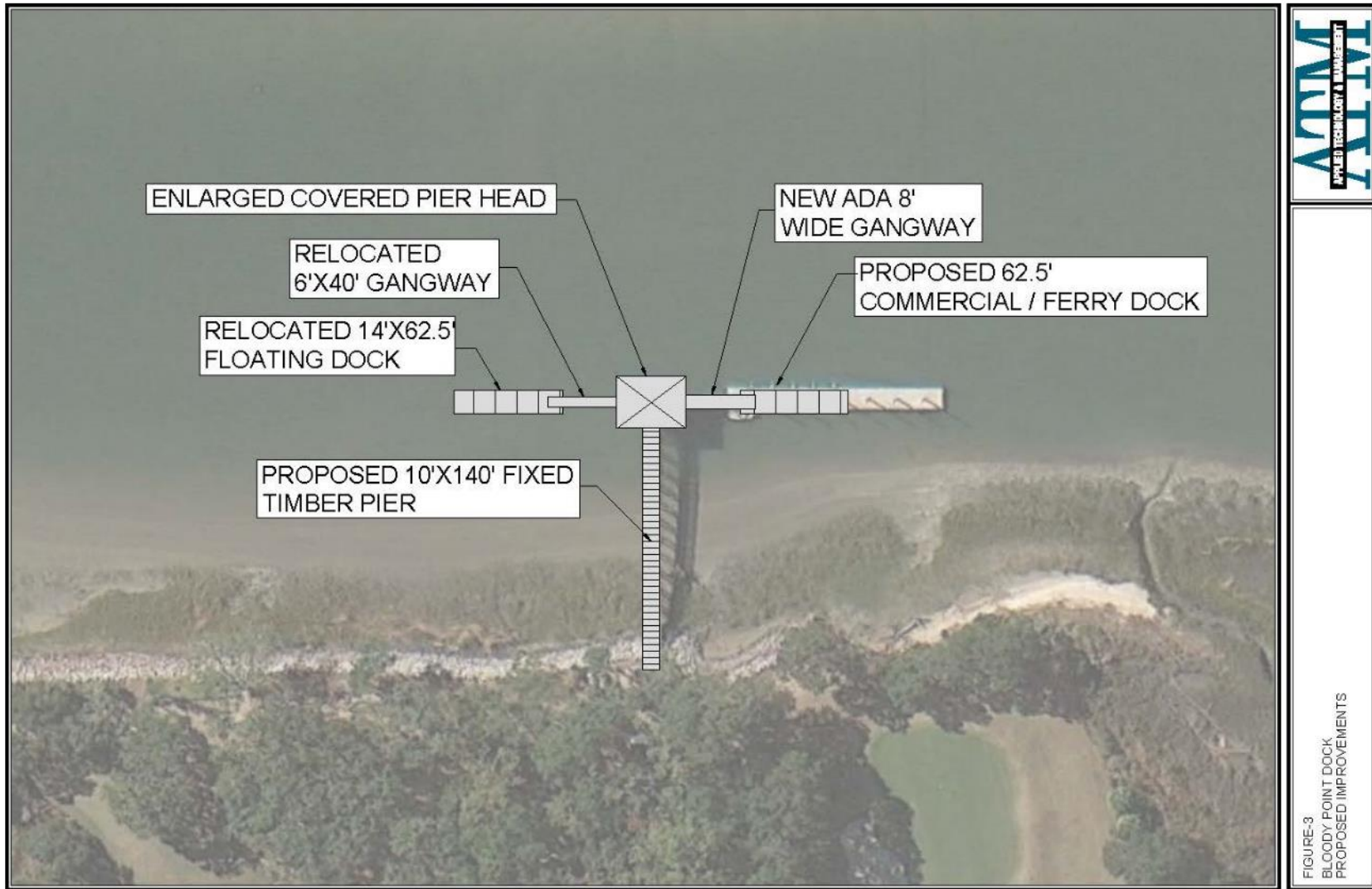


URBAN ZONES

95

Bloody Point – Daufuskie Island, SC

Conceptual Master Plan – ATM Dock Expansion Feasibility Analysis



Bloody Point – Daufuskie Island, SC

