



Community Services and Land Use Committee Beaufort County, SC

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

Monday, April 08, 2024
3:00 PM

AGENDA

COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ

YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES- *March 11, 2024*
6. **CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL**
Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.
7. ASSISTANT COUNTY ADMINISTRATOR REPORT- *Audra Antonacci – Ogden, and Charles Atkinson*

AGENDA ITEMS

8. RECOMMEND APPROVAL TO COUNCIL FOR FIRST READING OF AN ORDINANCE AMENDING THE BEAUFORT COUNTY 2040 COMPREHENSIVE PLAN TO ADD THE BEAUFORT COUNTY LONG-TERM RESILIENCE STRATEGY AS AN APPENDIX - *Rob Merchant, Director of the Planning & Zoning Department*
9. CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU)

- [10.](#) RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION TO NAME THE PORT ROYAL LIBRARY FACILITY IN HONOR OF THE FORMER TOWN OF PORT ROYAL MAYOR, SAMUEL E. MURRAY - *Charles Atkinson, Assistant County Administrator*
- [11.](#) RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION RECOGNIZING FAIR HOUSING MONTH - *Audra Antonacci – Ogden, Assistant County Administrator*
- [12.](#) RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBERS R100-026-00A-0260-0000 and R100-026-00A-0261-0000 AND ALSO KNOWN AS BOUNDARY STREET LOGAN (**FISCAL IMPACT: up to \$335,000 plus closing costs using account # 4500-80-0000-54400 with a current balance: \$5,902,379**) - *Amanda Flake, Natural Resources Planner*
- [13.](#) RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSION/NEGOTIATIONS FOR THE PROPOSED FEE SIMPLE PURCHASE OF REAL PROPERTY KNOWN AS WALLACE CREEK (**FISCAL IMPACT: Up to \$20,000 for due diligence using account # 4500-80-0000-51160 with a balance of \$5,902,379**) - *Amanda Flake, Natural Resource Planner*
14. ADJOURNMENT

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<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



Community Services and Land Use Committee Beaufort County, SC

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

Monday, March 11, 2024
3:00 PM

MINUTES

COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ

YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 pm.

PRESENT

Chair Alice Howard
Vice-Chair York Glover
Council Vice-Chair Lawrence McElynn
Council Member Paula Brown
Council Member Gerald Dawson
Council Member David Bartholomew
Council Member Mark Lawson
Council Member Anna Maria Tabernik
Council Member Thomas Reitz

ABSENT

Council Member Logan Cunningham
Council Chair Joseph Passiment

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Committee Chair Howard noted that the public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Tabernik to approve the agenda.

The Vote: motion was approved without objection. 9:0

5. APPROVAL OF MINUTES - January 8, 2024 & February 12, 2024

Motion: It was moved by Council Vice-Chair McElynn, seconded by Committee Vice-Chair Glover, to approve the minutes from January 8, 2024, and February 12, 2024.

The Vote: motion approved without objection. 9:0

6. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.

Conrad Hartz- speed bumps for Forest Fields

Sarah Reynolds Green, Sandra Renee Smith, Ken Dalrymple- St. Helena Housing Project

Kate Schaffer- Gregorie Neck

Katherine McWilliams- Gregorie Neck

Col. Mark Bortnem- Gregorie Neck

7. ASSISTANT COUNTY ADMINISTRATOR REPORT- *Chuck Atkinson, Assistant County Administrator & Audra Antonacci-Ogden, Assistant County Administrator*

Assistant County Administrator, Development Chuck Atkinson introduces Rob Merchant, Director of Planning and Zoning, who gave a presentation on the Comprehensive Plan implementation and updates.

Please watch the video stream below for the full presentation.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=1016>

AGENDA ITEMS

8. PRESENTATION OF ST. HELENA GULLAH HOUSING PROJECT - *David House, CEO and Sara Reynolds Green, Vice Chair*

A presentation on the St. Helena Gullah Housing Project and information regarding the group and its work was given to Council by the CEO, David House, and Vice-Chair Sara Reynolds Green of the St. Helena Gullah Housing Project.

Community Services and Land Use Committee Minutes – Beaufort County, SC

Please watch the video stream below for the full presentation and PowerPoint.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=1919>

9. **RECOMMEND APPROVAL OF A RESOLUTION TO AMEND AN INTERGOVERNMENTAL AGREEMENT TO JOINTLY CREATE, FUND, AND OPERATE A REGIONAL HOUSING TRUST FUND, TO ESTABLISH AN OVERSIGHT BOARD TO OVERSEE THE FUND, AND TO PROVIDE FOR THE ADMINISTRATION OF THE FUND** *(FISCAL IMPACT: Adoption of the Resolution and amendments to the IGA would have no fiscal impact on the County. The County's contributions to the RHTF will remain the same. The County will simply contract with B-JHT to provide the services that Community Works provided in 2023 on the same terms) - Thomas J. Keaveny, II County Attorney*

In September of 2022, County Council adopted Resolution 2022/51. This Resolution authorized the County Administrator to enter into an intergovernmental agreement with Jasper County, the Town of Hilton Head, the Town of Bluffton, the City of Hardeeville, the Town of Port Royal, the City of Beaufort, and the Town of Yemassee to establish, fund, and operate a Regional Housing Trust Fund (RHTF). All parties signed the agreement. The RHTF (Fund) was created. Section 4 of the IGA provided the establishment of an Oversight Board. The IGA also set forth the responsibilities of the Board. Section 6 of the IGA provided that Community Works would serve as the RHTF's fiscal agent to manage the relationship between parties and to provide financial reports to parties every quarter. For this reason, Beaufort County entered into a three (3) year agreement with Community Works to manage the Fund and to work with the Board and all parties.

The Oversight Board incorporated into a non-profit (as permitted by the intergovernmental agreement). The former Board is now known as the Beaufort-Jasper Housing Trust, Inc. (B-JHT). The trust received a 501(c)(3) status from the IRS in June 2023.

In late 2023, B-JHT expressed desire to assume management of the fund from Community Works. Community Works indicated that they had no objection to the change. The three year agreement between Beaufort County and Community Works allowed the parties to terminate the agreement by mutual consent. All the governmental parties to the IGA indicated their consent to this change. The agreement with Community Works was terminated earlier this year.

Council must approve the proposed amendments to the IGA. Adoption of the Resolution and amendments to the IGA would have no fiscal impact on the County. The County's contributions to the RHTF will remain the same. The County will simply contract with B-JHT to provide the services that Community Works provided in 2023 on the same terms.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=3031>

Motion: It was moved by Council Member Tabernik, seconded by Council Member Dawson to recommend approval of a Resolution to Amend an Intergovernmental Agreement to Jointly Create, Fund, and Operate a Regional Housing Trust Fund, to Establish an Oversight Board to Oversee the Fund, and to Provide for the Administration of the Fund.

The Vote: motion was approved without objection 9:0

10. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE DOCUMENTS NECESSARY AND TO PROVIDE FUNDS TO CONTRIBUTE TO THE PROCUREMENT OF A CONSERVATION EASEMENT ON SEVERAL PARCELS OF REAL PROPERTY LOCATED IN JASPER COUNTY AND KNOWN, COLLECTIVELY, AS GREGORIE NECK (PIN# 087-00-09-022, 087-00-09-**

023, 087-00-09-025, 087-00-09-031) (FISCAL IMPACT: \$1,000,000 from the Beaufort County Green Space Program Sales Tax Fund # 4706) - Mike McShane, Chairman of the Green Space Advisory Committee

On December 11, 2023, the Community Services and Land Use Committee approved initial due diligence on Gregorie Neck. On January 31, 2024, the Green Space Advisory Committee met, reviewed the due diligence, and recommended contribution of funds to procuring a conservation easement on Gregorie Neck.

The Nature Conservancy (TNC) is the current simple fee owner of 4,409- acres of property known as Gregorie Neck, comprised of four tracts. TNC intends to place a conservation easement on the entire property. To achieve this, several partners will contribute funds. Partners include the Department of Defense via the REPI Challenge (\$6,000,000 confirmed), TNC (\$4,500,000 confirmed), and the SC Conservation Bank (\$2,000,000 applied for). Beaufort County Open Land Trust (the applicant) has asked for \$1,000,000 from the Green Space Program funds to help procure this conservation easement. The total purchase price for this Conservation Easement is \$13,500,000. The Beaufort County Open Land Trust will hold and manage the easement.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=3393>

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Tabernik, to Recommend Approval of a Resolution Authorizing the Interim County Administrator to Execute the Documents Necessary and to Provide Funds to Contribute to the Procurement of a Conservation Easement on Several Parcels of Real Property Located in Jasper County and Known Collectively, as Gregorie Neck (PIN# 087-00-09-022, 087-00-09-023, 087-00-09-025, 087-00-09-031).

The Vote: motion approved without objection. 9:0

11. RECOMMEND APPROVAL OF THE GREEN SPACE ADVISORY COMMITTEE RECOMMENDATIONS TO FUND OR NOT TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR GREEN SPACE APPLICATIONS - Mr. Mike McShane, Chair of Green Space Advisory Committee & Mr. Mark Davis, Deputy Director of Planning and Zoning

On March 4, 2024 Green Space Advisory Committee (GSAC) reviewed three applications. The recommendations from that committee are:

- 1) Fee Simple Application: William Hilton Parkway, Hilton Head Island; Political Jurisdiction- Town of Hilton Head; Geographical Region- Southern. Recommend to pursue due diligence.
- 2) Fee Simple Application: Jonesville Road, Hilton Head Island; Political Jurisdiction- Town of Hilton Head, Geographical Region- Southern. Recommend to pursue due diligence.
- 3) Fee Simple Application: New River Tract (no road frontage), Bluffton; Political Jurisdiction- Town of Bluffton; Geographical Region- Southern. Recommend to pursue due diligence.

Please watch the video stream below for the full presentation and discussion.

<https://beaufortcountysc.new.swagit.com/videos/299632?ts=4299>

Approval of these applications to receive due diligence was split into three motions.

Motion: It was moved by Council Member Reitz, seconded by Council Member Tabernik, to approve due diligence on what is known as the William Hilton Parkway Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

Motion: It was moved by Council Member McElynn, seconded by Council Member Reitz, to approve due diligence on what is known as the Jonesville Road Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

Motion: It was moved by Council Member Glover, seconded by Council Member McElynn, to not approve due diligence on what is known as the New River Tract Tract for Green Space Purposes.

The Vote - Motion was approved without objection. 9:0

12. ADJOURNMENT

Adjourned: 4:23 p.m.

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Ratified:

COMMITTEE MEETING
CITIZEN COMMENTS

Item 6.

DATE: 4/8/24
PRINT FULL NAME: Joyce Gibbs Ham
AGENDA ITEM/TOPIC: _____

COMMITTEE MEETING
CITIZEN COMMENTS

DATE: 4/8/24
PRINT FULL NAME: Jessie White
AGENDA ITEM/TOPIC: B+1

COMMITTEE MEETING
CITIZEN COMMENTS

DATE: 04/08/24
PRINT FULL NAME: THERESA WHITE
AGENDA ITEM/TOPIC: PINE ISLAND/CPO

Passive Parks Department Pocotaligo Preserve

Stefanie M. Nagid, Director

April 8, 2024

Pocotaligo Preserve

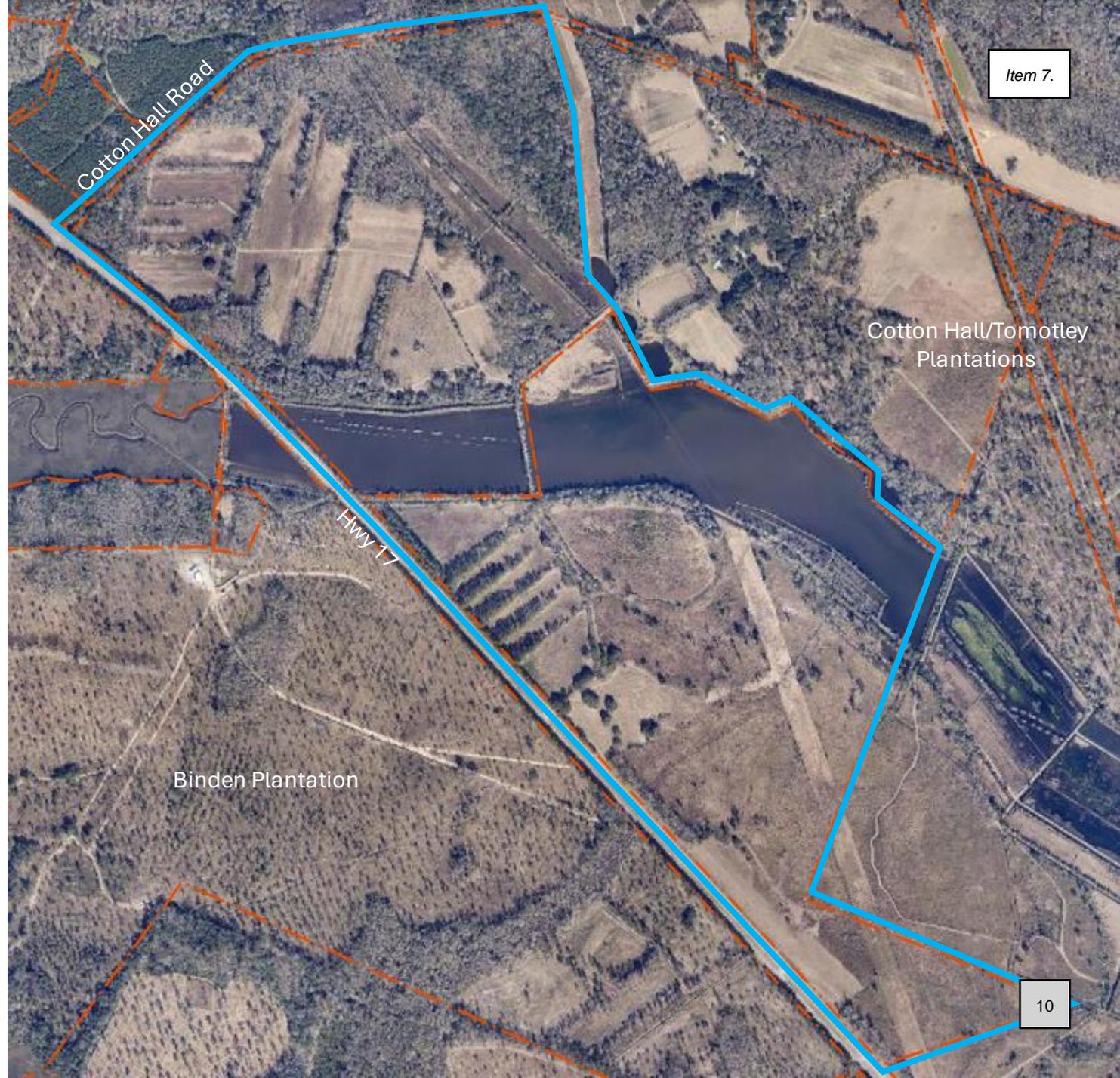
Annexed into the Town of Yemassee in 2021

Property Boundaries: Hwy 17 (west), Cotton Hall Road (north), Cotton Hall/Tomotley Plantations (east and south)

Acreage: 527.17

Acquisition: October 20, 2023, \$4,449,900 (~\$8,441/acre)

Acquisition Purpose: To protect and improve water quality in the ACE Basin and for non-motorized public fishing access



