COUNTY COUNCIL OF BEAUFORT COUNTY

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COUNTY ATTORNEY

ASHLEY M. BENNETT
CLERK TO COUNCIL

AGENDA
NATURAL RESOURCES COMMITTEE
Monday, February 27, 2017
2:00 p.m.
Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Committee Members:
Brian Flewelling, Chairman
Roberts "Tabor" Vaux, Vice Chairman
Rick Caporale
Gerald Dawson
Steve Fobes
York Glover
Alice Howard

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. DISCUSSION OF PREVIOUS PLANNING COMMISSION MEETING

3. TEXT AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE: ARTICLE 3, SECTION 3.3.30 NEIGHBORHOOD MIXED USE (C3) ZONE STANDARDS, AND ARTICLE 4, SECTION 4.1.170 MULTI-FAMILY DWELLINGS (TO MODIFY THE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL IN THE C3-NEIGHBORHOOD MIXED-USE DISTRICT); APPLICANT: BEAUFORT COUNTY PLANNING STAFF (backup)

4. PRESENTATION OF 2016 RURAL AND CRITICAL LAND PRESERVATION PROGRAM ANNUAL REPORT AND ANNOUNCEMENT OF THE ECONOMIC BENEFIT ANALYSIS FOR THE CONSERVED OPEN SPACE AND PARKS IN BEAUFORT COUNTY (backup)

5. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
   A. Design Review Board
   B. Rural and Critical Lands Preservation Board
   C. Southern Beaufort County Corridor Beautification Board

6. EXECUTIVE SESSION
   A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property pursuant to S.C. Code Section 30-4-70(a)(2) / Project 2017-A and Project 2017-B

7. ADJOURNMENT

The County Channel

MEMORANDUM

To: Natural Resources Committee of Beaufort County Council

From: Anthony J. Criscitiello, Planning Director

Subject: Amendments to Multi-Family Standards in C3 Neighborhood Mixed-Use

Date: February 21, 2017

PLANNING COMMISSION RECOMMENDATION from the excerpt of its February 6, 2017, draft minutes:

Mr. Robert Merchant briefed the Commission on the staff initiated text amendment to remove what the staff deems as unnecessary barriers to developing multi-family housing in the C3 district. The C3 district is intended to be a moderate-density residential district, primarily with single-family development with some areas of multi-family and mixed use developments. When staff designed the district, a main goal was that multi-family housing would be compatible to the surrounding homes. The size was limited to 80 units replacing a density cap of 12 dwelling units per acre. The multi-family requirement for use of a mansion type building was limited to 6 units per building, with a limited height of 2-1/2 stories. There have been numerous discussions with potential developers and property owners interested in developing the area. The 6-unit mansion type building was a barrier to development in the C3 district and did not meet the prevailing development trends for multi-family development in this region. The mansion apartment has its place, but not as a multi-family use in the C3 district. Currently in the Code, multifamily is a conditional use in the C3 district; staff is recommending replacing the language to say that multi-family uses shall be compatible with the surrounding character in size, scale, and architecture. That language was taken from the former County zoning and development ordinance (ZDSO) for similar multi-family housing in its Suburban District, which is analogous with the Code's C3 District. Mr. Merchant noted that staff and the Design Review Board would be reviewing all unincorporated county multi-family development prior to the permitting process. Staff believes the amended language and the review process will provide safeguards for compatible multi-family development. There is a relationship between this text amendment and the rezoning request next on the agenda where the property owner, represented by Andy Burris, felt the multi-family restrictions were significant enough to request a rezoning. They requested a deferral of their rezoning request at the Commission's January 2017 in hopes that a text amendment would be pursued to solve the problem/barrier and not necessitate the rezoning.

Public Comment: No comments were given.

Commission discussion included belief that this is a show that the Community Development Code was a living document.

Motion: Mr. Randolph Stewart made motion, and Ms. Caroline Fermin seconded the motion, **to recommend approval to County Council on the Text Amendments to the Community Development Code: Article 3, Section 3.3.30 Neighborhood Mixed-Use (C3) zone standards, and Article 4, Section 4.1.170 Multi-family dwellings (to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District) as**

proposed by staff. The motion **carried (FOR: Chmelik, Hincher, Pappas, Fermin, Fireall, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell).**

STAFF REPORT:

A. BACKGROUND:

Case No.	ZTA 2017-01
Applicant:	Beaufort County Planning Staff
Proposed Text Change:	Text amendments to the Community Development Code: Article 3, Section 3.3.30 Neighborhood Mixed Use (C3) Zone Standards, and Article 4, Section 4.1.170 Multi-Family Dwellings (to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District)

B. SUMMARY OF REQUEST:

Beaufort County Planning Staff is proposing to amend the Community Development Code (CDC) to overcome what staff deems as unnecessary barriers to developing multi-family housing in the C3-Neighborhood Mixed-Use District.