Conceptual Master Plan – Inn District & Neighborhood Retail

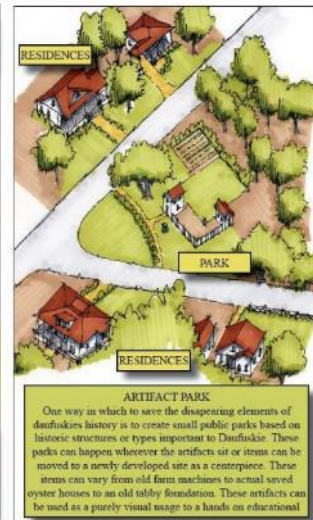
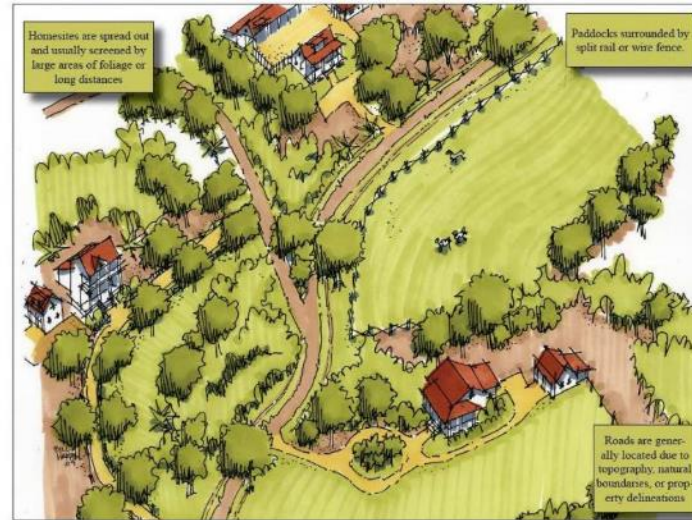
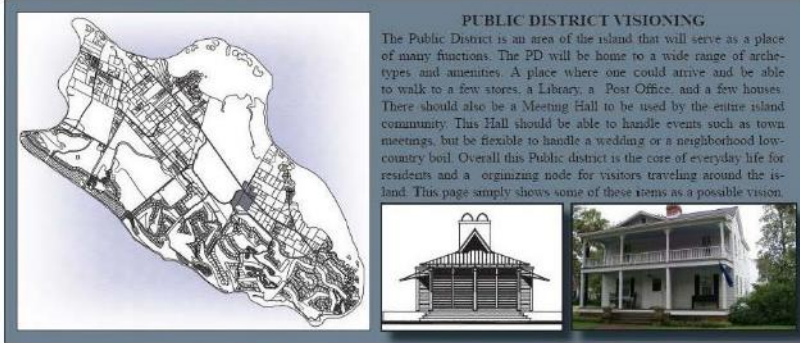