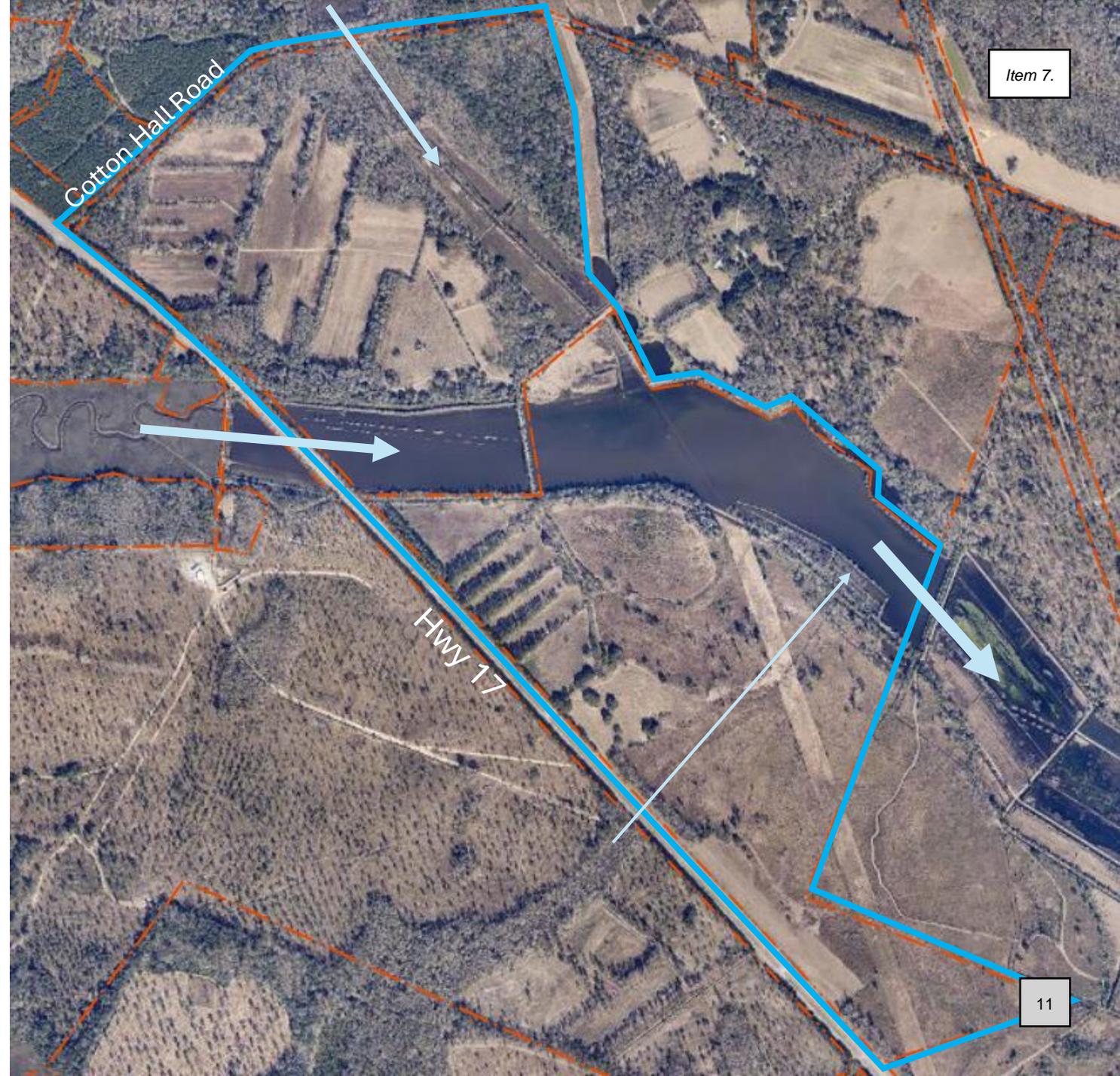
Pocotaligo Preserve Water Management

On March 5, 2024:

- Water was flowing from the North and West through the property to the Southeast
- Water flow was unobstructed and free flowing through the culverts and weirs
- Salinity levels were 0.000 at the culverts along Cotton Hall Road

Management Goal: Provide habitat for diversity of wildlife and fisheries and improve water quality

Data Collection: Monthly observations of flow and salinity



Open Water Impoundments

Control structures located on Binden, Hwy 17 and Tomotley

Weirs, trunks and culverts located on County property

FY25: Evaluate hydrology and infrastructure; engage stakeholders; create water management plan



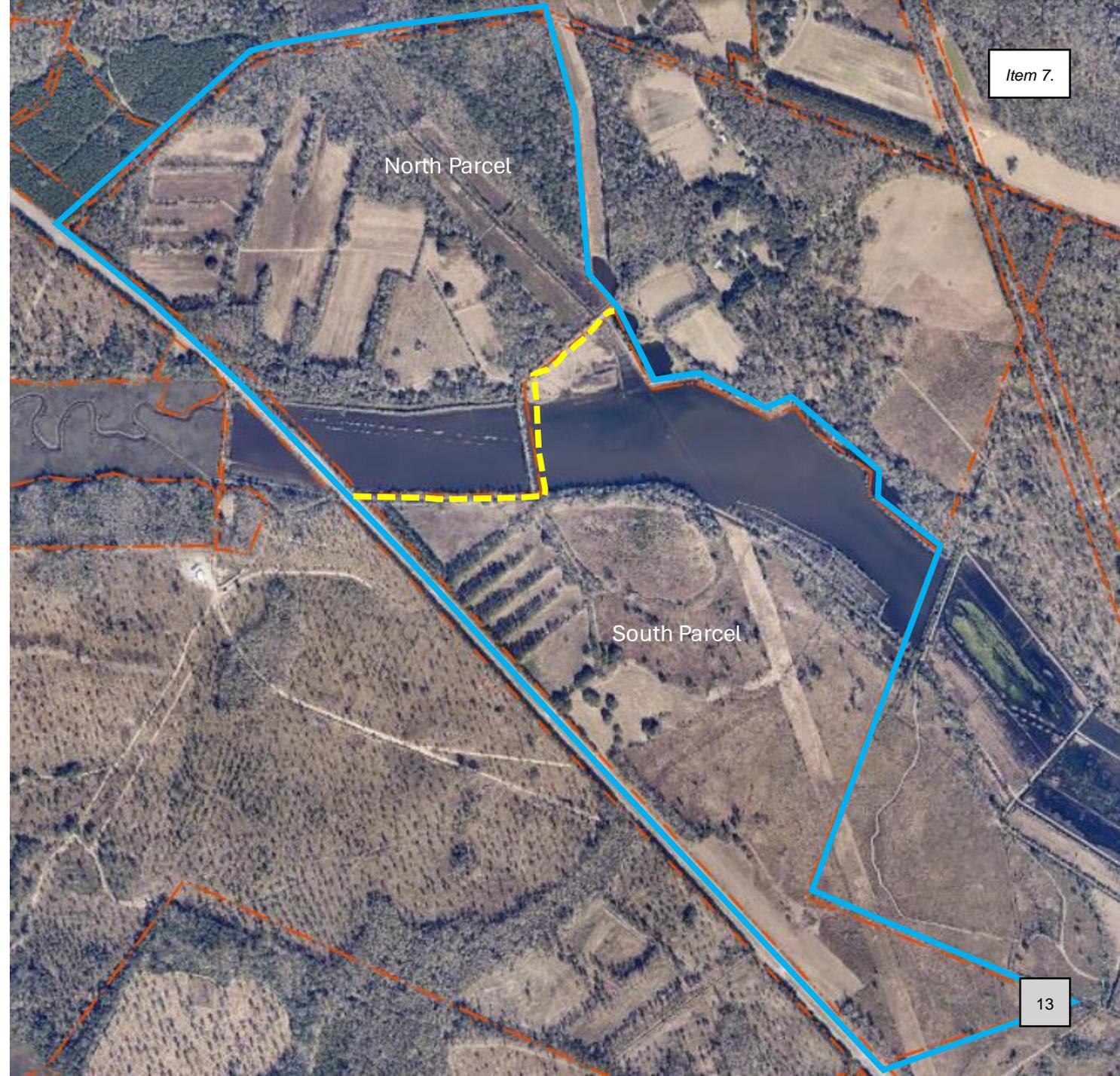
Pocotaligo Preserve Land Management

Management Goal: Habitat restoration for diversity of upland and wetland flora and fauna

Data Collection:

- Bird surveys for existing known species
 - Jan 4th CBC: 35 bird species counted in 2 hours
- Trail cameras for wildlife presence and ID
- Habitat surveys for existing plant species and structure
- DNR ticketed poachers in January

FY25: Create a land management plan, which will specify stand management restoration goals and objectives



Bobcat



CAMERA 1

03 FEB 2024 05:42PM

Coyote



Item 7.

MOULTRIE 59 °F CAMERA 1 04 FEB 2024 01:16PM

River Otter



MOULTRIE 55 °F CAMERA 1 01 FEB 2024 09:16PM



14

White-tailed Deer

MOULTRIE 50 °F CAMERA 1 09 FEB 2024 07:07AM

North Parcel

- Existing forested wetlands = Maintain current conditions; reference site for reforestation goals
- Green = Mixed hardwood wetland reforestation
- Orange = Native Pine/Grassland restoration
- Blue = Impoundment management area



South Parcel

- Mixed hardwood wetland was clearcut in 2022, prior to County acquisition
- Green = Mixed hardwood wetland regeneration
- Orange = Native Pine/Grassland restoration



Thank you!





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO COUNCIL FOR FIRST READING OF AN ORDINANCE AMENDING THE BEAUFORT COUNTY 2040 COMPREHENSIVE PLAN TO ADD THE BEAUFORT COUNTY LONG-TERM RESILIENCE STRATEGY AS AN APPENDIX.
MEETING NAME AND DATE:
Community Services and Land Use Committee, Monday, April 8, 2024
PRESENTER INFORMATION:
Rob Merchant, Director of the Planning & Zoning Department 20 minutes
ITEM BACKGROUND:
<p>In 2019, Beaufort County Planning & Zoning, with the help of the SC Sea Grant Consortium, convened a Sea Level Rise Task Force comprised of municipal staff, members of the development community, conservation non-profits, and environmental education groups to begin assessing the real and anticipated impacts of sea level rise in Beaufort County. Their work is the foundation of the Long-Term Resilience Strategy, which was further developed with the assistance of the SC Sea Grant Consortium and input from several other Beaufort County departments, MCAS Beaufort, and MCRD Parris Island.</p> <p>As the Long-Term Resilience Strategy was being developed, Beaufort County updated its comprehensive plan (2040 Comprehensive Plan) and the SC Legislature passed a new law requiring resilience to be included as an element in all future comprehensive plan updates. In order to meet the requirements of the new law and be more competitive for grant funding, the Long-Term Resilience Strategy will act as the Resilience Element of the 2040 Comprehensive Plan and will be added as an appendix.</p>
PROJECT / ITEM NARRATIVE:
The Long-Term Resilience Strategy summarizes experienced changes to environmental trends recorded in the County, gauges anticipated future trends based on the most cutting-edge climate science, details anticipated impacts to our community based on input from the Sea Level Rise Task Force, and recommends strategies to fortify Beaufort County’s resilience against these impacts.
FISCAL IMPACT:
None
RECOMMENDATION TO COUNCIL:
Beaufort County Planning Commission recommends unanimous approval to County Council (March 4, 2024)
OPTIONS FOR COUNCIL MOTION:
Motion to approve, modify, or deny an ordinance amending the Beaufort County 2040 Comprehensive Plan to add the Beaufort County Long-Term Resilience Strategy as an appendix.



MEMORANDUM

To: Beaufort County Planning Commission
From: Juliana Smith, Environmental Long Range Planner
Subject: Beaufort County Long-Term Resilience Strategy
Date: March 4, 2024

STAFF REPORT:

Case No. CPA 2024-01
Applicant: Planning and Zoning Department
Proposed Amendment: Addition of the Beaufort County Long-Term Resilience Strategy as an Appendix to the Beaufort County 2040 Comprehensive Plan.

A. SUMMARY:

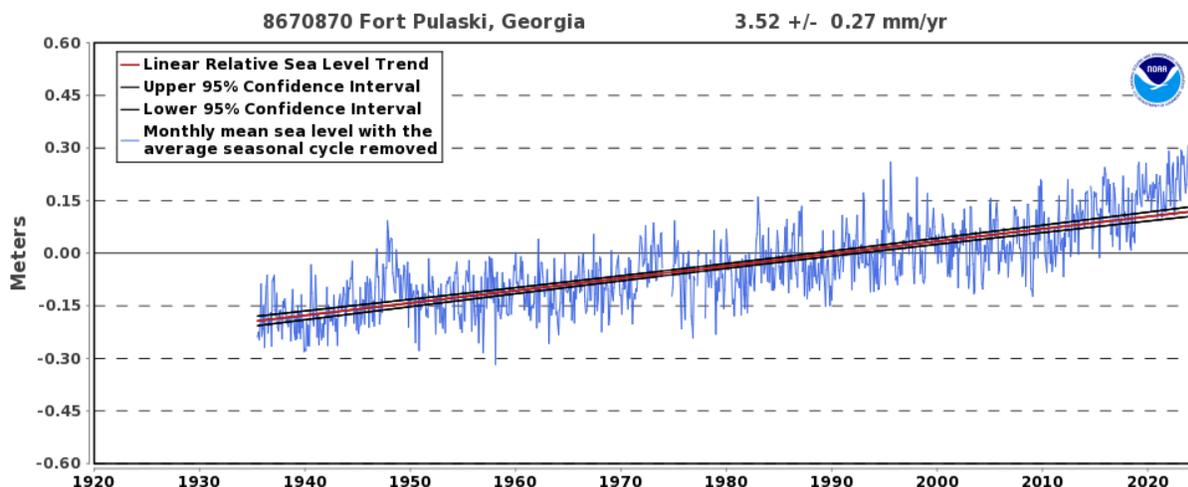


Figure 1. Documented tide heights at the Fort Pulaski Tide gauge. Tidal data has been collected since the mid-1930s and shows a clear increase in average tide height since that time. The y-axis shows the change in tide height in meters, the x-axis shows the year of record. Source: NOAA/National Ocean Service; [COOPS](#)

Beaufort County is experiencing higher tides as a result of an additional foot of sea level rise that has occurred approximately over the last 100 years (Figure 1). Nearly half of that rise has occurred since the year 2000, signaling an increased rate of change. Today, higher tides are bringing more frequent flooding events to low-lying and waterfront properties, higher rates of beach erosion, and causing salt marsh migration. As tides continue to rise, Beaufort County will

see more impacts. Staff created a document to help us plan and overcome them to the best of our ability.

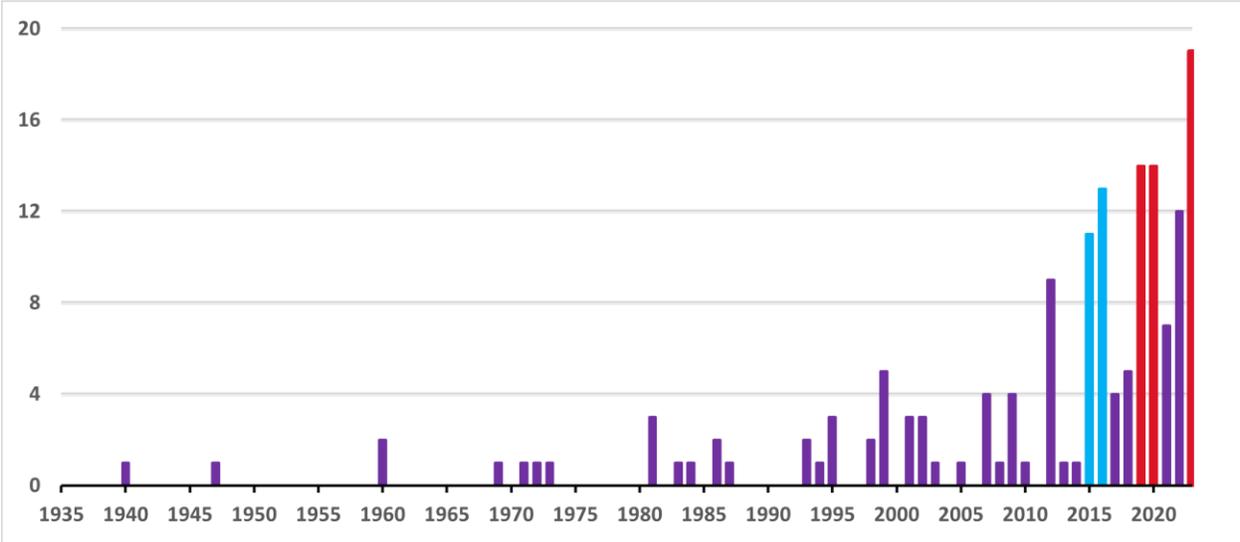


Figure 2. The chart shows the number of days that reached minor flood threshold (9.5 ft) at the Fort Pulaski Tide Gauge since 1935. A significant increase in the number of flood days has been occurring since the early 2010s. The y-axis shows the number of minor flood days, the x-axis shows the year of record. Prior to 2023, the highest number of flood days occurred in 2019 & 2020. Source: NOAA/NOS, [NWS](#)

Our state government recognizes the increased risks and costs of changing environmental trends. That’s why, in 2020, South Carolina adopted a statewide law requiring all comprehensive plans contain a “Resilience” element. Resilience is defined as “the ability of communities, economies, and ecosystems within South Carolina to anticipate, absorb, recover, and thrive when presented with environmental change and natural hazards” (Source: [SCOR](#)). That same law established the [South Carolina Office of Resilience](#), signaling our state leadership’s commitment to helping its communities anticipate and adapt to the impacts of climate change. During the same year, Beaufort County was in the process of updating our Comprehensive Plan and intentionally interlaced resilience throughout the document as one of three overarching themes. That plan was adopted by County Council in 2021. Since that time, the Beaufort County Planning & Zoning department has been developing a document that will serve as the official “Resilience” chapter of our comprehensive plan: the Beaufort County Long-term Resilience Strategy. The Long-term Resilience Strategy comprehensively addresses resilience needs, assessments, and actions county-wide to help our leadership and our community adapt to changes we are already experiencing and anticipate how they’ll change in the future.