The Neighborhood Mixed Use (C3) Zone is intended to be a moderate-density residential district, primarily with single-family development with some areas of multi-family and mixed use developments. The district allows multi-family developments at a maximum of 12 dwelling units per acre. The purpose of allowing multi-family housing is to foster a diversity of housing choices and to specifically promote the development of affordable housing. The district places restrictions on multi-family developments to limit adverse impacts on surrounding single-family residential areas. The district limits the height of apartment buildings to 2½ stories; it limits the size of multi-family developments to no more than 80 units; and it requires individual buildings to be "mansion apartments" having no more than 6 units per building.

Since the adoption of the CDC in December 2014, planning staff has consistently received feedback from developers, property owners, and design professionals expressing concern about the specific limitation that multi-family in C3 must utilize mansion apartments with no more than 6 units per building. The main concern is that the restriction increases the cost of developing multi-family housing and, therefore, goes counter to the County's goal of encouraging the creation of affordable housing.
The most recent applicant expressing concern about the multi-family housing restrictions was 10 Frontage Road, LLC, represented by Andy Burris. He found the restrictions unworkable and requested to rezone his property from C3 Neighborhood Mixed-Use to C5 Regional Center Mixed-Use, to overcome the restriction on the number of units per building.

C. PROPOSED AMENDMENT:

The proposed amendments consist of the following (the specific amendments are attached to this report):

1. Remove the requirement in Article 3, Division 3.3.30 Neighborhood Mixed Use (C3) Standards that states that "Multi-Family housing shall utilize Mansion Apartment Building Type Requirements in Section 5.1.110.
2. Amend Article 4, Division 4.1.170, to remove the requirement that multi-family dwelling units meet the Mansion Apartment Building Type and replace it with the following language:

   "In the C3 District, multi-family uses shall be compatible with surrounding neighborhood character in size, scale, and architecture."

D. ANALYSIS:

Sec. 7.7.30(C). Code Text Amendment Review Standards. The advisability of amending the text of this Development Code is a matter committed to the legislative discretion of the County Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the County Council shall weigh the relevance of and consider whether, and the extent to which, the proposed amendment:

1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The C3 Neighborhood Mixed-Use District implements the future land use designation Neighborhood Mixed-Use in Chapter 4 of the Comprehensive Plan. The future land use designation calls for a mix of housing types. Removing barriers to the development of multi-family housing furthers this goal in the Comprehensive Plan. In addition, the Affordable Housing chapter of the Comprehensive Plan calls for Beaufort County to "continually evaluate its regulatory environment to determine its effectiveness in fostering the creation of workforce housing units." It is staff's determination that this amendment forwards this recommendation.

2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed text change does not conflict with any other provisions of the Code of Ordinances.

3. **Is required by changed conditions:** Not Applicable.

4. **Addresses a demonstrated community need:** Multi-family development is permitted in the C3 district to encourage a mix of housing types in Beaufort County and to provide affordable housing in areas of the county in proximity to retail, services, and employment. Removing a regulatory barrier to the creation of multi-family housing furthers these community needs.

5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The C3 District allows multi-family as a conditional use. The proposed change to the conditions still ensures that new developments are compatible with the surrounding neighborhoods.

6. **Would result in a logical and orderly development pattern:** The proposed amendment would provide greater flexibility in the development of multi-family housing in the C3 district while maintaining requirements that development is compatible with surrounding neighborhood character in size, scale, and architecture. New multi-family developments will

be reviewed by the Beaufort County Design Review Board to ensure that these conditions are being met.

7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** The proposed amendment does not change the size or intensity of multi-family developments in the C3 district. New multi-family developments in C3 will still be subject to the same environmental and stormwater requirements.

E. ATTACHMENTS:

- ***Proposed changes to the CDC***

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	30' min.[1]
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	50' min.

[1]The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size	
Lot Size	10,890 SF min.
Width	70' min.

Minimum Site Area	
Single Family and Duplex	10,890 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Institutional Buildings	35 feet above grade
Ground Floor Finish Level	No minimum

~~Multi-Family housing shall utilize the Mansion Apartment Building Type requirements in 5.1.110.~~

D. Gross Density[1] and Floor Area Ratio

Gross Density	
Single Family Detached	2.6 d.u./acre
Single Family Attached/ Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 dwelling units
Traditional Community Plan	3.5 d.u./acre[2]

[2]Subject to the requirements in Division 2.3

Floor Area Ratio	
Non-residential buildings	0.18 max.

[1]Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
Lodging: Inn/hotel	1 per room

For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

(2) The capacity of all truck route roads to carry traffic from the site to arterial or collector roads is evaluated; and

(3) Any sub-standard roads are brought up to adequate standards, both before and after mining activities, as determined by the County Engineer and/or SCDOT.

b. **Operations Plan.** An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.

c. **End Use Plan.** An end use plan shall be approved that demonstrates after completion of the mining/excavation, the site will be restored. The end use plan shall address the following:

(1) The ground surface on the site is restored to a condition permitting one of the following uses: agricultural, residential, recreation, or non-residential.

