

# Table of Contents

---

## **1 Introduction**

## **2 History**

Native Americans.....	2-1
Early Explorers and Settlers.....	2-3
Colonial Period.....	2-5
The Antebellum Era and Civil War.....	2-7
Late 19 <sup>th</sup> and Early 20 <sup>th</sup> Centuries.....	2-10
1950 to Present.....	2-13

## **3 Population and Demographics**

Introduction.....	3-1
Historic, Current, and Projected Growth Trends.....	3-2
Characteristics of Population.....	3-6

## **4 Land Use**

Introduction.....	4-1
Historical Background on Growth in Beaufort County.....	4-3
Planning Framework.....	4-8
Regional Growth Management Strategy.....	4-12
Rural Land Use Policies.....	4-18
Future Land Use Policies.....	4-21
Recommendations.....	4-31

## **5 Natural Resources**

Introduction.....	5-1
Physical Features and Constraints.....	5-2
Saltmarshes, Coastal Waters, and Marine Resources.....	5-6
Trees, Forests, and Habitats.....	5-13
Beaches and Dunes.....	5-16
Freshwater Wetlands.....	5-20
Groundwater Resources.....	5-23
Open Space.....	5-25
Recommendations.....	5-27

## **6 Cultural Resources**

Introduction.....	6-1
Historic and Archaeological Resources.....	6-2
Scenic Highways and Byways.....	6-6
Maritime Heritage.....	6-8
Agricultural Heritage.....	6-11
Military Heritage.....	6-15
Gullah Culture.....	6-18
Visual and Performing Arts.....	6-21
Recommendations.....	6-24

*Beaufort County Comprehensive Plan*  
Table of Contents

---

**7 Economic Development**

Introduction.....	7-1
Economic Analysis.....	7-4
Current Business Climate.....	7-11
Developing Business Climate.....	7-14
Incentives.....	7-17
Workforce.....	7-20
Land and Infrastructure.....	7-24
Recommendations.....	7-26

**8 Affordable Housing**

Introduction.....	8-1
Technical Analysis.....	8-4
Land Use Policies Affecting Housing.....	8-7
Housing Needs Assessment.....	8-9
Barriers to the Creation of Affordable Housing.....	8-14
Existing and Proposed Housing Strategies.....	8-16
Recommendations.....	8-21

**9 Energy**

Introduction.....	9-1
Land Use and Transportation Policies.....	9-3
Energy Efficiency.....	9-8
Renewable Energy.....	9-11
Other Energy and Sustainability Issues.....	9-14
Recommendations.....	9-17

**10 Transportation**

Introduction.....	10-1
Existing and Planned Road Network.....	10-3
Existing Tools and Policies to Address Transportation Demand.....	10-16
Alternative Modes of Transportation.....	10-19
Other Transportation Issues.....	10-22
Regional Transportation Framework.....	10-24
Recommendations.....	10-26

**11 Community Facilities**

Introduction.....	11-1
General Government.....	11-2
Detention Center.....	11-5
Emergency Management.....	11-9
Emergency Medical Services.....	11-13
Libraries.....	11-16
Parks, Recreation, and Open Space.....	11-19
Sheriff's Office.....	11-29
Solid Waste and Recycling.....	11-31
Fire Protection.....	11-36
Public Schools.....	11-41
Water Supply and Wastewater Treatment.....	11-45