Bloody Point – Daufuskie Island, SC

Daufuskie Island Code Visioning

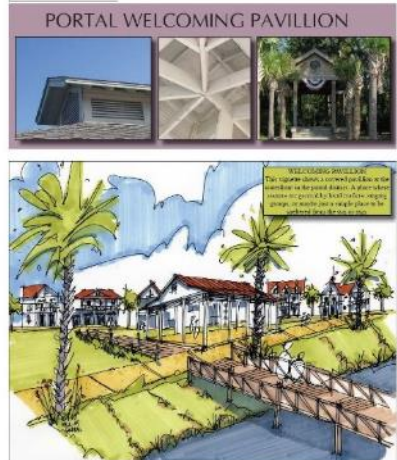
Daufuskie Code

Graphic 4-1 Public District Visioning



CONSERVATION ZONES

54

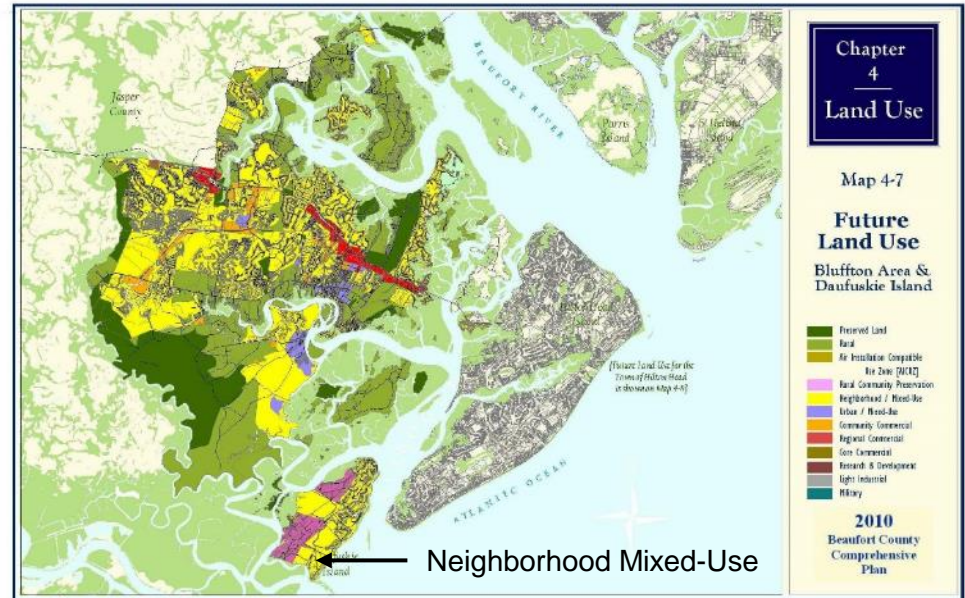
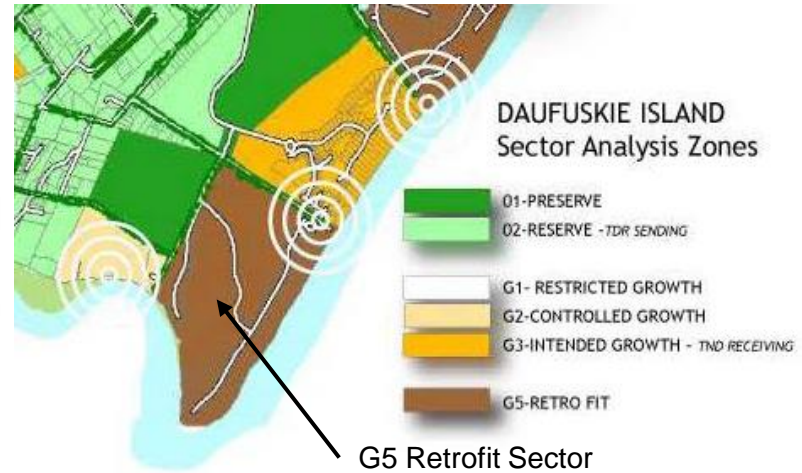


URBAN ZONES

95

Bloody Point – Daufuskie Island, SC

Beaufort Co CDC & DI Code



Bloody Point – Daufuskie Island, SC

Conceptual Master Plan



Bloody Point – Daufuskie Island, SC

PUD Zoning Map Amendment – Exhibit C



McCARTHY
GROUP FLORISTS.COM

Natural Features & Assets

1. Amendment will result in the removal of golf course
2. 68 acres to be allotted for natural open space as meadows, woodlands, lakes and wetlands
3. Natural resources will be accessible
4. A healthier & more diverse ecosystem & wildlife habitat
5. Bird & wildlife sanctuaries & habitat
6. Native grass shorelines, plantings & bio-retention swales
7. Expanded lagoons will serve as 'Blueways'
8. Prevent adverse impacts from abandonment
9. Create the economic basis for management

Zoning Map Amendment Review Standards & CDC Analysis

1. Consistent with Comprehensive Plan & CDC goals & policies
2. Not in conflict with Community Development Code
3. Addresses demonstrated need
4. Required by changed conditions
5. Compatible with surrounding land uses & appropriate
6. Not adversely impact nearby lands
7. Result in logical & orderly development patterns
8. Not adversely impact environment
9. Would be adequately served by public facilities

Bloody Point – Daufuskie Island, SC

PUD Zoning Map Amendment

Narrative Statement Revisions

B. Intent of the Planned Unit Development Zoning Map Amendment

- Submittal Narrative: This proposal also includes an inn/ hotel with up to **120 rooms** and up to **50,000 square feet** of commercial space...
- Proposed Revised Narrative: The proposal also includes an inn/hotel with up to **60 rooms** in addition to the **7 rooms** in the existing Osprey Cottage and up to **25,000 square feet** of commercial space...

C. Building Setbacks & Height Restrictions:

	Min. Site Area	Min. Lot Area	Min. Lot Width	Min. Street Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Density
Single Family Detached/ Attached (Single, Duplex, Triplex)	n/a	3,000 SF	50'	15'	10'	15'	36'	1 DU/ Acre
Inn/Hotel	2 Acre	n/a	n/a	15'	n/a	15'	48'	n/a
Commercial	n/a	n/a	50'	10'	10'	15'	44' 35'	n/a

Note: Each commercial building shall not exceed **15,000 square feet** in size.

Bloody Point – Daufuskie Island, SC

Questions/Comments?