(2) If recreation is identified as the restored use, its management is established in the end use plan.

(3) Risks from any sub-surface materials to future restored use(s) is identified and mitigated.

(4) If surface water will be present, likely chemical water quality shall be identified.

(5) Where permanent water bodies are created as a result of surface mining, littoral shelves and wetland vegetation are encouraged to promote water quality and natural habitat.

6. **Final Excavation Plan.** Where surface water features remain, or a depressed area is created during mining/excavation, a final excavation plan shall be submitted that is consistent with the end use plan and approved as part of the Special Use Permit. The final excavation plan shall demonstrate that sufficient land will remain unexcavated and/or that the excavation will be done in a manner that allows the development to conform to this chapter's requirements without variances.

7. **Escrow Account.** An escrow account or a yearly fee approved by the County Attorney and County Council as part of the Special Use Permit may be required to ensure that there are sufficient funds set aside for restoration.

4.1.170 Multi-Family Dwellings

Multi-family dwellings shall comply with the following:

A. **Specific to C3 District**. In the C3 District, multi-family ~~dwelling units shall meet the Mansion Apartment building type standards (see Section 5.1.110, Mansion Apartment).~~ uses shall be compatible with surrounding neighborhood character in size, scale, and architecture.

B. Reserved.

MEMORANDUM

To: Natural Resources Committee of Beaufort County Council

From: Anthony J. Criscitiello, Planning Director

Subject: Amendments to Multi-Family Standards in C3 Neighborhood Mixed-Use

Date: February 21, 2017

PLANNING COMMISSION RECOMMENDATION from the excerpt of its February 6, 2017, draft minutes:

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Public Comment: No comments were given.

Commission discussion included belief that this is a show that the Community Development Code was a living document.

Motion: Mr. Randolph Stewart made motion, and Ms. Caroline Fermin seconded the motion, **to recommend approval to County Council on the Text Amendments to the Community Development Code: Article 3, Section 3.3.30 Neighborhood Mixed-Use (C3) zone standards, and Article 4, Section 4.1.170 Multi-family dwellings (to modify the requirements for multi-family residential in the C3-Neighborhood Mixed-Use District) as**

proposed by staff. The motion **carried (FOR: Chmelik, Hincher, Pappas, Fermin, Fireall, Semmler, Stewart, and Walsnovich; ABSENT: Mitchell).**

STAFF REPORT:

A. BACKGROUND:

Case No.	ZTA 2017-01
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D. ANALYSIS:

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1. **Is consistent with the goals, objectives, and policies of the Comprehensive Plan:** The C3 Neighborhood Mixed-Use District implements the future land use designation Neighborhood Mixed-Use in Chapter 4 of the Comprehensive Plan. The future land use designation calls for a mix of housing types. Removing barriers to the development of multi-family housing furthers this goal in the Comprehensive Plan. In addition, the Affordable Housing chapter of the Comprehensive Plan calls for Beaufort County to "continually evaluate its regulatory environment to determine its effectiveness in fostering the creation of workforce housing units." It is staff's determination that this amendment forwards this recommendation.

2. **Is not in conflict with any provision of this Development Code or the Code of Ordinances:** The proposed text change does not conflict with any other provisions of the Code of Ordinances.

3. **Is required by changed conditions:** Not Applicable.

4. **Addresses a demonstrated community need:** Multi-family development is permitted in the C3 district to encourage a mix of housing types in Beaufort County and to provide affordable housing in areas of the county in proximity to retail, services, and employment. Removing a regulatory barrier to the creation of multi-family housing furthers these community needs.

5. **Is consistent with the purpose and intent of the zones in this Development Code, or would improve compatibility among uses and ensure efficient development within the County:** The C3 District allows multi-family as a conditional use. The proposed change to the conditions still ensures that new developments are compatible with the surrounding neighborhoods.

6. **Would result in a logical and orderly development pattern:** The proposed amendment would provide greater flexibility in the development of multi-family housing in the C3 district while maintaining requirements that development is compatible with surrounding neighborhood character in size, scale, and architecture. New multi-family developments will

be reviewed by the Beaufort County Design Review Board to ensure that these conditions are being met.

7. **Would not result in adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:** The proposed amendment does not change the size or intensity of multi-family developments in the C3 district. New multi-family developments in C3 will still be subject to the same environmental and stormwater requirements.

E. ATTACHMENTS:

- ***Proposed changes to the CDC***

3.3.30 Neighborhood Mixed Use (C3) Zone Standards

A. Purpose

The Neighborhood Mixed Use (C3) Zone provides for high-quality, moderate-density (averaging under three dwelling units per acre) residential development, with denser areas of multi-family and mixed-use development to provide walkability and affordable housing options. The design requirements are intended to provide a suburban character and encourage pedestrian, as well as automobile, access. Open spaces shall be provided in sufficient quantity to ensure an open quality with a predominance of green space. Non-residential uses shall be limited to parcels having access to arterial or collector streets or within a Traditional Community Plan. This Zone provides for the lower densities of areas designated Neighborhood Mixed-Use in the Comprehensive Plan. It is intended to support the development of communities with a diverse range of housing types and uses.