B. HISTORY: In 2019, Beaufort County Planning & Zoning, with the help of the SC Sea Grant Consortium, convened a Sea Level Rise Task Force comprised of municipal staff, members of the development community, conservation non-profits, and environmental education groups to begin assessing the real and anticipated impacts of sea level rise in Beaufort County. The group developed information about needs to be addressed in the county to better bolster resilience against higher tides, more intense rainstorms, and stronger tropical storms. Their work is the foundation of the Long-Term Resilience Strategy, which Planning staff developed with the assistance of the SC Sea Grant Consortium and input from several other Beaufort County departments, MCAS Beaufort, and MCRD Parris Island.

C. CONTENT: The Beaufort County Long-Term Resilience Strategy supplements recommendations of the 2040 Comprehensive Plan. In general, the Strategy summarizes experienced changes to environmental trends recorded in the County, gauges anticipated future trends based on the most cutting-edge climate science, details anticipated impacts to our community based on input from the Sea Level Rise Task Force, and recommends strategies to fortify Beaufort County’s resilience against these impacts. The recommended strategies are organized into four Resilience Strategy Groups: 1) Awareness, 2) Study, 3) Action, 4) Reassess. These groups guide the County through educational campaigns, information collection and sharing collaborations, recommended research needs, action items based on updated science and local understanding, and responsible reassessment of updated science and the policies/actions we implemented. Within the document, Beaufort County’s Capital Projects, Facilities Management, Engineering, and Public Works departments provided department-specific resilience strategies that follow the framework of the overall document’s Resilience Strategy groups. In general, department specific strategies yielded two themes: assessing the vulnerability of existing infrastructure to changing environmental trends and adapting existing infrastructure and planning policies for a resilient future.

D. RECOMMENDATION: The impacts of a changing climate, which include sea level rise, present significant future challenges to Beaufort County. To overcome them to the best of our ability, we must start now. The Long-Term Resilience Strategy will guide us through the process.

Staff recommends approval.

F. PLANNING COMMISSION RECOMMENDATION: At the March 4, 2024 meeting of the Beaufort County Planning Commission, the Commission voted unanimously to recommend approval of the proposed amendment.

G. ATTACHMENTS:

- Beaufort County Long-Term Resilience Strategy

ORDINANCE 2024/ _____

AN ORDINANCE AMENDING THE BEAUFORT COUNTY 2040 COMPREHENSIVE PLAN TO ADD THE BEAUFORT COUNTY LONG-TERM RESILIENCE STRATEGY AS AN APPENDIX

WHEREAS, coastal South Carolina has experienced changing environmental trends including over one foot of sea level rise in the last 100 years and increasing frequencies of intense rainfall and tropical events; and

WHEREAS, the impacts of changing environmental trends are costly, impart damages to public and private infrastructure, and disrupt local economies, communities, and ecosystems; and

WHEREAS, to better protect South Carolinians, South Carolina State Legislature recognized the need to plan for resilience as a result of changing environmental conditions and passed the 2020 South Carolina Disaster Relief and Resilience Act, which created a requirement for comprehensive plans to include a resilience element; and

WHEREAS, Beaufort County Council adopted the 2040 Comprehensive Plan, wherein resilience was incorporated as a major theme, on November, 8, 2021; and

WHEREAS, the Comprehensive Plan is intended to be a living document that is responsive and relevant to changing conditions; and

WHEREAS, Beaufort County Planning Staff found it necessary and prudent to more directly address resilience in the 2040 Comprehensive Plan and developed the Long-Term Resilience Strategy (Exhibit “A”); and

WHEREAS, the Long-Term Resilience Strategy addresses experienced environmental changes, assesses anticipated future climate trends, identifies potential impacts to the economy, community, and environment, and provides prioritized strategies for prepare Beaufort County to anticipate, absorb, recover, and thrive in changing environmental systems; and

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council, duly assembled, does hereby authorize an ordinance amending the Beaufort County 2040 Comprehensive Plan to add the Beaufort County Long-Term Resilience Strategy as an appendix.

Adopted this ____ day of _____, 2024.

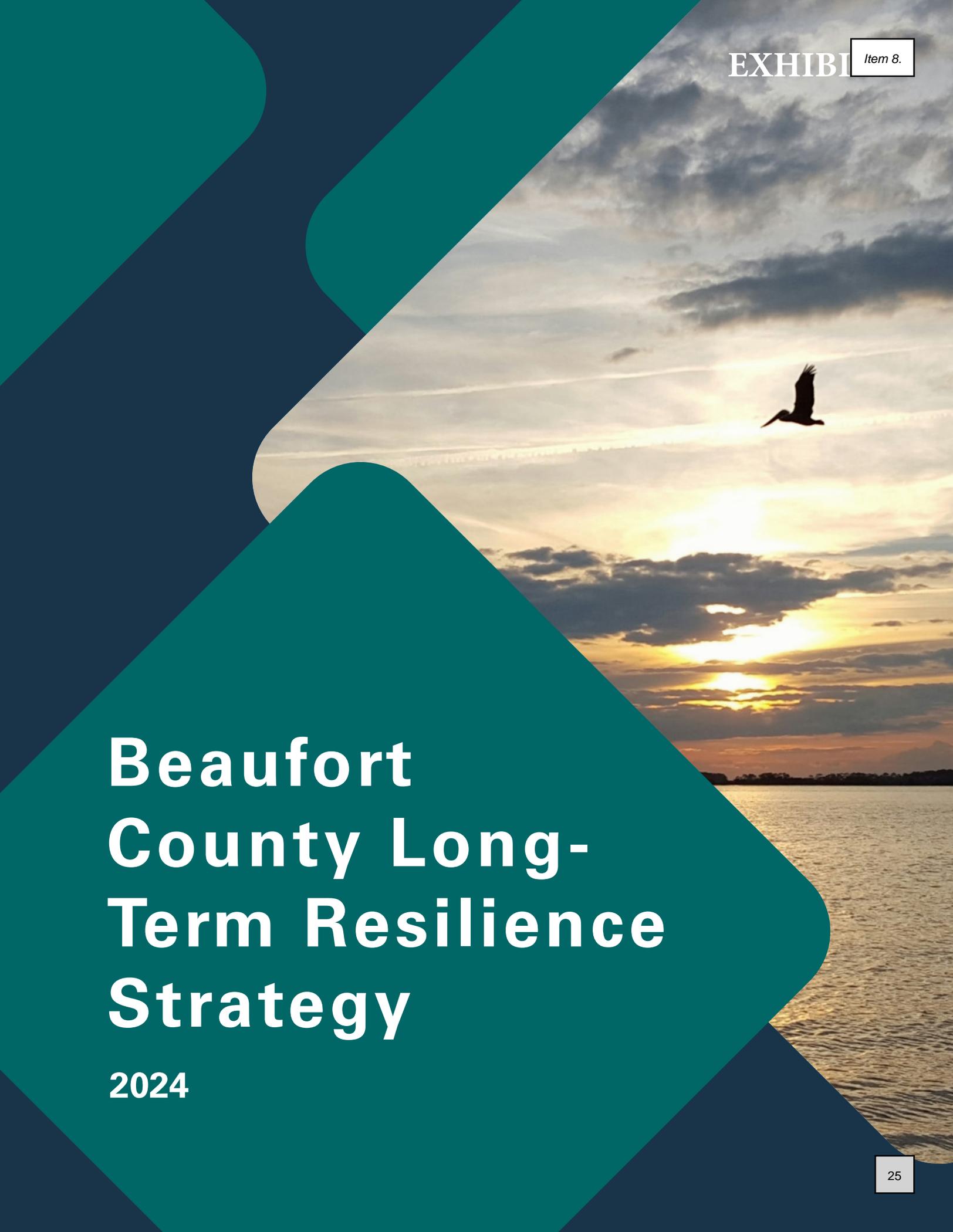
COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



Beaufort County Long- Term Resilience Strategy

2024

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Report Authors

Rob Merchant, Beaufort County; Juliana Smith, Beaufort County; Sarah Watson, S.C. Sea Grant Consortium and Carolinas Integrated Sciences and Assessments (CISA).

Beaufort County Sea Level Rise Taskforce Members

Rob Merchant, Beaufort County Planning

Noah Krepps, Beaufort County Planning

Juliana Smith, Beaufort County Planning

Hakim Bayyoud, Beaufort County Building Inspections

Sarah Watson S.C. Sea Grant Consortium, CISA

Rikki Parker, Coastal Conservation League

Jessie White, Coastal Conservation League

Dick Stewart, 303 Associates

Chuck Newton, Sea Island Corridor Coalition

David Gasque, Surveying

Linda Bridges, Town of Port Royal

David Prichard, City of Beaufort

Bryan McIlwee, Town of Bluffton

Kim Jones, Town of Bluffton

Anne Cyran, Town of Hilton Head Island

Neal Desai, Beaufort County Public Works

K. Jenkins, City of Hardeeville

Allen Patterson, Allen Paterson Residential

Annie Peifer, City of Beaufort

Chris Marsh, Lowcountry Institute/Spring Island Trust

Steve Andrews, Andrews Engineering

Charlotte Moore, Town of Bluffton

Katie Herrera, Beaufort County Stormwater

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SCSGC-T-22-11



Executive Summary

As Beaufort County prepared to update its Comprehensive Plan, a County-led Sea Level Rise Task Force was convened to assess current conditions and updated projections of **sea level rise** and extreme weather impacts in Beaufort County over the next thirty years. The primary concern is flooding, which the County is already experiencing localized changes due to a combination of tide elevation increases, changes in rainfall event intensity, and hurricane and **tropical cyclone** impacts. The flooding impacts of these factors are compounded by the increasing population and rate of development being experienced countywide.

The Sea Level Rise Task Force first convened in 2019. The task force assessed current conditions in Beaufort County using available localized data supplemented with state averages. Then, the Task Force analyzed future projections to develop a fuller picture of the anticipated impacts of flooding in the County. Based on the current available data, sea level rise is projected to increase in Beaufort County between 1 to 1.5 feet by the year 2050. While 1.5 feet of sea level rise does not at first seem significant, properties that currently experience flooding issues intermittently as a result of **king tides** that happen several times a year will begin regularly experiencing inundation at every **spring tide**, which happens twice a month. At the same time, rainfall events, hurricanes, and tropical storms are anticipated to last longer and more rapidly intensify, creating heightened probabilities for flooding frequency in the county.

Once equipped with an understanding of future flooding and weather projections, the Task Force developed a chart of related impacts. They include, but are not limited to, septic tank failures, lost tourism and jobs revenue, and overwhelmed infrastructure. Overall, flooding impacts will permeate into every facet of life here in Beaufort County if actions are not taken to mitigate the anticipated effects and improve **resilience**.

Understanding the need to plan ahead, the Task Force developed proactive and protective plans and policies to best bolster Beaufort County against flooding impacts. The recommended strategies have been organized into four resilience planning phases (awareness, study, action, and reassess) and are implementable across both the public and private sectors of Beaufort County. Each strategy has been identified with potential partners and collaborators as well as indicators of successful implementation. The most important strategies target better coordination within government agencies and partners, improve targeted local data collection to inform policies and plans, and recommend regular revisions to update science, progress, and strategies for adaptation.

Ultimately, Beaufort County will continue to see an increase in flooding and extreme weather events. The County needs to begin preparations now to adapt to anticipated impacts and improve overall resilience. This report will act as a guide by providing up-to-date data, recommended resilience strategies, and mechanisms for regular reassessment.

Section 1. Introduction

This report is a revision of the 2015 Beaufort County Sea Level Rise Action Plan developed by S.C. Sea Grant Consortium and the Carolinas Integrated Sciences and Assessments. It includes an update of the sea level rise projections and climate change impacts driving changes Beaufort County is already experiencing as well as a suite of recommendations developed by the Sea Level Rise Task Force for how Beaufort County can improve its resilience to various hazards.

Beaufort County is experiencing changes in localized flooding due to a combination of sea level rise, a changing climate affecting rainfall patterns, and development. This report primarily focuses on helping the County prepare for a rising sea level, but where appropriate, it also includes recommendations that help the County mitigate localized flooding from multiple sources and prepare for a changing climate as it pertains to land use, growth, and development.

1.1 Overview

Beaufort County, like many coastal areas in the southeast, faces the challenge of increasing population compounded by an increased potential for flooding and other risks due to sea level rise (more people and more assets in harm's way). Beaufort County, South Carolina, is a low-lying coastal county with a high sensitivity to tidal flooding and **storm surge**. Just over half of Beaufort County is open water, sounds, marshes, and estuaries and much of its upland is located within a flood zone.

The impacts of a changing climate, which include sea level rise, present significant future challenges to Beaufort County. Coastal flooding is the primary concern. Beaufort County's low elevation combined with its 6 to 10-foot tidal range make it vulnerable to any increase in average sea level. A rise of 1 to 1.5 feet may not at first appear to have consequential impacts on the County's landscape, but combined with semi-regular extreme high tide events, significantly more acres of urban and residential land could regularly experience flooding. In addition to the built environment, salt marshes will struggle to migrate upland to keep pace with sea level rise. In places where marsh migration is impeded by development, marsh acreage may be lost. The impact of coastal flooding is compounded by extreme rain events, which are projected to occur at greater frequency due to climate change. Higher water tables as a result of sea level rise will impact drainage and septic systems in low-lying areas. Finally, sea level rise may adversely impact aquifers with greater salinity, threatening agriculture and those relying on groundwater as their potable water source.

In 2015, the County participated in a process facilitated by the Carolinas Integrated Sciences and Assessments and S.C. Sea Grant Consortium to identify vulnerability to sea level rise and to

develop initial ideas for how the County can begin to plan and prepare. The recommendations generated in that process were incorporated into the County's 2015 Comprehensive Plan update. As the County began to prepare for the 2020 Comprehensive Plan revision, it recognized the need to identify more specific planning and policy actions to begin the implementation process.

In 2019, the County convened the Beaufort County Sea Level Rise Task Force made up of county and municipal staff, local environmental experts, as well as members of the development community. Beginning in the fall of that year, the Task Force went through a series of exercises to identify the various impacts from sea level rise that Beaufort County could experience and then identified various ways that the County could address those impacts. Following those exercises, the Task Force further developed and discussed the identified responses and proposals, in particular discussing efficacy, governance, legality, and need. In December 2020, the task force met one last time to help organize and categorize the potential responses and proposals, ultimately developing the framework for this report.

1.2 Goal of This Report

This document is not designed to provide specific projects for all hazards affecting Beaufort County, but rather is intended to provide support for policy and planning to improve resilience overall in the County.

This report also provides the most up-to-date science related to sea level rise in Beaufort County and can help inform decision-making and act as a reference. The science in this report is closely linked to the National Climate Assessment and should be updated regularly to reflect emerging science.

Finally, this report provides a range of planning and policy development strategies that Beaufort County can undertake over the coming decade to better position itself for implementing resilient actions. This includes incorporating resilience planning and policy into the 2025 and 2030 comprehensive plan updates, including adopting the recommendations made by the Sea Level Rise Task Force through this report. Some strategies help to address more immediate needs and planning, while others are intended to give the County a plan for continually updating and understanding what to expect in the long-term to improve readiness for the coming changes related to sea level rise in a changing climate. These are practical and proactive recommendations intended to benefit the whole of the County.

1.3 How to Use This Report

This report is designed to provide support for policy and planning to improve resilience throughout Beaufort County. To be effective, the data and strategies within must be continually updated as new data is collected and analyzed. The provided action matrix will offer recommended strategies to begin improving resilience within Beaufort County today, while providing opportunities for reassessment.

Finally, words highlighted in **bold purple** are defined in the Glossary. See **“Section 8. Glossary” on page 36.**

Section 2. Overview of Current Rainfall and Sea Level Trends Influencing Flooding

Flooding in Beaufort County comes from multiple sources that often interact and exacerbate conditions. These sources include tidal flooding, sea level rise, and extreme precipitation. All sources contribute to increases in groundwater, which leads to drainage problems and standing water.

- Sea level has risen by about 1.14 feet since 1901 at the Charleston Harbor tide gauge^[1].
- Since 2000, sea level has risen about 6 inches^[2].
- Sea level will continue to rise, with projections for South Carolina calling for additional increases between 0.66 feet and 0.72 feet by 2030, 0.92 feet and 1.08 feet by 2040, and 1.18 feet and 1.51 feet by 2050. These are based on the NOAA 2022 intermediate-low, intermediate, and intermediate high scenarios (see **“Appendix C: Sea Level Rise projections for South Carolina” on page 42.**)^[3]
- Due to a lack of long-term measuring stations, there is no documented trend in Beaufort County or South Carolina for changes in frequency of extreme heavy rain.
- Anecdotally from residents, rainfall intensity and the frequency of extreme rainfall events has increased, but that increase can't be quantified.