**12 Priority Investment**

*Beaufort County Comprehensive Plan*  
Table of Contents

**Tables, Figures and Charts**

Figure 3-1	Historic Population Growth Trends 1790-2000.....	3-2
Figure 3-2	Comparison of Growth Rates 1980-2008.....	3-3
Figure 3-3	Comparison of Growth by Planning Area 1980-2025.....	3-3
Figure 3-4	Beaufort County Average Daily Population.....	3-4
Figure 3-5	Beaufort County Population Estimates from its Transportation Model.....	3-5
Figure 3-6	Comparison of Median Age 1980-2008.....	3-7
Figure 3-7	Comparison of Persons per Household 1980-2008.....	3-9
Figure 3-8	Racial Trends 1980-2008.....	3-9
Figure 3-9	Hispanic Population.....	3-10
Figure 3-10	Comparison of Educational Attainment: 1980-2008.....	3-11
Figure 3-11	Comparison of Median Household Income among Racial and Ethnic Groups (2000 U.S. Census).....	3-11
Table 4-1	Municipal Growth – 1997-2007.....	4-5
Table 4-2	Existing Land Use Categories.....	4-6
Figure 4-3	Growth Potential of Rural Areas.....	4-7
Table 4-4	Status of Beaufort County’s Community Preservation (CP) Areas.....	4-10
Chart 5-1	Suitability of Beaufort County Soils for Construction of Dwellings Without Basements.....	5-5
Table 5-2	Basins, Watersheds, and Sub-Watersheds in Beaufort County.....	5-7
Table 5-3	SCDHEC Water Body Classifications in Beaufort County.....	5-7
Table 5-4	Comparison of Plant Communities – 1988 and 2006.....	5-13
Table 5-5	Federally Endangered and Threatened Species in Beaufort County.....	5-15
Table 5-6	Beaufort County’s Barrier Islands.....	5-17
Table 6-1	Number of Farms and Farmland in Beaufort County.....	6-12
Figure 7-1	Beaufort County Workers By Industry Sector and Total Wages.....	7-5
Figure 7-2	Beaufort County Wages by Industry .....	7-6
Figure 7-3	Wage Distribution by Percent Employed.....	7-7
Figure 7-4	Comparison of Growth in Per Capita Income.....	7-8
Figure 7-5	Comparison of County Average Wages to State and National Averages.....	7-8
Figure 7-6	Comparison of Unemployment Rates.....	7-9
Table 8-1	HUD-Based Definitions of Affordable Housing.....	8-2
Figure 9-1	Walk Score™ Results for Selected Pedestrian-Oriented Neighborhoods.....	9-4
Figure 9-2	Walk Score™ Results for Selected Auto-Oriented Developments.....	9-4
Figure 9-3	Energy Consumption (BTUs per Passenger Mile) for Selected Modes of Transportation.....	9-5
Figure 9-4	LEED Rating System for Four Levels of Certification.....	9-10
Table 10-1	Committed and Funded Road Projects.....	10-7
Table 10-2	Additional Planned Transportation Improvements to Address 2025 Needs.....	10-13
Table 10-3	Recommended Alternative Modes of Transportation Plans, Projects, and Programs.....	10-14
Table 10-4	Existing Funding Sources for Road Projects.....	10-15
Table 10-5	Summary of Preserved Land Removed from Potential Development.....	10-18

*Beaufort County Comprehensive Plan*  
Table of Contents

Table 10-6	2007 Estimated Evacuation Times.....	10-22
Figure 11-1	Beaufort County Detention Center Admissions 2006....	11-5
Table 11-2	2007 Estimated Evacuation Times.....	11-10
Table 11-3	Stations and EMS Vehicles.....	11-13
Table 11-4	Summary of Library Facilities in Beaufort County.....	11-16
Table 11-5	Planned Library Facilities.....	11-17
Table 11-6	Beaufort County Park Types.....	11-20
Table 11-7	Existing Park Land in Beaufort County.....	11-20
Table 11-8	Future Park Needs in Northern Beaufort County and the Greater Bluffton Area.....	11-21
Table 11-9	Future Park Needs on Hilton Head Island.....	11-22
Table 11-10	Parks and Recreation Facilities Development Impact Fee Schedule by Service Area.....	11-23
Figure 11-11	Increase in Traffic Volume at the Hilton Head Convenience Center.....	11-32
Table 11-12	Beaufort County Fire Protection Providers.....	11-36
Table 11-13	Beaufort County Fire Protection Summary by District...	11-37
Table 11-14	Summary of Existing Capital Facilities.....	11-37
Table 11-15	Summary of Future Capital Needs.....	11-38
Table 11-16	Property tax levies on assessed value to fund Beaufort County Fire Districts in 2006.....	11-39
Table 11-17	Existing School Capacity and Enrollment by Cluster.....	11-41
Table 11-18	Proposed New Schools to address Existing Deficiencies and Future Needs.....	11-42
Table 11-19	Sources of Drinking Water in Beaufort County.....	11-46