B. Building Placement

Setback (Distance from ROW/Property Line)	
Front	30' min.[1]
Side:	
Side, Main Building	10' min.
Side, Ancillary Building	10' min.
Rear	50' min.

[1]The minimum front setback for mansion apartments in a Multi-family community on internal streets is 15 feet.

Lot Size	
Lot Size	10,890 SF min.
Width	70' min.

Minimum Site Area	
Single Family and Duplex	10,890 SF
Multi-Family	21,780 SF

Note:

For development within a Traditional Community Plan meeting the requirements of Division 2.3, setback, minimum lot size and minimum site area requirements of the transect zone established and delineated on the regulating plan shall apply.

C. Building Form

Building Height	
Single Family and Duplex	2.5 stories max.
Multi-Family	2.5 stories max.
Non-Residential Buildings	2 stories max.
Institutional Buildings	35 feet above grade
Ground Floor Finish Level	No minimum

~~Multi-Family housing shall utilize the Mansion Apartment Building Type requirements in 5.1.110.~~

D. Gross Density[1] and Floor Area Ratio

Gross Density	
Single Family Detached	2.6 d.u./acre
Single Family Attached/ Duplex	2.6 d.u./acre
Multi-Family Unit	12 d.u./acre, Maximum of 80 dwelling units
Traditional Community Plan	3.5 d.u./acre[2]

[2]Subject to the requirements in Division 2.3

Floor Area Ratio	
Non-residential buildings	0.18 max.

[1]Gross Density is the total number of dwelling units on a site divided by the Base Site Area (Division 6.1.40.F)

E. Parking

Required Spaces: Residential Uses	
Single-family detached	3 per unit
Single-family attached/duplex	2 per unit
Multi-family units	1.25 per unit
Accessory dwelling unit	1 per unit
Community residence	1 per bedroom
Live/work	2 per unit plus 1 per 300 GSF of work area

Required Spaces: Service or Retail Uses	
Retail, offices, services	1 per 300 GSF
Restaurant, Café, Coffee Shop	1 per 150 GSF
Gas station/fuel sales	1 per pump plus requirement for retail
Lodging: Bed and breakfast	2 spaces plus 1 per guest room
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For parking requirements for all other allowed uses see Table 5.5.40.B (Parking Space Requirements).

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c. **End Use Plan.** An end use plan shall be approved that demonstrates after completion of the mining/excavation, the site will be restored. The end use plan shall address the following:

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(2) If recreation is identified as the restored use, its management is established in the end use plan.

(3) Risks from any sub-surface materials to future restored use(s) is identified and mitigated.

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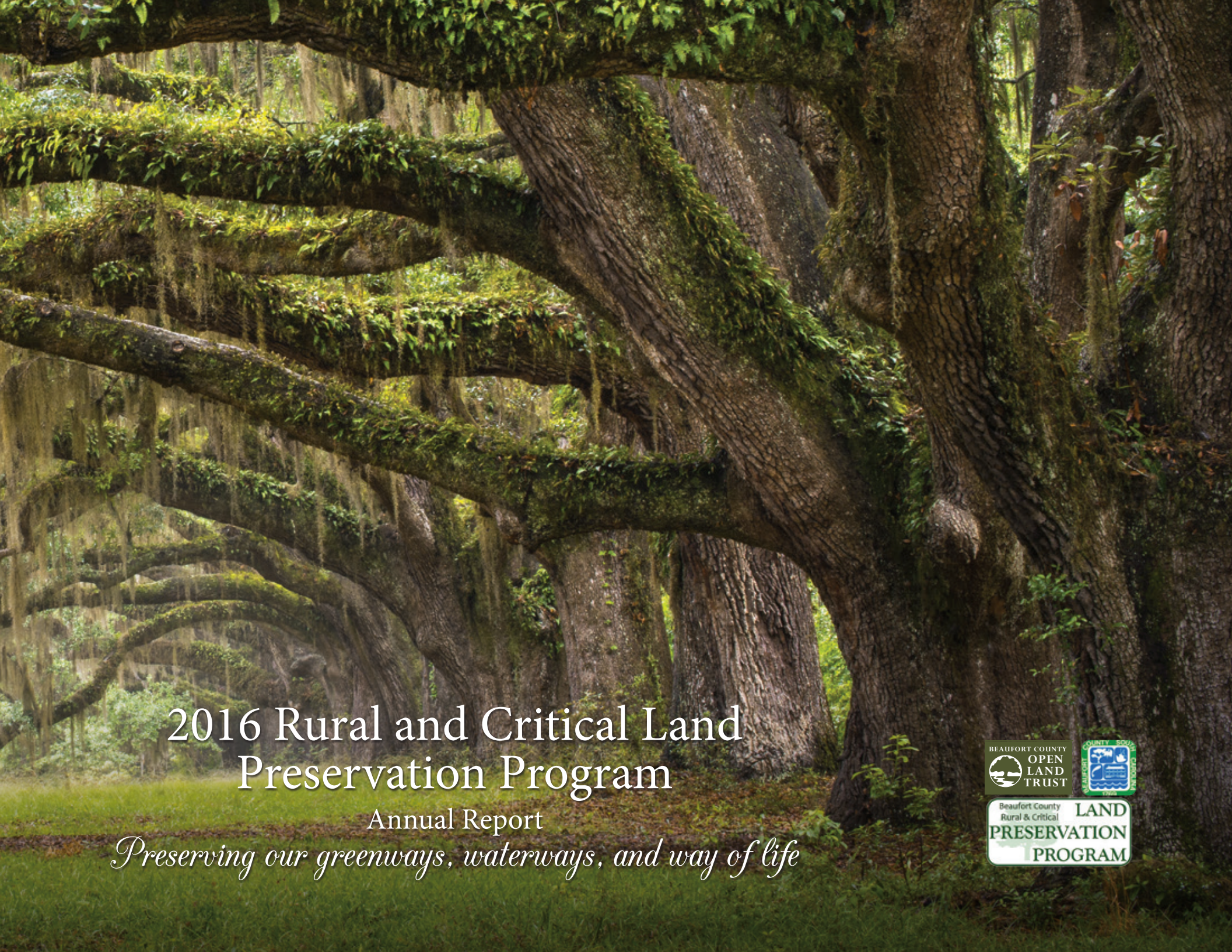
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4.1.170 Multi-Family Dwellings