This section will describe how conditions have been documented and highlights changes that have occurred.

[1] National Oceanic and Atmospheric Administration. *Sea level trends*. [NOAA Tides & Currents](#). Retrieved January 11, 2024.

[2] National Oceanic and Atmospheric Administration. *Sea level trends*. [NOAA Tides & Currents](#). Retrieved October 3, 2021.

[3] National Aeronautics and Space Administration. *Fort Pulaski Sea Level Rise for Different Sea Level Scenarios*. [Interagency Sea Level Rise Scenario Tool](#). Retrieved August 2, 2022.

2.1 About Tidal and Rainfall Records

Beaufort County lacks its own long-term recording stations for tides, but has one long-term recording station for rain and other climate records. We are using the following measurement sites for characterizing past, present, and future conditions:

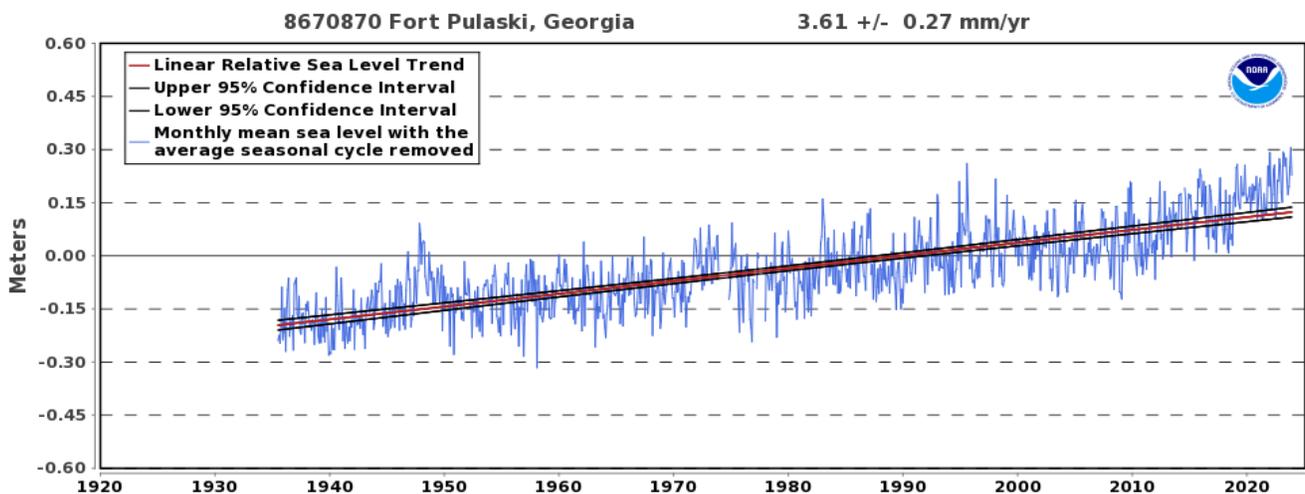
For tidal measurements: Beaufort County sits between two NOAA tide gauges: one in the Charleston Harbor and one at the entrance of the Savannah River in Fort Pulaski, GA. Because of the distance between the two and the localized nature of impacts, neither gauge fully reflects the number and type of storm surge or tidal flooding events experienced throughout Beaufort County. However, the overall trends and average measurements taken at both gauges are virtually identical. In this report, we use the Ft. Pulaski gauge for past conditions and for future sea level projections based on the 2022 Sea Level Rise Technical Report.

For rainfall measurements: The closest long-term measurement site is in Yemassee. These long-term measurement sites date back more than 100 years, making their data more appropriate for analyzing long-term climate trends.

2.2 Past Sea Level Trends in South Carolina

Since 1935, the sea level has risen about 1.18 feet at the Ft. Pulaski gauge^[4]. In this time frame, the average rate of rise per year is about 3.61 millimeters^[5], as illustrated in **Figure 1**. Since 2000, the sea level at the gauge has risen about 6 inches, though calculations for a precise amount will not be complete until 2025 when NOAA releases a new **tidal epoch datum**.

Figure 1: Sea Level Trend at Ft. Pulaski Gauge



Source: NOAA/National Ocean Service; [COOPS](#)

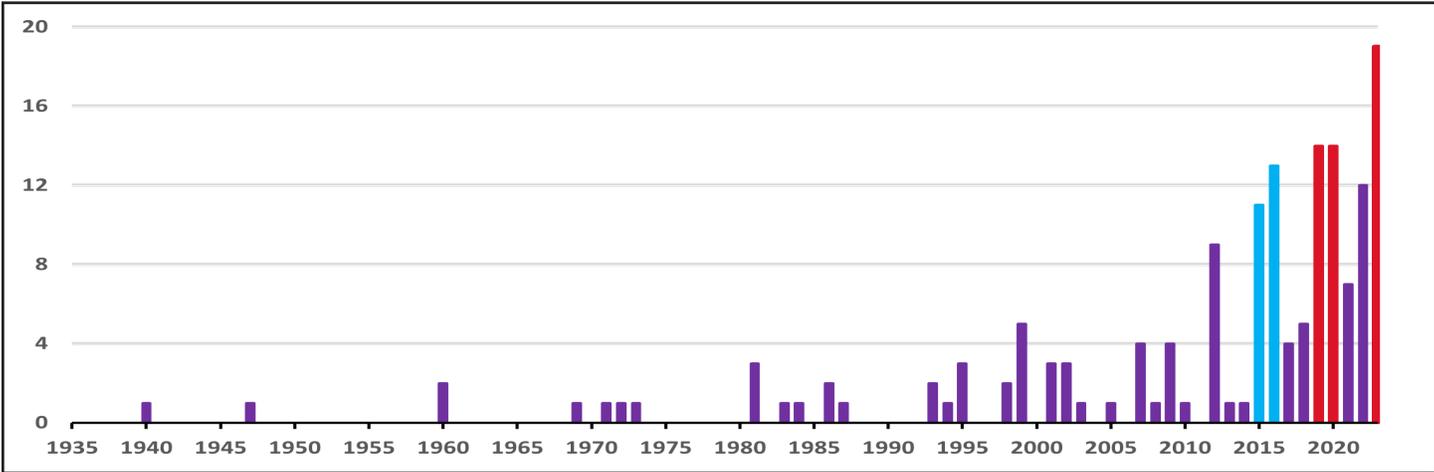
[4] National Oceanic and Atmospheric Administration. *Sea level trends*. [NOAA Tides & Currents](#). Retrieved January 11, 2024.

[5] National Oceanic and Atmospheric Administration. *Sea level trends*. [NOAA Tides & Currents](#). Retrieved February 22, 2024.

This observed rise since 2000 connects with an abrupt increase in the frequency of **tidal flooding** and the number of days when the water at the gauge reaches the minor flooding threshold of 9.5 feet above **Mean Lower Low Water (MLLW)** set by the National Weather Service^[6].

As illustrated in **Figure 2**, in 2015, the gauge recorded 11 flood days. In 2016, the tide gauge reached that threshold 13 days. Then in 2019 and 2020, the gauge recorded 14 flood days, and in 2023, it recorded 19 days. For more information about tidal flooding records broken down by number of events and thresholds, see **“Appendix A: A Detailed Look at Tidal Flooding Records at the Ft. Pulaski Gauge”** on page 38.

Figure 2: Total Number of Annual Flood Days at Ft. Pulaski Gauge



Source: NOAA/NOS, [NWS](#), Beaufort County

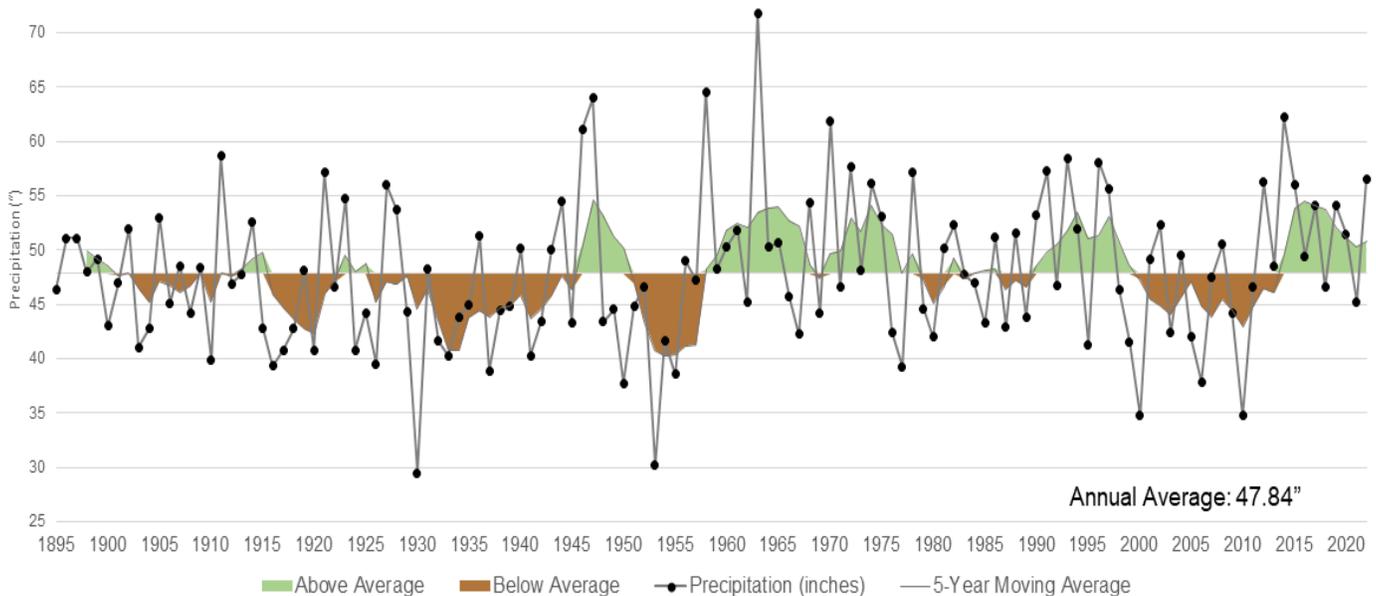
[6] U.S. Department of Commerce, NOAA. (2021, September 12). *Coastal Flood Event Database*. [National Weather Service](#). Retrieved January 11, 2024.

2.3 Past and Current Rainfall Observations

Documenting and characterizing rainfall patterns throughout Beaufort County is difficult due to the highly localized nature of summer thunderstorms, climatic variations in coastal South Carolina influenced by the **ACE Basin**, and a lack of long-term rain gauge recording stations.

For the purposes of this report, we will use the long-term station in Yemassee for documenting annual rainfall maximums and we will use the S.C. Southern Climate Division for annual averages. At this station, as with all other long-term reporting stations in S.C., there is no strong signal for changes in average annual rainfall (**Figure 3**.)

Figure 3: Southern Climate Division Annual Average Precipitation (1895-2023)



There is a small signal for an increase in the average precipitation for fall, which is calculated using all rainfall in the full months of September, October, and November. See **"Appendix B: Annual Precipitation Records from the S.C. Office of the State Climatologist"** on page **39** for graphics illustrating these trends.

This data does not break out changes in the frequency of heavy rain events, nor is it able to highlight any changes in extreme events or changing intensity at this scale. However, there is a statistically significant trend towards more intense precipitation, particularly for the more extreme, less likely events with lower probability of occurrence (i.e., the **50-, 100-, 200-, 500- and 1000-year events**). The **annual return interval** 50-year event has a 2% chance of happening in any year regardless of what happened in previous years. Similarly, the 100-year event has a 1% chance and the 200-year event has a 0.5% chance.

2.4 Hurricanes and Other Tropical Cyclones

Beaufort County has been affected by numerous tropical cyclone events in the past 150 years. A storm making direct landfall is rare (but happened in 1874, 1885, 1928, 2021, and 2022). However, a storm several hundred miles away can cause extreme damaging impacts. Since 2016, Beaufort County has been substantially affected by two tropical cyclones, with multiple others causing minor disruptions during the event.

- **2016 – Hurricane Matthew:** This storm moved parallel to the southeast coast before making landfall in northern Charleston County. Matthew brought hurricane-force winds, up to 17 inches of rain, and a 5-foot storm surge that caused major flooding, beach erosion, beach washover, and other damage on the barrier islands in the County. The storm tide of 12.56 feet above MLLW from Matthew was the highest tide on record at the Ft. Pulaski gauge.
- **2017 – Tropical Storm Irma:** This massive storm traveled up the west coast of Florida, with tropical storm-force winds extending out more than 500 miles from the center. Irma caused tropical storm-force winds, nearly 6 inches of rain, and the second highest storm tide, totaling 12.24 feet above MLLW, recorded at the Ft. Pulaski gauge. Flooding in downtown Beaufort reached record levels and is considered the storm of record.
- **2019 – Hurricane Dorian:** This storm moved parallel to the southeast coast before making landfall in North Carolina, causing moderate beach erosion and minor flooding.
- **2020 – Hurricane Isaias:** This storm moved parallel to the southeast coast before making landfall near Myrtle Beach, S.C.
- **2021 – Tropical Storm Danny:** This storm made landfall at Pritchard’s Island in Beaufort County. It dropped over six inches of rain in areas of the County and brought tropical storm-force winds.
- **2021 – Tropical Storm Elsa:** This storm traveled up the west coast of Florida before crossing to the coastline of Georgia and traveling up the South Carolina coast. It caused severe storms and tornadoes in Beaufort County.
- **2021 – Tropical Storm Mindy:** This storm formed in the Gulf of Mexico before crossing to the Atlantic Ocean through Georgia. It dropped over four inches of rain in areas of Beaufort County.
- **2022 – Hurricane Nicole:** This storm formed in the Caribbean Sea before making landfall in Florida and tracking north to South Carolina as a tropical depression. It created tropical storm-force winds in Beaufort County.

- **2022 - Hurricane Ian:** This deadly storm formed in the Caribbean Sea and was a Category 3 Hurricane by the time it reached the Gulf of Mexico. It made landfall in Florida before re-entering the Atlantic Ocean where it restrengthened and made its second landfall near Georgetown, S.C. as a Category 1 Hurricane. It brought tropical storm-force winds and nearly four inches of rain to areas of Beaufort County.
- **2022 - Tropical Storm Colin:** This storm formed from a stationary front along the coast of South Carolina, making landfall near Hunting Island.
- **2023 - Tropical Storm Idalia:** This storm formed in the Caribbean Sea and entered South Carolina as a tropical storm. It brought gusts over 60 mph and nearly four inches of rain to Beaufort County. It also produced a storm surge that resulted in erosion of Beaufort County beaches.

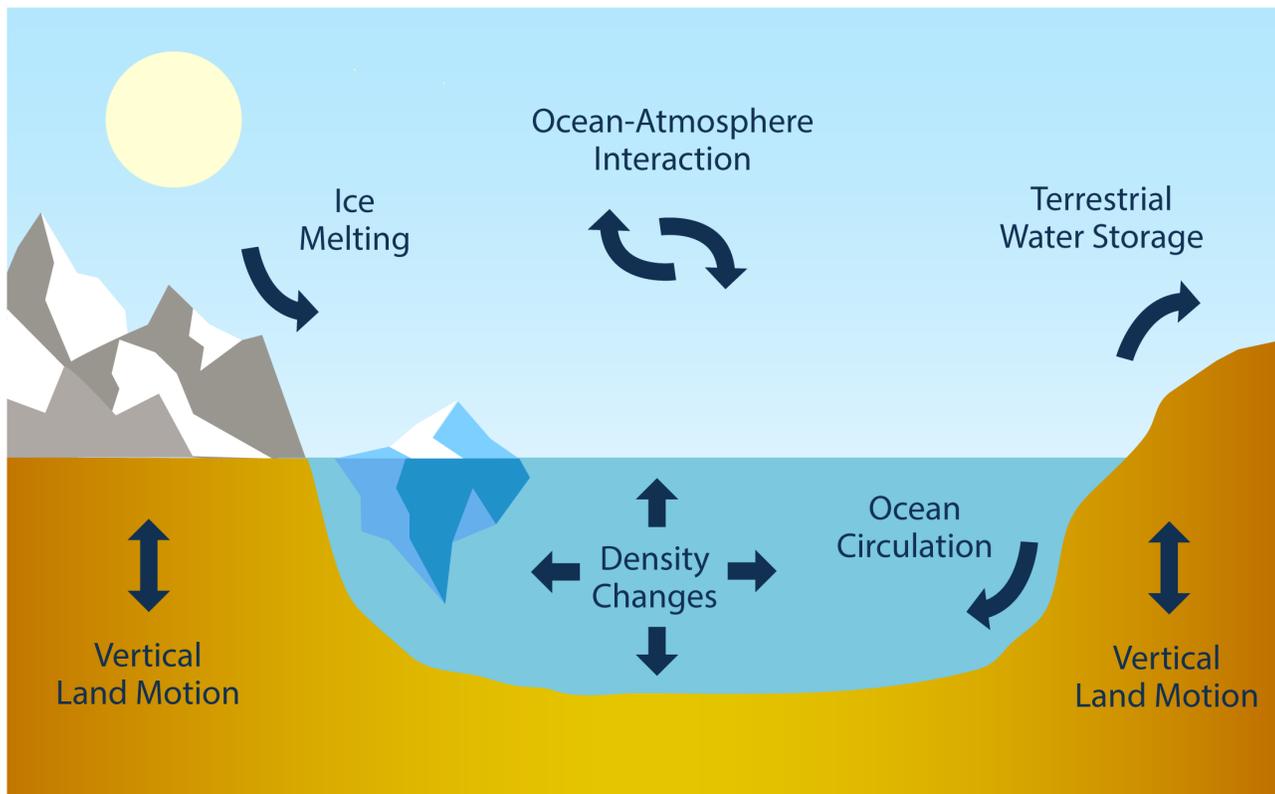
Section 3. Future Flooding and Storm Risks

Flooding in Beaufort County is occurring with increasing frequency and severity. This section will describe how flooding may change due to sea level rise, changes to rainfall, and tropical cyclones.