**Maps**

Map 3-1	Projected Residential Unit Increase by Transportation Analysis Zone: 2005-2025.....	3-6
Map 3-2	Median Income per Census Tract (2000 U.S. Census)....	3-12
Map 4-1	Municipal Growth 1997-2007.....	4-40
Map 4-2	Existing Land Use – Northern Beaufort County.....	4-41
Map 4-3	Existing Land Use – Bluffton Area & Daufuskie Island....	4-42
Map 4-4	Existing Land Use – The Town of Hilton Head Island....	4-43
Map 4-5	Growth Boundaries for Northern Beaufort County.....	4-13
Map 4-6	Future Land Use – Northern Beaufort County.....	4-44
Map 4-7	Future Land Use – Bluffton Area & Daufuskie Island.....	4-45
Map 4-8	Future Land Use – Town of Hilton Head Island.....	4-46
Map 5-1	Sea, Lake & Overland Surges from Hurricanes (SLOSH).	5-35
Map 5-2	Soil Hydrology.....	5-36
Map 5-3	Suitability of Soils for Agriculture.....	5-37
Map 5-4	County Watersheds & Sub-Watersheds.....	5-38
Map 5-5	Water Quality Classifications – Northern Beaufort County.....	5-39
Map 5-6	Water Quality Classifications – Southern Beaufort County.....	5-40
Map 5-7	Status of Shellfish Beds.....	5-41
Map 5-8	Freshwater Wetlands.....	5-42
Map 5-9	Aquifer Recharge Areas and Cones of Depression.....	5-43
Map 5-10	Preserved Open Space.....	5-44
Map 6-1	Working Waterfronts.....	6-31
Map 10-1	Beaufort County Road Functional Classification Map.....	10-4
Map 10-2	2004 Conditions on Northern Beaufort County's Road Network.....	10-5

## *Beaufort County Comprehensive Plan* Table of Contents

---

Map 10-3	2004 Conditions on Southern Beaufort County’s Road Network.....	10-6
Map 10-4	2025 Projected Conditions on Northern Beaufort County’s Road Network – with Existing and Committed (E+C) Projects.....	10-9
Map 10-5	2025 Projected Conditions on Southern Beaufort County’s Road Network – with Existing and Committed (E+C) Projects.....	10-10
Map 10-6	2025 Projected Conditions on Northern Beaufort County’s Road Network – with Existing and Committed (E+C) and Planned Projects.....	10-11
Map 10-7	2025 Projected Conditions on Southern Beaufort County’s Road Network – with Existing and Committed (E+C) and Planned Projects.....	10-12
Map 11-1	Fire Protection & EMS.....	11-52
Map 11-2	Parks & Preserved Land – Northern Beaufort County.....	11-53
Map 11-3	Parks & Preserved Land – Southern Beaufort County.....	11-54
Map 11-4	Boat Landings.....	11-55
Map 11-5	Solid Waste Districts & Facilities.....	11-56
Map 11-6	Wastewater Treatment Plants – Northern Beaufort County.....	11-57
Map 11-7	Wastewater Treatment Plants – Southern Beaufort County.....	11-58

### Appendices

Appendix 4A	Dale Community Preservation Plan
Appendix 4B	St. Helena Corners Community Preservation Plan
Appendix 4C	Shell Point Community Preservation Plan
Appendix 4D	Seabrook – Stuart Point Plan
Appendix 4E	Alljoy Road Preservation Plan
Appendix 4F	Buckingham Landing Community Preservation Plan
Appendix 4G	Daufuskie Island Plan
Appendix 4H	May River Community Preservation Plan
Appendix 6A	Old Sheldon Church Road Scenic Highway Corridor Management Plan
Appendix 7A	Shunk Analysis
Appendix 7B	State Economic Development Incentives
Appendix 7C	Beaufort Commerce Park Development Flowchart
Appendix 8A	Supplementary Housing Data
Appendix 8B	Informed Respondent Survey
Appendix 10A	Trails and Blueways Master Plan
Appendix 10B	Robert Smalls Parkway Joint Corridor Plan
Appendix 10C	Okatie Highway (SC Highway 170) and West Fording Island Road (U.S. Highway 278) Joint Corridor Access Management Plan
Appendix 10D	Buckwalter Parkway Access Management Plan
Appendix 10E	Bluffton Parkway Access Management Plan
Appendix 11A	Inventory of Park and Recreation Facilities
Appendix 12A	Priority Investment CIP
Appendix 12B	Priority Investment CIP Revenues
Appendix 12C	Road CIP Schedule