Multi-family dwellings shall comply with the following:

A. **Specific to C3 District**. In the C3 District, multi-family ~~dwelling units shall meet the Mansion Apartment building type standards (see Section 5.1.110, Mansion Apartment).~~ uses shall be compatible with surrounding neighborhood character in size, scale, and architecture.

B. Reserved.



2016 Rural and Critical Land Preservation Program

Annual Report

Preserving our greenways, waterways, and way of life

BEAUFORT COUNTY OPEN LAND TRUST

Beaufort County Rural & Critical LAND PRESERVATION PROGRAM

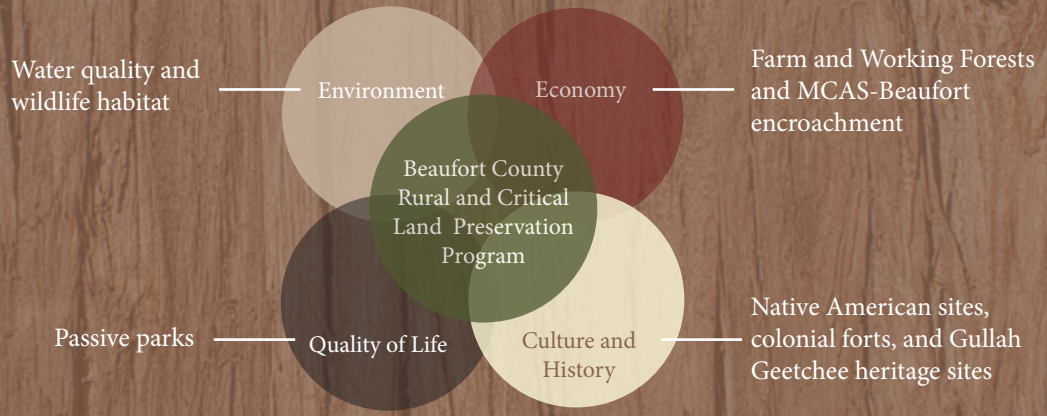
Rural and Critical Land Preservation Program

KEEPING OUR COMMUNITY HEALTHY FOR FUTURE GENERATIONS

The Rural and Critical Land Preservation Program is a dynamic tool for preserving the health and quality of life of everyone that lives in, works in, and visits Beaufort County. Strategic land conservation preserves our culture, history, and way of life. It protects working farms and forests, jobs, and availability of local food. It also keeps our waterways clean, protects wildlife habitat, and provides protection from flooding.

Using a focused approach, the Rural and Critical Land Preservation Program is comprehensive, strategic, natural resource driven, and watershed based. It reduces our impact on the land by protecting our coastal environment and keeping land healthy for future generations.

Through 2016, Beaufort County's Rural and Critical Land Preservation Program has preserved almost 24,000 acres. Land is preserved through fee simple purchase or conservation easements (purchase of development rights). Conservation easements allow landowners and their family to remain on their property and enjoy farming, hunting, fishing and other historic uses.