3.1 About Sea Level Rise

Sea level rise is caused by a number of factors illustrated in **Figure 4**. The predominant sources of sea level rise in Beaufort County since 1900 have been a combination of land elevation changes, increasingly warm ocean temperatures causing expansion and increase in volume of the water, and slowing of the Gulf Stream current offshore that pulls water away from the coasts. Sea level rise is projected to increase in the future due to those factors, plus a large influence of melting glaciers in Antarctica and Greenland. How fast glaciers will melt and precisely when South Carolina's coast will see the direct influences is still unclear, however projections provide a range of possibilities based on current evidence and understanding about the interactions of these changing processes.

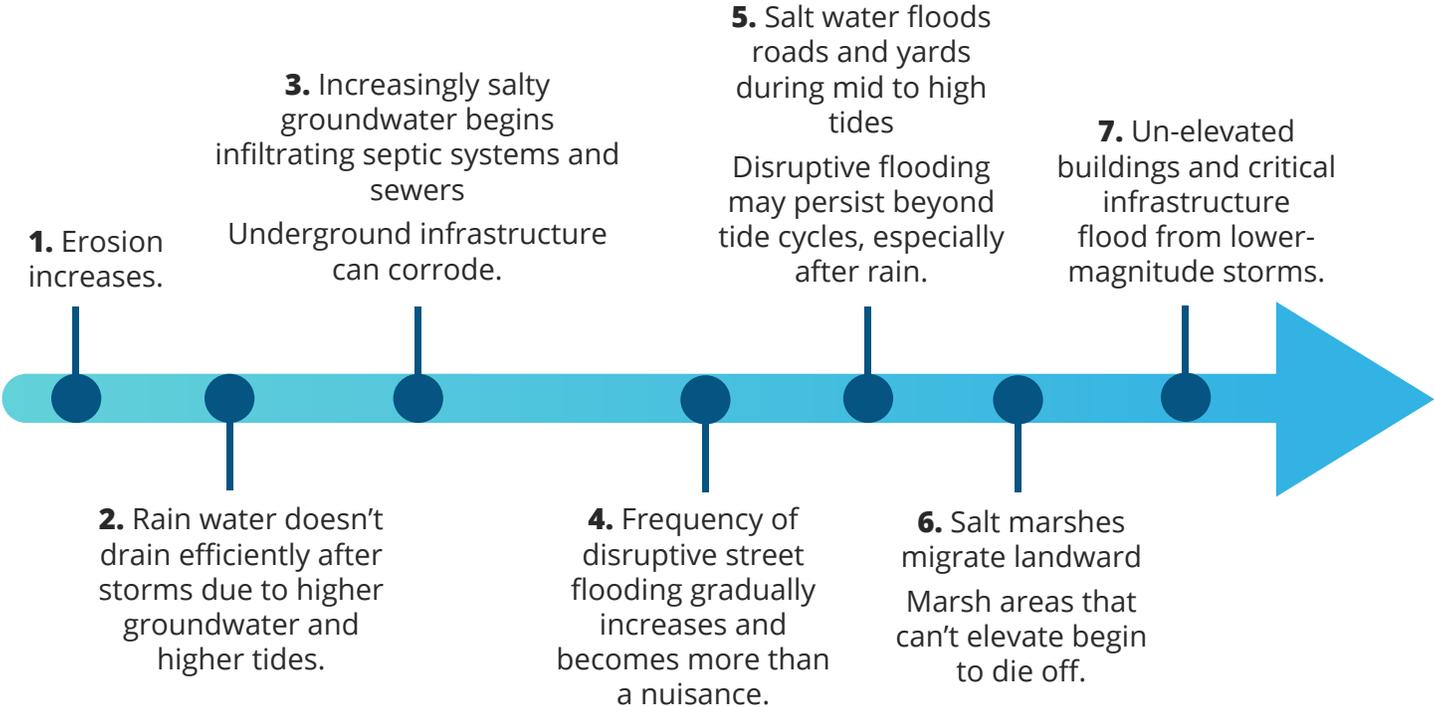
Figure 4: What Causes Sea Level Changes



Source: Sarah Watson, S.C. Sea Grant Consortium, recreated from Milne, 2009

We can see the effects of sea level rise through changes in how often various types of problems, such as street flooding and erosion, occur. **Figure 5** illustrates some of the primary indicators that Beaufort County and other South Carolina coastal communities are experiencing. The effects initially seem small, but other problems develop quickly and the frequency at which they occur accelerates.

Figure 5: Effects of Sea Level Rise in Coastal Communities



Source: Sarah Watson

One of the biggest challenges when it comes to envisioning the effects of sea level rise is connecting with tidal variation. Projections center on the rise in **mean sea level (MSL)**, but that does not communicate how high tide in the future will look. Using a "**total water level**" **approach** can help communicate this. In **Table 1**, top flood heights are listed in relation to the recorded height above **mean higher high water (MHHW)**. In **Table 2**, we use memorable flood heights connected with sea level rise to paint a fuller picture of what this means.

For example, five feet of sea level rise in **Table 2** will look like the flooding locally experienced during Hurricane Irma plus two additional feet of water. Visualizing future sea level rise in this way helps us to understand what sea level rise will actually look like here in Beaufort County.

Table 1: Examples of Top Flood Heights at Ft. Pulaski Gauge

Date	Event	Ranking	Height Above MHHW	Total Storm Tide
10/08/2016	Hurricane Matthew	1	5.06 feet	12.56 feet
09/11/2017	Tropical Storm Irma	2	4.74 feet	12.24 feet
10/15/1947	Cape Sable Hurricane	3	3.36 feet	10.86 feet
11/07/2021	November 2021 King Tide	4	2.95 feet	10.45 feet
10/27/2015	October 2015 King Tide	5	2.93 feet	10.43 feet
11/10/2022	November 2012 King Tide	6	2.91 feet	10.41 feet
11/23/2018	November 2018 King Tide	8	2.75 feet	10.25 feet
06/04/2023	June 2023 King Tide	10	2.7 feet	10.20 feet

Source: [NOS/NOAA](#), [NWS](#).

Note: MHHW is 9.5ft at the Ft. Pulaski Gauge.

Table 2: Total Water Approach in Beaufort County

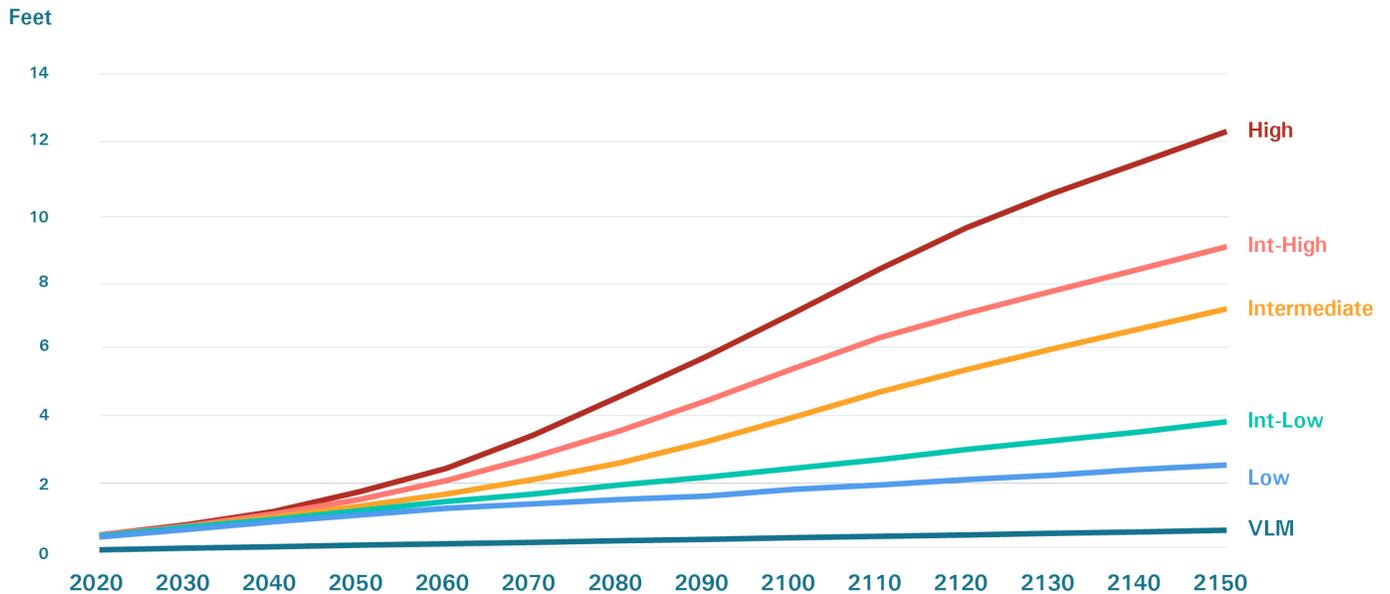
Above MHHW	Current Equivalent Event	Sea Level Rise (SLR)
1 foot	Full/New Moon Tide (Spring Tide)	MHHW + 1ft SLR
2 feet	King Tide	Full/New Moon + 1ft SLR
3 feet	Cape Sable Hurricane or Nov 2021 King Tide	King Tide + 1ft SLR
4 feet	None Documented	Nov. 2021 + 1ft SLR
5 feet	Tropical Storm Irma or Hurricane Matthew	Nov. 2021 + 2 ft SLR
6 feet	None Documented	Irma/Matthew + 1ft SLR

3.2 Future Sea Level Projections

In 2022, NOAA developed a suite of projections for future sea level rise, which is the basis for the Fifth National Climate Assessment, released in 2023. An interagency task force comprised of NASA, NOAA, the U.S. Army Corp of Engineers, and others, have taken those projections and localized them to the NOAA tide gauges^[7], which are considered the reference data points for localized relative sea level rise. In **Figure 6**, the projections downscaled to the Ft. Pulaski gauge are illustrated. See **“Appendix C: Sea Level Rise projections for South Carolina” on page 42** for chart with scenario numbers for each decade.

[7] National Aeronautics and Space Administration. *Fort Pulaski Sea Level Rise for Different Sea Level Scenarios. Interagency Sea Level Rise Scenario Tool*. Retrieved August 4, 2022.

Figure 6: NOAA 2022 Sea Level Projections for the Ft. Pulaski Gauge



Source: NOAA et al, 2022, [2022 Sea Level Rise Technical Report Data Files](#), S.C. Sea Grant Consortium

The projection line labeled “VLM” solely depicts the rate of rise based on geological **vertical land movement** (VLM)^[8]. The rate of VLM in this projection is not highly localized and is not connected to local groundwater withdrawal or building compaction of soils. The projection line labeled “Low” depicts the rate of rise as the historic linear trend and does not include effects from climate change. The other projections connect sea level rise with global climate change **emissions scenarios**.

Sea level projections illustrate the change to the overall averages to sea level. What these projections do not effectively illustrate are the changes in extreme high tides, storm surges, increased frequency in sunny day tidal flooding, changes to the shallow **groundwater** table, marsh migration and loss, land loss, erosion, and other impacts.

States and communities along the east coast have varied approaches for selecting planning scenarios. Recommended practices include selecting multiple scenarios to apply to various types of decision-making based on life-span, risk tolerance, implementation timeline, and ability to retrofit.

[8] Sweet, W., Kopp, R.E., Weaver, C.P., Obeysekera, J.T., Horton, R.M., Thieler, E.R., & Zervas, C.E. (2017). *Global and Regional Sea Level Rise Scenarios for the United States Technical Report*. [NOAA Technical Report CO-OPS 083](#), Silver Spring, MD. Retrieved October 3, 2021.

3.3 Future Rainfall Projections

Projections for how rainfall may change in the future currently are not able to provide details for changes in the intensity, duration, and frequency of rainfall events. General projections from the Fifth National Climate Assessment predict an overall annual increase in total precipitation of between 5% and 10%. However, that average does not include the variations that make up that average. But scientists predict that the frequency and intensity of extremes – both wet and dry – will continue to increase^[9]. This translates to longer dry periods and more extreme wet periods with high impact and high intensity events, like **rain bombs**. According to the National Climate Assessment, the frequency and severity of extreme precipitation events are projected to continue increasing in the Southeast. By the end of the century, projections indicate that the number of heavy rainfall days (two-day events with at least a five-year return period) will double, with a 37% increase in the total amount of rain falling on the heaviest precipitation days^[10].

It is important to note that the frequency of community disruption from standing water, street flooding, and submerged septic systems due to heavy rain is likely to increase due to sea level rise reducing the drainage capacity of engineered systems, ditches, and the groundwater table. This means that a storm that would not have caused persistent and disruptive flooding in 2021 may do so in 2031 or 2041.

3.4 Future Hurricanes and Other Tropical Cyclones

Beaufort County has experienced a range of effects from hurricanes and tropical storms, with each individual event bringing specific hazards based on storm direction and dynamics. Hurricanes and tropical storms are primarily fueled by warm sea surface temperatures. Atmospheric steering currents and upper-level winds affect how storms travel and maintain intensity. Precisely how Beaufort County's future risk for hurricanes and tropical storms may change is unclear. However, climate science research is highlighting three core ways future conditions may affect storm frequency and effects^[11].

- **Frequency:** There is no strong consensus on how climate change will affect the total number of storms that form. Some research suggests that the overall number of storms

[9] Marvel, K., W. Su, R. Delgado, S. Aarons, A. Chatterjee, M.E. Garcia, Z. Hausfather, K. Hayhoe, D.A. Hence, E.B. Jewett, A. Robel, D. Singh, A. Tripathi, and R.S. Vose, 2023: Ch. 2. Climate trends. In: *Fifth National Climate Assessment*. Crimmins, A.R., C.W. Avery, D.R. Easterling, K.E. Kunkel, B.C. Stewart, and T.K. Maycock, Eds. U.S. Global Change Research Program, Washington, DC, USA. <https://doi.org/10.7930/NCA5.2023.CH2>

[10] Kunkel, K.E., T.R. Karl, M.F. Squires, X. Yin, S.T. Stegall, and D.R. Easterling, 2020: Precipitation extremes: Trends and relationships with average precipitation and predictable water in the contiguous United States. *Journal of Applied Meteorology and Climatology*, 59 (1), 125-142. <https://doi.org/10.1175/jamc-d-19-0185.1>

[11] Emanuel, K. (2017). [Will Global Warming Make Hurricane Forecasting More Difficult?](#), *Bulletin of the American Meteorological Society*, 98(3), 495-501. Retrieved Aug 30, 2021.

may decline due to increases in wind shear and other forces that inhibit tropical cyclone development. Other research suggests an increased frequency in less severe events due to wider expanses of ocean with tropical cyclone-sustaining water temperatures.

- **Intensity:** There is research highlighting the potential for an increased frequency of high intensity events with rapid intensification due to warmer sea surface temperatures. This type of event has been seen in the Atlantic and Gulf of Mexico more frequently in the past six years, with storms such as Harvey, Irma, Maria, Michael, Dorian, Laura, and Ida rapidly intensifying, in some cases overnight, from a tropical storm-level cyclone to a major hurricane of at least Category 3 strength^[12].
- **Long-Duration Events:** Other research highlights the potential for the frequency of slow-moving storms that have weaker winds but produce extreme levels of rain similar to Hurricanes Harvey and Florence. These types of storms are the result of very weak to nonexistent upper-air steering currents and can linger over a region for days. As those types of storms weaken in intensity, especially if they were previously a very strong hurricane, the storm spreads out, affecting a wider area with heavy rainfall. Additionally, a warmer atmosphere can hold more water, further increasing the rainfall potential.

3.5 Other Extreme Weather Effects

Beaufort County will continue to assess other impacts of climate change, such as heat, and will continue to monitor specific actions that it has jurisdiction and authority to implement.

3.6 Conclusion

This section illustrated how conditions are changing in Beaufort County and how NOAA expects extreme weather and flooding occurrences will continue to increase. This information helps Beaufort County identify what resilience strategies may be needed to help residents and businesses prepare for the future.

[12] Emanuel, K. (2017). [Will Global Warming Make Hurricane Forecasting More Difficult?](#), *Bulletin of the American Meteorological Society*, 98(3), 495-501. Retrieved Aug 30, 2021.

Section 4. Sea Level Rise and Extreme Weather Impacts on Beaufort County

The listed impacts in this section were compiled through multiple discussions with the Beaufort County SLR Taskforce. Impacts span all aspects of Beaufort County's way of life, from impeding the functionality of the County's infrastructure to interrupting citizen's daily lives through personal property losses and community disruptions. The list is intended to help inform the development of the various recommendations and does not include all possible effects or impacts.

4.1 Infrastructure

- Existing infrastructure may be sited too low in elevation and vulnerable to sea level rise – issue for water, sewer, roads, stormwater, and public buildings.
- Blocked or disrupted evacuation routes.
- Siting and resilience of new infrastructure will be affected by sea level rise impacts.
- Inadequate conveyance of “typical” storm events now (under-sized existing infrastructure).
- Groundwater levels can affect functionality of septic systems and other underground infrastructure.

4.2 Natural Resources Degradation

- Loss of salt marshes.
- Erosion of beaches, dunes, and bluffs.
- Potential changes to water quality and potential harmful algal blooms.
- Loss of wildlife habitat (particularly where seawalls or bulkheads are present).
- Invasive species may become more prevalent with changing temperature and weather patterns, leading to additional strain on native plants and animals.
- Change to native plants and animals.

4.3 Community Disruptions

- Flooded roads will make some areas increasingly impassible.
- Repeated flooding may lead to people leaving the area.

- Disruption of daily life during evacuation and recovery – closing of business and schools (during storms and non-tropical events).
- Long-term societal losses to public health and mental health due to strain of storm recovery.
- Inaccessible resources (food banks, pharmacies, etc).

4.4 Public Health Impacts from Flooding

- **Saltwater intrusion** may affect agricultural uses.
- Long-term emotional and physical stress responses among individuals.
- Vector changes (ticks and mosquitoes).
- Harmful algal blooms.
- Increasing instances of **Vibrio** infections in humans and shellfish.
- Septic Failure.
- Saltwater intrusion may affect drinking water wells.

4.5 Economic Loss

- Tourism industry disrupted during and after storms – leading to loss in revenue.
- Storm clean-up costs money and places financial strain on homeowners, businesses, and local governments.
- Homeowners and business owners may be subject to higher insurance costs.
- Evacuations cost residents and businesses in lost wages and revenues.
- Repetitive loss areas lower property values and become blighted.
- Military bases (especially Parris Island) could flood, interrupting operations and threatening long-term viability. Vulnerable to Base Realignment and Closure (BRAC).
- Agriculture depends on groundwater which may experience saltwater intrusion.

4.6 Cultural Loss

- Many African-American and Gullah/Geechee communities or cemeteries located in low-lying areas along water.

- Low-lying historic areas threatened – Historic Beaufort, Corners Community on St. Helena Island.
- Loss of marshes and water quality issues may lead to decline in local shellfish population – affect legacy ways of life.
- Saltwater intrusion may affect agricultural uses.

4.7 Personal Property Damage

- Wind and water damage from more frequent storms.
- Rising insurance costs for homeowners.
- Erosion of beaches leads to loss of land and structures (homes, businesses, etc.).

Section 5. Recommended Strategies to Improve Resilience in Beaufort County

Adapting to a sea level rise is not a linear process with a beginning and end, but instead a cyclical process including many opportunities for reassessment to improve awareness and understanding, guide data collection and study, and inform actionable practices and policies. To capitalize on that system, the strategies offered in this report have been categorized into four Resilience Strategy groups – Awareness, Study, Action, and Reassess. Within each Resilience Strategy group, definitions of the strategy, measurements of successful implementation, potential partners and collaborators, and recommended actions are provided.

The first recommendations are focused on learning more about impacts, monitoring changes, and identifying how to connect science-based projections into what that means for Beaufort County (Awareness and Study). As this occurs over the coming five years, we will begin developing guidelines for more focused policy and planning recommendations along with timelines for implementation (Action). Throughout much of these coming steps, the County will continually reassess the most up-to-date science and engage with residents and stakeholders to understand their perspectives and apply their knowledge and opinions into shaping future resilience recommendations (Reassess). The goals listed in this section are tied to those listed in the County's 2040 Comprehensive Plan and include much more detail about specific activities, priorities, timelines for initiation and completion, as well as identify generally needed resources.

5.1 Resilience Strategies: Awareness

Definition: Effectively communicating to and educating all relevant parties, facilitating conversations about applying science to decision-making, and providing opportunities for conversations about next steps.

Measures of Success: Coordination between all stakeholders and jurisdictions have put everyone on the same page. Our residents and stakeholders recognize what is at stake and support our efforts.

2040 Comprehensive Plan Connections: NE 1.1, NE 5.1, NE 5.2, NE 6.1

Strategy - Collaboration

HIGH PRIORITY—LOW EFFORT

Purpose: Work collaboratively to encourage communication and joint activities among

government agencies and the private sector to increase the region's capacity to adapt to sea level rise.

Actions

- Maintain an ongoing, collaborative working group called the Coastal Resilience Working Group (CRWG) made up of county and municipal staff, environmental experts, local military installation staff, and members of the development community tasked with assessing issues and ideas related to sea level rise and resilience.
- Identify the sea level rise and climate change scenarios, based on the National Climate Assessment and other science-based documents, to use for planning purposes that can be incorporated throughout county policy and comprehensive planning. Use it to update the Long Term Resilience Strategy plan on an ongoing basis.
- Work collaboratively with municipalities, MCRD Parris Island, and MCAS Beaufort to develop science-based decision-points that inform future policy changes and actions.
- Apply for a grant to work with the University of South Carolina, College of Charleston, DNR, and the S.C. Sea Grant Consortium on conducting research that can inform the decision-point development process.

Strategy - Information Sharing & Communication

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Foster coordination among all partners and participants. Improve communication and connection among local government, state and federal agencies, and regional alliances and networks, to improve information sharing about flooding, sea level rise, and climate change effects.

Actions

- Work with S.C. Sea Grant Consortium, ACE Basin NERR, Clemson Extension, and other partners, to help foster better coordination and integration within county government departments on sea level rise and climate change.
- Develop and maintain relationships with MCRD Parris Island and MCAS Beaufort to build information sharing channels and coordinate resilience initiatives.
- Inform local decision makers and taxpayers about the impacts of increased risks of flooding, rain and storm impacts, and wind impacts on County infrastructure to build support for resilience initiatives.

Strategy - Expand Community-Level Science and Outreach Education

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Foster opportunities to learn about climate change science and impacts.

Actions

- Develop a county-level website that is a compendium of Beaufort County specific flooding and sea level rise information, including outreach materials, the sea level rise GIS portal, and other data sources. This website may count as Community Rating System outreach credit if National Flood Insurance info is included.
- Develop a flood, sea level rise, and climate change impacts education roadshow program to connect with community groups, homeowners' associations, and professional organizations not already served by existing programs, and other similar organizations for community outreach and education.
- Work with S.C. Sea Grant Consortium, DNR, the ACE Basin NERR, MCRD Parris Island, MCAS Beaufort, Port Royal Sound Foundation, and other partners to develop public outreach materials.
- Work with other outreach-serving organizations in the County to train them on including flood, sea level rise, and climate change impacts in their work. This helps expand the County's educational footprint.

Strategy - Integration with Emergency Management

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Fully incorporate and integrate future sea level rise and climate change impacts into emergency management and hazard mitigation plans.

Actions

- Invite the Emergency Management Division (EMD) to sit on the Coastal Resilience Working Group (CRWG).
- Collaborate and coordinate with EMD for selected CRWG members to join the Hazard Mitigation Planning teams.
- Partner with EMD, Beaufort County Planning and Zoning, S.C. Sea Grant Consortium, and

the College of Charleston’s Lowcountry Hazards Center to assist with incorporating sea level rise and climate change impacts into emergency management and hazard mitigation plans.

- Work with EMD to identify other vulnerable critical public facilities such as schools, government buildings, pump stations, electrical substations, and stormwater infrastructure that may need to be improved or relocated.

Strategy - Living Shorelines

MEDIUM PRIORITY—LOW EFFORT

Purpose: Continue working with SCDHEC/OCRM on the living shoreline permitting process.

Actions

- Work with the state to incentivize living shorelines and to ensure contractors are properly trained on siting and installing living shorelines.
- Identify and map where living shorelines can be effectively used, including recommendations about which types of living shorelines to use in different environmental conditions.
- Develop county-level policies to require property owners seeking to establish erosion control or edge protection to use living shorelines or green infrastructure rather than hard infrastructure such as bulkheads or revetments, unless impractical based on water and shoreline conditions.

5.2 Resilience Strategies: Study

Definition: Gathering scientific data and stakeholder information to support decision-making and developing plans that identify future policies and strategies to improve Beaufort County’s long-term resilience.

Measures of Success: Data and information collection that supports development of effective and appropriate policies and strategies is complete. We’ve developed a framework for proceeding with resilience actions. We’ve identified and developed preliminary policies and strategies.

2040 Comprehensive Plan Connections: NE 1.1, NE 3.1, NE 3.2, NE 3.3, StH 1.1, CF 1.1, CF 1.2

Strategy - Study Rainfall

HIGH PRIORITY—HIGH EFFORT

Purpose: Study how rainfall is changing, with a focus on extreme events, with the goal of helping to inform County and municipal stormwater standards.

Actions

- Work with the Office of the State Climatologist, the National Weather Service Charleston Office, and local military installations, non-profits, and others to engage residents in participating in the Community Collaborative Rain, Hail, and Snow Network (CoCoRaHS) program.
- Work with the Office of the State Climatologist, National Weather Service Charleston Office, S.C. Sea Grant Consortium, the Citadel, and College of Charleston Lowcountry Hazards Center on analyzing data.
- Work with other partners on exploring changes to the County's engineering standards for stormwater management.

Strategy - Better Characterize Local Tide Information

HIGH PRIORITY—LOW EFFORT

Purpose: Develop a program to monitor tide levels and conditions in Beaufort County's waterways to record sea level and tidal variations locally. Currently the County relies on tidal record data from Ft. Pulaski or Charleston, neither of which fully characterize conditions in the County.

Actions

- Work with partners to purchase and install tidal gauges at locations in Beaufort County. Possible locations could include the Whale Branch Bridge, the Broad River Bridge, and the bridge over Skull Creek at Hilton Head Island. Work with SCDOT to approve locations and installation.
- Learn from other S.C. coastal communities, such as Edisto Beach and Kiawah Island, about what they discovered in similar efforts.
- Seek partners to assist in funding and managing tidal gauges, including ACE Basin NERR, Palmetto Bluff Conservancy, Lowcountry Institute, S.C. Sea Grant Consortium, the College of Charleston, LCOG, MCRD Parris Island, and MCAS Beaufort.
- Explore partnerships to collect and manage data, and help maintain the gauges for the duration of the research projects.

- Work with research partners to analyze tidal data collected in Beaufort County to develop a suite of data products aimed at improving tidal flooding forecasting and high water marks.

Strategy - Plan for Water

HIGH PRIORITY—HIGH EFFORT

Purpose: Perform comprehensive water plans for vulnerable areas of the County to understand how water flows and learn how additional development and redevelopment can avoid creating or exacerbating flooding problems.

Actions

- Create a baseline for future development by studying and analyzing how stormwater, sea level rise, and storm surge interact in an area determined by geology and geological conditions. Study how wetlands will expand based on future environmental and weather conditions.
- Use the Stormwater Master Plan as a starting point for watershed-based planning and to investigate areas with flooding issues and poor soils for drainage.
- Map areas with geology and soil conditions that are conducive to development. Define parameters for areas appropriate for development and provide restrictions for those that are not. Identify incentives for directing development to appropriate areas. Use this map to inform the Coastal Resilience Overlay District.
- Generate a “water diet” to identify how much additional stormwater the studied area can manage to assist planners, developers, and engineers in understanding how development can occur in that watershed and how low-impact development and green infrastructure can reduce impacts.
- Consider partnering with appropriate entities, such as the College of Charleston, the S.C. Sea Grant Consortium, and other agencies for additional resources.
- Consider updating wetland protection ordinances to close gaps created by the changes to the Clean Water Act.

Strategy - Study Groundwater

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Study groundwater volume and salinity to help the County understand how various

services, such as water, sewer, and septic, are affected by rising sea levels and to help create timelines and decision points based on future projections.

Actions

- Work with the College of Charleston, University of South Carolina, SCDHEC, MCRD Parris Island, MCAS Beaufort, and other partners on characterizing groundwater volume and salinity, particularly in areas where agriculture relies heavily on groundwater for irrigation and other needs.
- Study and monitor the impacts of sea level rise and saltwater intrusion on groundwater supply. Work with the appropriate entities to do so.
- Work with USC, S.C. Sea Grant Consortium, and the College of Charleston to understand how sea level rise affects groundwater level and septic system functionality.
- Consider adopting watering and irrigation ordinances to promote the use of tertiary effluent reuse.
- Assess current codes and programs that already meet goals identified in sea level rise planning in order to ensure they are having the intended effects and consider the most up-to-date science.

Strategy - Identify Critical Infrastructure

HIGH PRIORITY—LOW EFFORT

Purpose: Define what counts as critical infrastructure for sea level rise planning in public, private, and quasi-public areas. Identify locations and any existing coordination between public and private entities for maintaining or upgrading critical infrastructure to meet future conditions.

Actions

- Map and analyze locations of existing vulnerable critical infrastructure and examine with projected future conditions. This includes developing an inventory of low-lying public facilities and infrastructure, including roads, sewer, water, public buildings, and stormwater infrastructure.
- Develop a strategy to retrofit the most vulnerable existing critical infrastructure facilities. Examples include raising structures or installing flood-proofing systems.

- Work with EMD and other local government officials to develop a risk rating system for existing critical facilities and roads.
- Evaluate whether facilities most at risk should be relocated in full or mitigated on existing sites.

Strategy - Identify Critical Roads

HIGH PRIORITY—LOW EFFORT

Purpose: Map and prioritize low-lying roads and causeways for protection and/or elevation as necessary.

Actions

- Develop inventory of low-lying roads that experience or have the potential to experience disruptive tidal and stormwater flooding.
- Develop prioritization criteria based on the importance of roadway improvements on such factors as average daily traffic counts (ADTs), lack of alternative routes, and importance of roadway for evacuations.
- Consider establishment of a minimum elevation requirement for new roads and road improvements.
- Develop policies for road construction elevation in the County to ensure sufficient future drainage and access during storms. Ensure other building policies support these efforts.

Strategy - Local Government Intervention

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Develop criteria for identifying when the County intervenes, either through policy and/or funding regarding flooding and sea level rise impacts to public, quasi-public, and private infrastructure and individual properties to ensure equitable and proportional responses.

Actions

- Study and develop criteria based on income and other means.
- Study and identify funding streams and opportunities other than FEMA.
- Explore whether participation criteria includes public benefit in exchange for participating

in a buyout-program. Public benefits include beach and water access, wetland restoration for flood water storage, or similar type benefits to public good.

Strategy - New Public Facilities & Capital Improvements

HIGH PRIORITY—LOW EFFORT

Purpose: Develop policies that require the design and location of future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of structure, as well as promoting energy efficiency and reduced carbon footprint.

Actions

- Coordinate with EMD on design and location of future critical infrastructure.
- Work with S.C. Sea Grant Consortium, MCRD Parris Island, MCAS Beaufort, BJWSA, and others to convene a Public Service Working Group exploring sea level rise and climate effects on drinking water supply/distribution and sewer service.
- Coordinate with Beaufort-Jasper Water and Sewer Authority and public service districts on Hilton Head.

5.3 Resilience Strategies: Action

Definition: Beaufort County and related jurisdictions are adopting and implementing the policies and strategies identified in the Study stage.

Measures of Success: Various policies and protocols that improve Beaufort County's long-term resilience are implemented. Buildings are higher and safer. Infrastructure is being made more resilient. Resilience is being put into action.