Preserving our greenways, waterways, and way of life

Rural and Critical Land Preservation Program

CURRENT STATE OF THE PROGRAM

$135 million dollars in funding approved by Beaufort County voters
108 projects completed through 2016
$38 million in Partners funds brought into the County for land preservation
$129.1 million in County funds to preserve land
11,190 acres preserved through fee simple purchase
12,225 acres preserved with conservation easements





Rural and Critical Program Achievements by the Numbers

394 acres of protected maritime forest
52 islands considered critical migratory bird habitat
8,790 acres of protected wetlands that receive and filter stormwater and protect rivers
6,507 acres of protected working forests
1,703 acres of protected working farmland on St. Helena Island
8,000 acres protected in the historic and iconic ACE Basin
25 sites that are habitats for 14 different rare, threatened or endangered species
84 archaeological sites and 21 historic structures have been preserved
845 acres protected in the Okatie River watershed
725 acres protected in the Chechessee and Broad Rivers watersheds

Progress through the Years...

1999



Beaufort County protects, Lemon Island, through a conservation easement

2001

Beaufort County protects its first 30 acres in the Okatie River headwaters

Beaufort County protects North Williman Island, over 8,000 acres in the historic ACE Basin

2002

Citizens pass first bond referendum for $40 million dollars with 3:1 margin to fund land purchases

2003

Beaufort County protects the historic Bluffton Oyster Company in the Town of Bluffton



2006



Citizens pass second bond referendum for $50 million dollars to fund land purchases

Land protected around the May and New River watersheds reaches 1,650 acres

2010 & 2011

Three properties are purchased to expand the protection of Historic Mitchelville on Hilton Head

2011

Protection of agriculture lands and historic sites on iconic St. Helena Island exceeds 2,000 acres

2012

Permanent protection of the Okatie River headwaters exceeds 600 acres

Third bond referendum passes for $25 million to fund land purchases and develop passive parks

Beaufort County protects 20,000th acre



2013

Beaufort County protects 230 acre Pinckney Point Preserve, a key property between the Colleton and the Okatie Rivers.

2014

Citizens pass fourth bond referendum for $20 million to fund land purchases and develop passive parks

2016



3,608 acres of farms and forests protected to buffer the Marine Corps Air Station Beaufort from encroachment

Beaufort County program exceeds 725 acre of protection in the Chechessee and Broad River watersheds and 845 acres in the Okatie watershed

Building the Community's Investment over the Last Sixteen Years

2016
23,900 acres
108 projects
$126 million County funds
$38 million in Partner funding

2013
22,250 acres
89 projects
112.7 million County funds
$36 million in Partner funding

2010
17,500 acres
70 projects
$85.5 million County funds
$29.4 million in Partner funding

2007
11,500 acres
46 projects
$62.3 million County funds
$20.5 million in Partner funding

2005
9,500 acres
23 projects
$40 million County funds
$7.8 million in Partner funding

2002
8,602 acres
8 projects
$9.6 million County funds
$4.2 million in Partner funding

2016 Program Accomplishments

IN 2016, RURAL AND CRITICAL WORKED WITH LANDOWNERS TO SUCCESSFULLY COMPLETE 9 PROJECTS AND PRESERVE ANOTHER 535 ACRES.

Our conservation partners are an important key to success. Partner dollars help to stretch taxpayers investment and the amount of land that can be preserved. This year partners included the Marine Corps Air Station-Beaufort, Beaufort County Stormwater Utility, Port Royal Sound Foundation and Beaufort County Open Land Trust.

OAKLEY TRACT (COOL HEART SPRINGS) AND JETER PROPERTY

The protection of the 82 acre Oakley tract and 25 acre Jeter property, located in an area known as Manigualt's Neck, add to the mosaic of protected parcels in the Chechessee and Broad River watersheds, economically important waterways for shellfish harvesting and fishing. *(Fee simple purchase)*

MOODY FARM

The Moody family placed a conservation easement on their 107 acre working family farm in Burton located within the Air Station's "noise zone" or Air Installation Compatible Use Zone (AICUZ). The Marine Corps Air Station Beaufort (MCAS) contributed 50% of the funds for the conservation easement purchase to fulfill the MCAS goal of preventing encroachment to protect flight operations and public safety. The property will be conserved forever, protecting farmland, wildlife habitat and water quality. *(Conservation Easement)*

NEW LEAF AND LOWCOUNTRY EVERGREEN

New Leaf and Lowcountry Evergreen, with stunning mature live oaks, hardwood forests, and wetlands, were part of a Planned Unit Development in the Town of Bluffton on Hwy 170. These properties were protected in partnership with Beaufort County Stormwater Utility to prevent high density development, alleviate the effects of the existing area developments, and prevent further impairment to the Okatie River. The Town of Bluffton also contributed by removing units via their TDR and Density Bank. *(Fee simple purchase)*

BATTERY CREEK PARK (HUDDLE HOUSE AND BARKER)

The purchase of the Huddle House and Barker property on Boundary Street is part of a partnership with the City of Beaufort and Beaufort County Open Land Trust to create a park and open vista on Boundary Street. The Land Trust purchased the United Way building, the City purchased the Sea Eagle building, and Beaufort County purchased the Huddle House and Barker property. Soon, the remaining buildings will be purchased and removed, transforming the entrance to the City of Beaufort along Battery Creek as well as preserve water quality and provide public access to the water. *(Fee simple purchase)*