2040 Comprehensive Plan Connections: NE 4.1, NE 4.2, CF 3.1

Strategy - Build More Resiliently

HIGH PRIORITY—HIGH EFFORT

Purpose: Retrofit existing and place future utilities and critical infrastructure out of harm's way.

Actions

- Adopt a policy to discourage the use of engineered on-site septic systems in low-lying areas and in hydric soils by limiting density of residential development that is not on public sewer.

- Partner with DOT to retrofit the priority low-lying roads and causeways for protection and/or elevation as necessary. Whenever possible, replace low-lying causeways with bridges.
- Design and construct future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of structure, as well as promoting energy efficiency and reduced carbon footprint.
- Retrofit most vulnerable existing critical infrastructure facilities.
- Periodically evaluate policies related to Base Flood Elevation (BFE) based on emerging scientific evidence and changing conditions in the future.

Strategy – Coastal Resilience Overlay

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Adopt a coastal resilience overlay district that corresponds with areas in the 100-year and/or 500-year flood plain. Initial purpose of the district is to require informational disclosure to property buyers.

Actions

- Determine the appropriate criteria for the district. Initial focus should be on full real estate disclosure when property is transferred in low-lying areas. Disclosure should discuss the history of flood impacts and potential for future impacts.
- Remap the district after additional sea level monitoring work and water plan development occurs to recognize the combined impacts of sea level rise, king tides, and increased rainfall. The district should incorporate modifications to existing development standards.
- Develop a set of policies to require new infrastructure to be located outside of the Coastal Resilience Overlay district, unless deemed necessary.

Strategy – Protect Low-Lying Properties

HIGH PRIORITY—MEDIUM EFFORT

Purpose: Continue to promote smart growth principles of favoring infill and redevelopment over sprawl while recognizing that low-lying properties should not be targeted for intense development regardless of their location.

Actions

- Identify low-lying properties that serve important drainage and stormwater function based on elevation and soils.
- Utilize the Rural and Critical Lands Preservation or the Green Space programs to identify and preserve land best suited for future marsh migration. Leverage non-county funding through programs like the Lowcountry Sentinel Landscape and REPI.
- Develop a plan for targeting the most critical and vulnerable infill properties that serve important drainage and stormwater functions for acquisition or transfer of development rights.
- Develop policies that factor a property's suitability for development into future decisions on zoning amendments. Suitability for development should include factors such as elevation, soils, and vulnerability to sea level rise.
- Explore developing a County-run repetitive loss/severe repetitive loss buyout program. Consider revising definitions under the Rural and Critical Lands Preservation or the Green Space programs to target severe repetitive loss properties, low-lying and poorly drained lots, and lands suitable for future marsh migration.

5.4 Resilience Strategies: Reassess

Definition: Checking in to see if the policies and strategies are working as intended. Continuously examining scientific data that informs ongoing work under the Awareness, Study, and Action stages.

Measures of Success: Continuous examination of what we have implemented to ensure we are achieving the intended outcomes. Ongoing revision of plans, policies, and actions to incorporate the most recent scientific data necessary to inform effective resilience actions.

Strategy - Assess Current Codes and Programs

HIGH PRIORITY—HIGH EFFORT

Purpose: Examine and analyze existing codes and programs that have been implemented to meet the goals of identified sea level rise planning.

Actions

- Monitor and update policies and practices based on ongoing collection or study of tide levels, ground water volume and salinity, and rainfall.
- Reassess criteria for when the County intervenes, either through policy or funding regarding flooding and sea level rise impacts to public, quasi-public, and private

infrastructure and individual properties to ensure equitable and proportional responses.

- Monitor the application of the Southern Lowcountry Stormwater Ordinance and Design Manual and make necessary adjustments to the manual as revealed by new development and available science.
- Update the Coastal Resilience Overlay and policies that address how vulnerable critical infrastructure facilities are retrofitted and that require the design and location of future capital improvements and critical infrastructure to account for projected sea level rise and lifespan of the structure.
- Reassess criteria for retrofitting the most vulnerable existing critical infrastructure and for developing policies that impact the design and location of future capital improvements and critical infrastructure to account for updated projections of sea level rise and the lifespan of the structure, as well as promoting energy efficiency and reduced carbon footprint.

Section 6. Snapshot of Current Activities

Beaufort County is already working to address the flooding impacts caused by sea level rise, weather events, and compounded by development. The County has long held buffer requirements to keep buildings out of the path of coastal flooding and allow for marsh migration. In 2020, the County adopted an ordinance to regulate where and how much fill-dirt can be used to elevate low-lying areas on Lady's Island, which the County intends to expand. In 2019, the County adopted an ordinance to limit density in areas where sewer is not available. In 2021 and 2022, the County installed tide gauges in partnership with the Port Royal Sound Foundation and the Fripp Island Nature Center to begin collecting more localized and accurate tide data for the County. In 2021, the County updated its comprehensive plan, intentionally interweaving resilience throughout its ten elements to inform practices and policies across all aspects of life in the County.

The County also is a partner in a NOAA-funded project that will study groundwater impacts to underground infrastructure in four target areas. Researchers with the University of South Carolina, College of Charleston, S.C. Dept of Natural Resources, and the S.C. Sea Grant Consortium will use groundwater level data to work with the County and residents to identify specific challenges and help create detailed resilience planning in these areas. The target areas include St. Helena Island, Shellpoint, Mossy Oaks, and Alljoy.

Finally, in 2023, an interdepartmental group comprised of County staff motivated to improve community resilience coalesced. This group has been working to identify ways the County can internally improve resilience. Specifically, this group's goals are to preserve and protect County assets through two primary pathways: making resilience improvements to existing

infrastructure now, and incorporating resilience considerations at the outset of planning for future projects. Their priorities support, validate, and expand recommended strategies identified in this document. See **“Appendix D: Resilience Strategies Identified by Beaufort County Departments” on page 43** to learn more about this staff-led initiative and the specific strategies that have been identified by and for each department involved.

Section 7. Conclusion

Like many coastal areas in South Carolina, Beaufort County will experience impacts from sea level rise and extreme weather events. Fortunately, the County’s Sea Level Rise Task Force has worked to understand the projected future impacts in order to provide proactive strategies to bolster resilience. This report details actions we can take over the next decade to mitigate the most impactful consequences of sea level rise and better ensure the success of operations and livability here in Beaufort County over the next several decades.

Section 8. Glossary

ACE Basin: A vast estuary and tidal marsh in Colleton, Beaufort, and Charleston counties where the Ashepoo, Combahee, and Edisto rivers converge into the St. Helena Sound. It is one of the largest undeveloped estuaries on the east coast.

Annual Return Interval (ARI):

- 50-year storm: An event that has a 2 percent chance of occurring in any given year.
- 100-year storm: An event that has a 1 percent chance of occurring in any given year.
- 200-year storm: An event that has a 0.5 percent chance of occurring in any given year.
- 500-year storm: An event that has a 0.2 percent chance of occurring in any given year.
- 1,000-year storm: An event that has a 0.1 percent chance of occurring in any given year.

Datum: A fixed point on a scale that determines a baseline for various types of measurements, such as the North American Vertical Datum or NOAA's Mean Sea Level datums. These points vary based on location.

Emissions Scenarios: Future sea level rise estimates based on varying carbon emission output scenarios that could reasonably occur within a given time frame as a result of human activities. The amount of carbon emissions released into the atmosphere has an impact on the amount of sea level rise anticipated. The more carbon emitted, the higher the levels of sea level rise.

Groundwater: Water found below the surface of the earth, taking up space between soil particles and rocks. Groundwater is found in multiple layers, sometimes referred to as the water table or an aquifer.

King Tide: An especially high tide that typically corresponds with the alignments of the Earth, sun, and moon. These typically occur a few times a year, most notably in the spring and fall. The heights of these types of tides has increased due to sea level rise.

Mean Higher High Water (MHHW): A datum that marks the annual average of the daily highest high tide. Of the daily two high tides we experience, one is always higher than the other.

Mean Lower Low Water (MLLW): A datum that marks the annual average of the daily lowest low tide. Of the daily two low tides we experience, one is always lower than the other.

Mean Sea Level (MSL): A datum that marks the average sea level, with extreme variations and storm surges averaged out of the calculation.

Rain Bomb: Term used to describe a sudden, large amount of rainfall recorded in an area over a short period of time, often resulting in flash flooding. These can be difficult for weather

forecasters to predict because they often happen over small areas.

Resilience: The ability of communities, economies, and ecosystems to successfully overcome and adapt to environmental changes and natural hazards.

Saltwater Intrusion: The movement of salt water into fresh water aquifers, which can lead to contamination of drinking or agricultural wells.

Sea Level Rise: An increase in the volume of the ocean due to a variety of factors, such as thermal expansion (warmer water takes up more space), melting glaciers in Antarctica and Greenland, and slowing down of large ocean currents. This results in more frequent tidal flooding.

Spring Tide: Slightly higher than average high tides that correspond with the new and full moon phases. These tides happen at least twice a month.

Storm Surge: A temporary rise in the surface level of the sea associated with storms, caused by wind and changes in atmospheric pressure; can cause extreme flooding and damage.

Tidal Epoch: A 19-year cycle that NOAA uses to calculate datums such as Mean Sea Level and Mean Higher High Water. The 2000 tidal epoch is based on records from 1983 to 2001. Tidal epochs are reconsidered for revision every 20-25 years.

Tidal Flooding: A temporary inundation of water caused by higher-than-usual tides. This type of flooding is becoming more frequent as sea level rise creates higher high tides. Also known as “sunny day flooding” because tidal flooding is not associated with or caused by rain. However, tidal flooding can be compounded by rain.

“Total Water Level” Approach: A way of visualizing future water levels by combining tidal variation and wave movements with sea level rise projections. Sea level rise projections are represented in mean heights above mean higher high tide and do not fully symbolize how tide levels will appear in real life.

Tropical Cyclone: Fast moving storm system that forms over oceans, fueled by warm, moist air and typically characterized by a low-pressure center, strong winds, and heavy rain.

Vertical Land Movement (VLM): A generic term for all processes that impact land elevation fluctuations at given locations (i.e. tectonic movements, subsidence, ground water extraction).

Vibrio: *Vibrio* refers to a strain of bacteria that thrives in warm salt and brackish water environments. It can cause human illness called vibriosis that can be contracted by eating raw or improperly cooked shellfish or through salt or brackish water exposure to open wounds.

Appendix A: A Detailed Look at Tidal Flooding Records at the Ft. Pulaski Gauge

Tidal records at the Ft. Pulaski gauge are kept by NOAA's National Ocean Service. The National Weather Service office in Charleston has developed a database of flooding records at the gauge and has posted it on its website. The database solely counts events, or each time a tide reaches the designated minor, moderate, or major flood thresholds. Records go back to 1935 for the Ft. Pulaski gauge. In **Table 3**, records since 2000 are listed by threshold level.

Table 3: Annual Flood Events Since 2000 at the Ft. Pulaski Gauge

Threshold	Minor (9.5-9.99 ft)	Moderate (10.0-10.49 ft)	Major (10.5+ ft)	Total Flood Events by Year
2000	0	0	0	0
2001	2	1	0	3
2002	3	0	0	3
2003	1	0	0	1
2004	0	0	0	0
2005	1	0	0	1
2006	0	0	0	0
2007	4	0	0	4
2008	1	0	0	1
2009	2	2	0	4
2010	1	0	0	1
2011	0	0	0	0
2012	9	0	0	9
2013	1	0	0	1
2014	1	0	0	1
2015	14	1	0	15
2016	11	1	1	13
2017	4	0	1	5
2018	3	2	0	5
2019	12	3	0	15
2020	13	2	0	15
2021	4	3	0	7
2022	10	2	0	12
2023	18	3	0	21

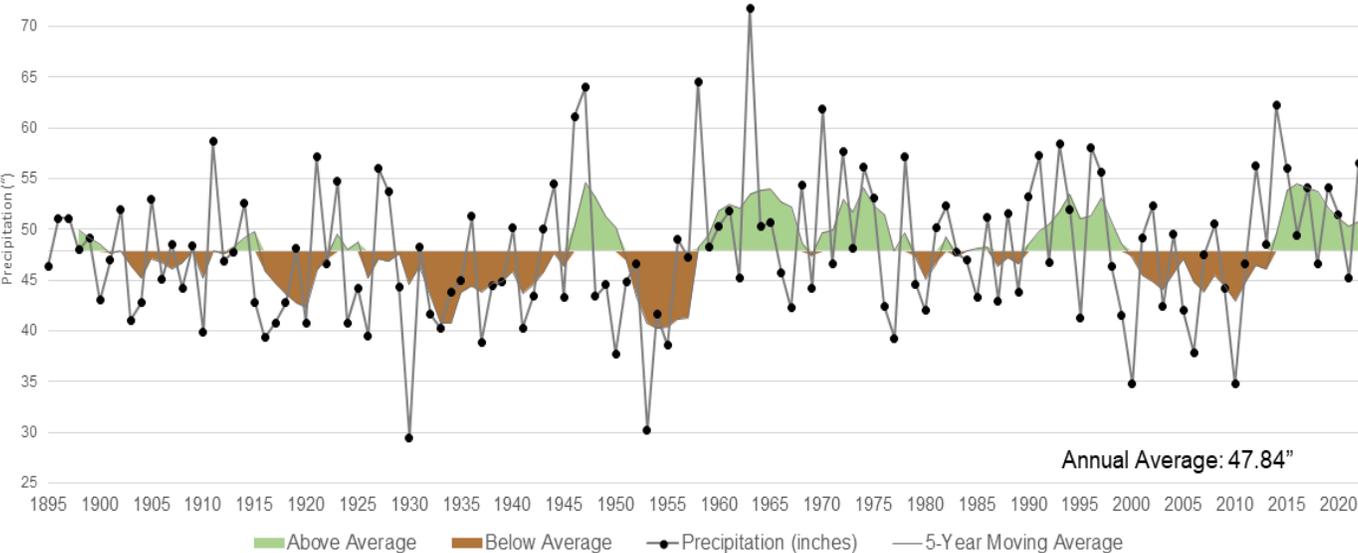
Source: National Ocean Service, [National Weather Service](#)

Appendix B: Annual Precipitation Records from the S.C. Office of the State Climatologist

Assessing precipitation changes over the long term can be challenging due to a lack of long-term recording stations and the highly localized nature of rainfall. For the purposes of this report, we're using two separate recording methods to highlight how rainfall patterns may or may not have changed. Examining a larger area has more statistical significance than a single location. The National Climatic Data Center and the S.C. Office of the State Climatologist use climate regions to better examine averages over the long term. The Southern Climate Division in South Carolina comprises of Allendale, Bamberg, Barnwell, Beaufort, Berkeley, Charleston, Colleton, Dorchester, Jasper, and Hampton counties.

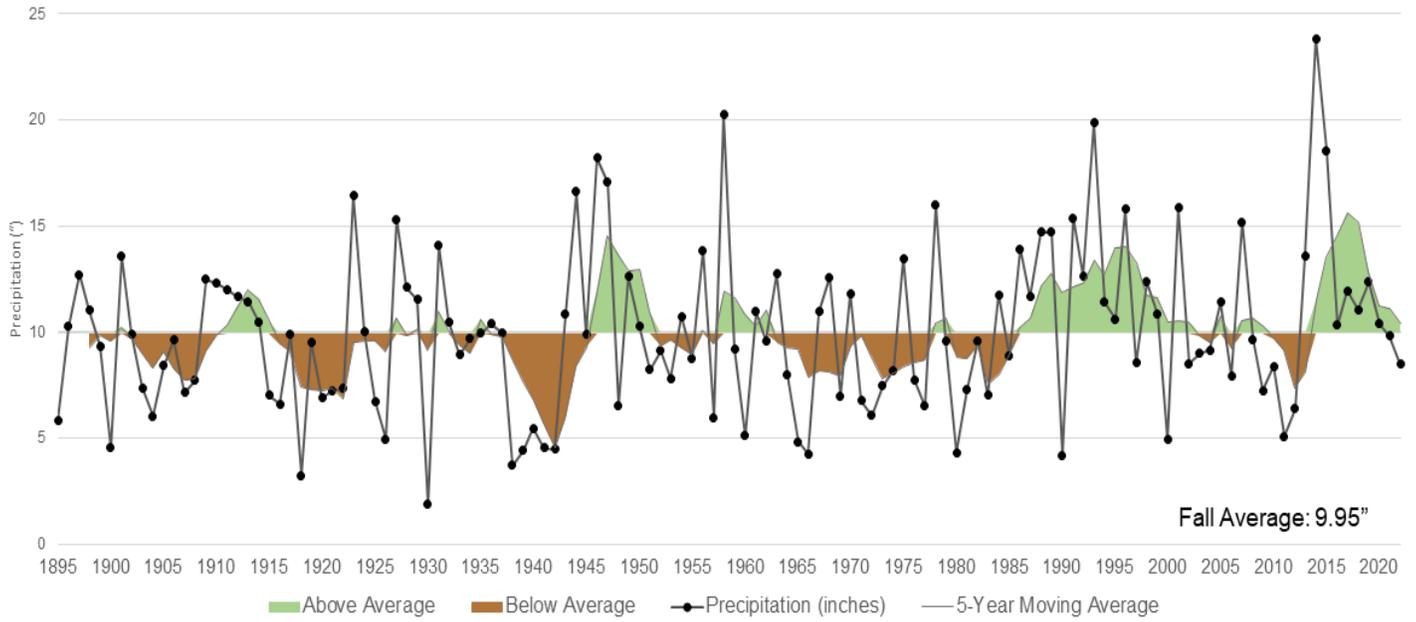
As illustrated in **Figure 7**, there is no defined trend in changes in annual precipitation. There is a slight trend showing an increase in average precipitation in meteorological fall, which is September, October, and November, illustrated in **Figure 8**.