MOBLEY

The preservation of the 95 acre Mobley tract, located directly across from the Port Royal Sound Maritime Center, will protect the ecosystem, water quality, and habitat for marine organisms such as shellfish and oysters, and preserve the rural character and scenic quality of the rural greenway between northern and southern Beaufort County. The Mobley tract was annexed by the Town of Port Royal in 2006 and subsequently a Development Agreement was put in place which allowed for 125 residential units. The Rural and Critical program purchased the property in partnership with the Port Royal Sound Foundation. The Town of Port Royal supported the purchase by removing the existing density, preventing any future development. The Port Royal Sound Foundation will use the property for environmental research and education. *(Fee simple purchase)*

OLSEN

The 119 acre Olsen tract, also known as "Heffalump", has an astounding 11,000 linear feet of frontage on the Okatie River and Malind Creek and is the origination site for one of the headwaters of the Okatie River. In addition to playing a vital role in continuing to preserve water quality, protecting this incredible forested tract provides abundant wildlife habitat to bald eagles, painted buntings, and many other wildlife species. The Olsen property is also adjacent to the Okatie tract protected by the Program which is adjacent to the potential site for the future Beaufort County Animal Services facility. *(109 acre Fee simple purchase, 10 acre Donated Conservation Easement)*

Fee simple: Landowner has complete ownership of the land without limitation
Conservation easement: Voluntary legal agreement between a landowner and a land trust or government agency that permanently limits some uses of the land including development to protect its conservation values. Landowners retain many rights, including the right to use the land, sell it or pass it on to heirs.

2016 Land Preservation Map



Passive Parks

Passive Parks are an important part of the future of the lands owned and managed by Beaufort County. Several passive parks with trails, interpretive centers, and more are being developed for Crystal Lake park, Fort Fremont, and the Okatie Regional Preserve.

Crystal Lake park, located between Beaufort High Stadium and Lady's Island Drive, will be the first to open its gates. Beaufort County broke ground on the new building this summer and it will serve as a model for the type of "green building" techniques presently being promoted within the County. For example, the project will include an advanced remote management system and very high efficiency HVAC units along with LED light fixtures, closed cell insulation in walls and roof instead of fiberglass, and solar panels to capture and transform sunlight into other forms of energy. The park will also include trails, a butterfly garden and rain garden. The Friends of Crystal Lake have been an active partner in the development of the park plan.





INTERESTED IN PROTECTING YOUR LAND?
CONTACT BEAUFORT COUNTY OPEN LAND TRUST (843) 521-2175, INFO@OPENLANDTRUST.COM
GO TO WWW.RURALANDCRITICAL.ORG FOR MORE INFORMATION.

The Trust for Public Land

Revised Proposal for Conservation Economics Services

Scope of Work

Economic Benefits of Parks in the Beaufort County, South Carolina

Beaufort County Open Land Trust

December 4, 2015

About The Trust for Public Land

Founded in 1972, The Trust for Public Land is a national nonprofit working locally to create parks and protect land for people, ensuring healthy, livable communities for generations to come. Our work includes raising funds for conservation; protecting and restoring natural spaces; and collaborating with communities to plan, design, and build parks, playgrounds, gardens, and trails. Our work benefits families and individuals of all ages and all walks of life across 47 states, Washington D.C., Puerto Rico, and the U.S. Virgin Islands. To date, we have completed more than 5,200 conservation projects, protected more than 3 million acres of land, and helped generate more than $57 billion in public funding for conservation.

Among other services we provide nationally, The Trust for Public Land has developed a specialized expertise in assessing the economic value and benefits of parks and other types of green space.

The Trust for Public Land's Conservation Economics team, in collaboration with our Center for City Park Excellence, measures the economic value and fiscal impacts of parks and land conservation. We quantify these impacts using models developed in consultation with leading academics across the country and our award-winning GIS team. The results of this work offer decision makers informed assessments, which are increasingly important as state and local governments face challenging economic conditions and look to ways to generate support for park spending.

As one example of our work in this area, we completed a study for Cleveland Metroparks (Ohio) on the economic benefits provided by their park and trail system. The results of the study were used in support of a November 2013 levy that would generate 62 percent of their $89 million annual budget for the next 10 years. The levy passed with 70 percent of the vote.[1]

Proposed Scope of Services

In order to provide the most comprehensive and in-depth analysis of the economic value of Beaufort County's conserved lands,[2] The Trust for Public Land proposes to carry out the following assessments:

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[1] The full report and summary factsheet can be accessed at http://www.tpl.org/clevelandeconbenefits

[2] The Trust for Public Land can analyze any and/or all land types conserved lands (e.g., conservation easements, county owned lands, state owned lands, or federal lands). The types of conserved lands to be included will be determined with local partners at the start of the project.

- **Enhanced Property Value Analysis:** The market values of residential properties located near parks and protected open space are typically higher than those of comparable properties more distant from parks and protected open space. Property owners benefit from higher property values, and local governments have a stronger tax base.[3] Using parcel data in GIS provided by Beaufort County (including the type of property, market value, assessed value, current tax, and tax rate) we will identify all the nearby residential properties. We will calculate the added market value that nearby parks and protected open spaces brings to those residential properties (i.e., increased wealth to citizens). We will then use the appropriate residential tax rates to determine how much additional property tax revenue is raised at the local level due to the increased market value (i.e., increased revenue to governments).
- **Recreational Use Analysis:** Residents gain value by visiting parks and engaging in an activity (e.g., walking, picnicking, biking). To estimate the value gained by residents we first have to estimate the number of park visits and the activities engaged in. We will determine park system usage via a professionally conducted telephone survey of Beaufort County residents. Once the parks usage by residents is determined, we will then calculate the dollar value of the benefits received by direct users. We will also explore the potential future recreational use of acquired lands that are not currently open to the public.
- **Health of Area Residents Analysis:** Strong evidence suggests that when people have access to parks they exercise more. Exercise reduces illness in people of all ages and fights depression, obesity, and high blood pressure. The number of park visits and the activities engaged in will be determined via the same professionally conducted phone survey of Beaufort County residents used in the Recreational Use Analysis. We will calculate the economic value of the medical savings due to improved public health based on recreational activity of park users who are engaging in a sufficient amount of physical activity. We will also explore the health benefits of the potential future recreational use of acquired lands that are not currently open to the public.
- **Tourism Analysis:** Non-residents use Beaufort County's parks and historic and cultural sites for special events, bird watching, fishing, and other activities. They also spend money locally generating local income and jobs. We will collect available data on number of visitors to Beaufort County's parks. We will then determine the percentage of attendees who come from outside of Beaufort County. For those visitors we will estimate the proportion of overnight and day visitors; and their respective spending profiles. We will also explore the potential additional tourism that could result from access to acquired lands that are not currently open to the public.
- **Reduction in Stormwater Runoff Analysis:** Parks and open space can absorb and reduce the volume of stormwater runoff, decreasing local governments' stormwater management costs. Using satellite imagery to analyze land cover data and historic rainfall, we will determine the

[3] The property value analysis does not include lost tax revenue due to protection of properties. Determining the overall tax implications of protection versus other likely land uses requires a separate type of analysis called Cost of Community Services or Fiscal Impact Analysis. The Trust for Public Land recommends against including a Cost of Community Services or Fiscal Impact Analysis in an economic benefits report because it confuses two related but separate concepts. If a Cost of Community Services or Fiscal Impact Analysis is needed The Trust for Public Land recommends it be a stand-alone report.

additional volume of stormwater that would need to be treated if Beaufort County's parks and open space were developed similar to the rest of the region. We will calculate the economic value of stormwater runoff retained by protected areas using available stormwater treatment costs.

- **Reduction in Air Pollution Analysis:** The vegetation in parks and open space play a role in improving air quality, helping areas avoid the costs associated with pollution. The Trust for Public Land will estimate the value of air pollution removal by urban trees using the U.S. Forest Service's Urban Forest Effects (UFORE) and i-Tree Eco models. Using the amount of tree cover and hourly pollution concentration data from the U.S. Environmental Protection Agency, we will estimate the total pollutant removal by Beaufort County's park and open space trees. We will then estimate the monetary value of pollution removal using the Environmental Protection Agency's Environmental Benefits Mapping and Analysis Program (BenMAP) and the median cost to prevent a unit of pollution from entering the atmosphere.
- **Economic Development:** Using existing data, studies, and other sources we will summarize the impact that parks and open spaces have had in attracting people and businesses to locate in Beaufort County.
- **Agriculture:** Using existing data, studies, and other sources we will summarize the impact that rural land protection has had on local farms in Beaufort County.
- **Defense and Conservation:** The military plays a substantial role in both the economy and environment of South Carolina. Conservation helps the U.S. military create safe buffer zones around bases, separating growing communities from land needed for vital training missions. Significant acreage has been protected around the Marine Corps Air Station. We will summarize the economic impact that the Air Station has on the community and work with military personnel to qualitatively assess the the value of conservation to the Air Station.

Project Budget and Timeframe

The total project budget is $56,200. The Trust for Public Land will produce a final report incorporating all of the results of the categories of benefits selected by Beaufort County Open Land Trust. The Trust for Public Land can provide examples of completed reports for other communities, upon request.

The ability to complete these analyses is dependent on all parks and open spaces in the system being mapped in GIS with attribute data as to the type of the park (e.g., playground or natural area) or open space. If the data do not exist, it would be necessary for The Trust for Public Land (or some other party) to create it, which would be an additional cost item and extend the project time frame. Other data requirements are outlined in the description above.

The full scope as outlined above takes 9 months from the receipt of data. The timing is further dependent on the level of interaction the Beaufort County Open Land Trust wishes to have during the project, including but not limited to the review process.