Figure 7: Southern Climate Division Annual Average Precipitation (1895-2023)



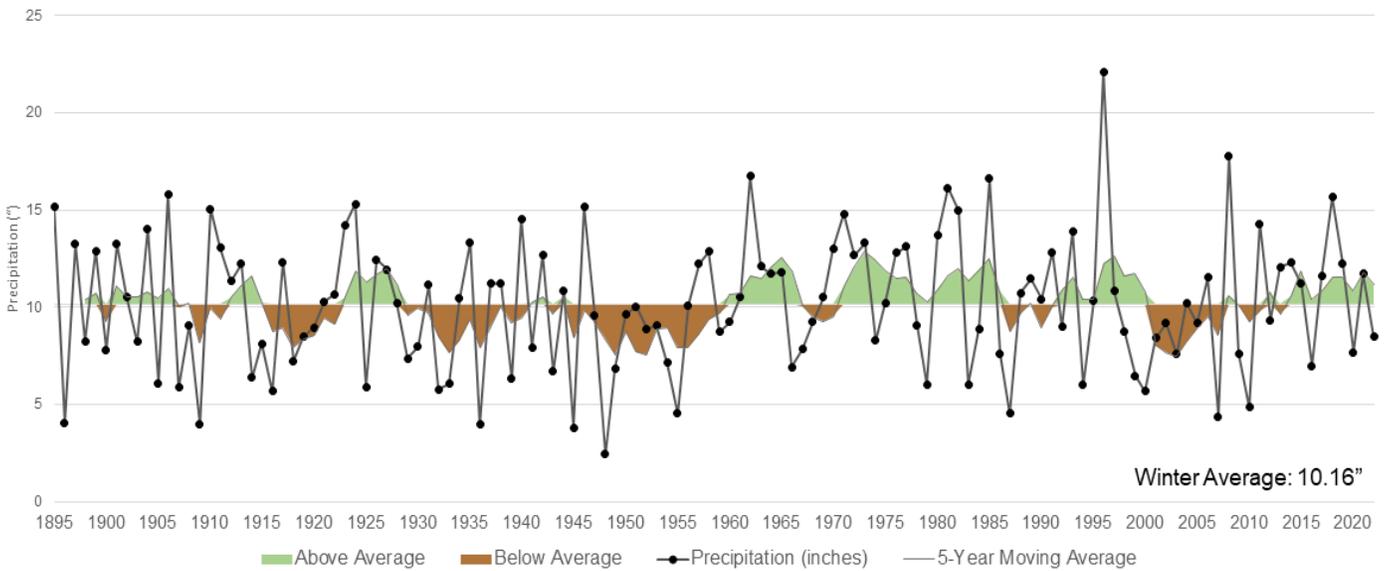
Source: Office of the State Climatologist/DNR

Figure 8: Southern Climate Division Fall Average Precipitation (1895-2023)



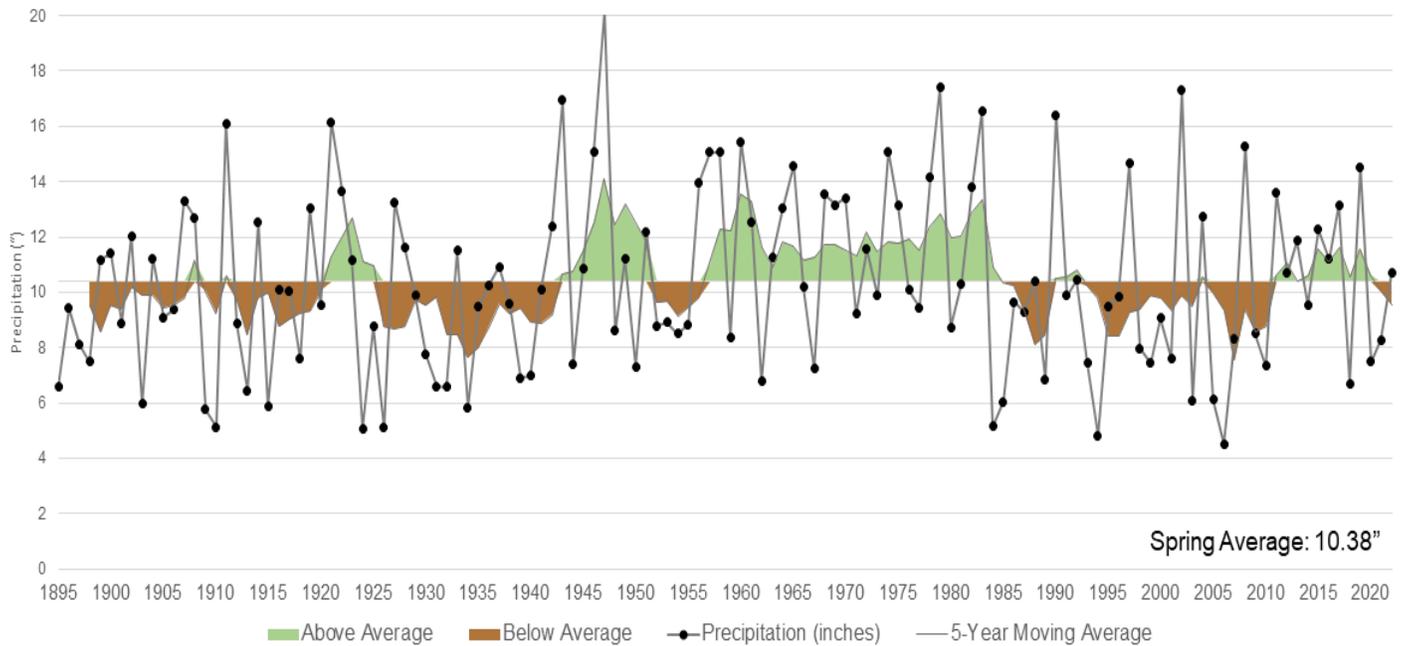
Source: Office of the State Climatologist/DNR

Figure 9: Southern Climate Division Winter Average Precipitation (1895-2023)



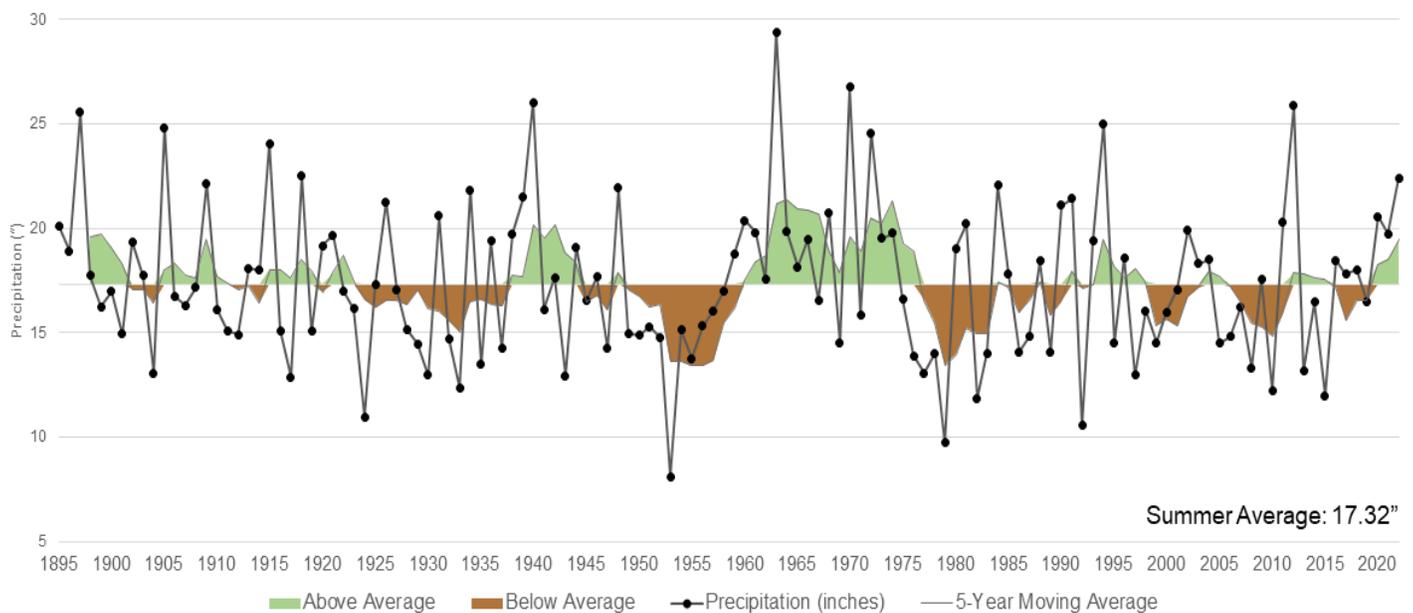
Source: Office of the State Climatologist/DNR

Figure 10: Southern Climate Division Spring Average Precipitation (1895-2023)



Source: Office of the State Climatologist/DNR

Figure 11: Southern Climate Division Summer Average Precipitation (1895-2023)

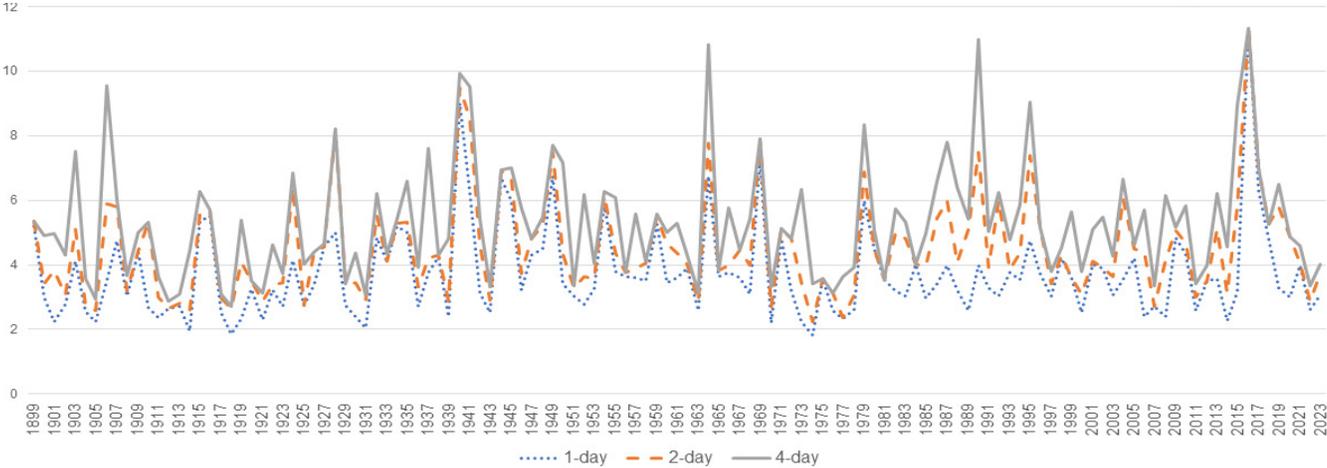


Source: Office of the State Climatologist/DNR

By zooming in to the long-term recording site at Yemassee, we can examine changes to daily maximum rainfall totals as a measure of how extreme precipitation may or may not be

changing. There is no real trend in the 1-day or 2-day maximum rainfall totals. Yet, there is a slight upward trend in 4-day maximum rainfall totals, as seen in **Figure 12**, which shows rain fall totals per year for 1-day, 2-day, and 4-day periods from 1899 to 2023.

Figure 12: Yemassee 1-day, 2-day, and 4-day Maximum Rainfall Totals



Source: Office of the State Climatologist/DNR

Appendix C: Sea Level Rise projections for South Carolina

Future rates of sea level rise vary depending on location for a number of reasons. The Sea Level Rise and Coastal Flood Hazard Scenarios and Tools Interagency Task Force, comprised of National Aeronautics and Space Administration (NASA), NOAA, Environmental Protection Agency, U.S. Geological Survey, and U.S. Army Corps of Engineers, downscaled the global sea level rise projections developed for the Fifth National Climate Assessment for the NOAA CO-OPS tidal gauges around the country. These calculations were incorporated into the Interagency Sea Level Rise Scenario Tool. The data for the Ft. Pulaski gauge is in Table 4 and is based on the sea level in 2000. Links to both the Scenario Tool and the NOAA 2022 report that forms the scientific basis for these projection curves are at the bottom of the table.

Table 4: NOAA 2022 Sea Level Rise Projections for Ft. Pulaski Gauge (in meters)

Year	Low	Int-Low	Intermediate	Int-High	High
2030	0.18	0.20	0.21	0.22	0.22
2040	0.25	0.28	0.30	0.33	0.35
2050	0.31	0.36	0.40	0.46	0.51
2060	0.37	0.43	0.51	0.63	0.75
2070	0.42	0.51	0.63	0.84	1.03
2080	0.45	0.58	0.79	1.07	1.38
2090	0.49	0.66	0.97	1.35	1.75
2100	0.54	0.73	1.19	1.64	2.14
2150	0.76	1.15	2.17	2.74	3.79

Source: [Interagency Sea Level Rise Scenario Tool](#); NOAA, et al 2022

Appendix D: Resilience Strategies Identified by Beaufort County Departments

The interdepartmental group of staff members working to achieve a more resilient future for Beaufort County is comprised of representatives from the Planning & Zoning Department, Engineering Department, Capital Improvements and Facilities Management Departments, and the Public Works Department. This group has been working to identify ways Beaufort County can protect and preserve its assets as a starting point to addressing resilience within the County. Below are department-specific contributions to the Long-Term Resilience Strategy that were developed by the group. While each department identified slightly different strategies, a common theme across all departments is to improve the resilience of County-owned infrastructure and facilities.

Introduction

Beaufort County owns and maintains diverse public infrastructure, including public boat landings, fishing piers, roads, libraries, stormwater systems, bridges, causeways, government buildings, swimming pools, airports, recreation centers, parks, multi-use pathways and sidewalks, public safety facilities, solid waste facilities, and more. Managing these facilities is extremely complex and doesn't end once a facility has been designed and constructed. Post-construction, County staff continually maintain, assess, and upgrade facilities as needed. While local building codes, which reflect International Building Code requirements, require that some current environmental conditions be considered from the outset of design in order to increase the longevity of the facility, changing environmental conditions are exerting additional pressures that haven't been planned for. These changing conditions reduce the lifespan of facilities and

increase the cost of routine maintenance, renovations, and upgrades when systems fail. Such realities are motivating County staff to proactively address resilience to account for future conditions as a part of both planning new and renovating existing County-owned infrastructure.

To begin to address these needs, staff have compiled specific strategies their departments can accomplish, like vulnerability assessments and creating policies to consider resilience during the planning phase of projects. While these strategies may initially increase the financial burden of supporting infrastructure, it will reduce costs over the life of the facilities.

Facilities Management and Capital Projects

Several environmental factors are putting pressure on County-owned buildings. Rising tides, higher intensity rainfall events, higher intensity winds, and increased risk of tropical cyclones all take a toll on existing County-owned buildings. These factors also impact how we site and build future County-owned buildings for public or emergency use, ranging from libraries to fire stations. Such realities will limit where we build and may require the County to reject more cost-effective parcels of land that are threatened by environmental changes in favor of a better suited site, like those that are free of localized flooding and maintain accessibility during a storm event, now and in the future.

Higher intensity rainfall events have additional impacts on County-owned buildings, other than flood risks. These events result in larger amounts of water over shorter durations and stronger winds than the weather patterns we are used to seeing. Many of our County-owned buildings have near-flat roofs with drains and internal piped gutter systems that can be quickly overwhelmed by intense rain events. They require routine maintenance to remain free flowing and clear of debris, and higher intensity events will increase the frequency of these maintenance activities. Where more intense rainfall will more frequently impact the function of roofing and draining systems, wind-driven rain will threaten the entire building. The entire building envelope, including the roof, windows, soffits, and foundations, can be subjected to water infiltration when wind pushes rain into places typically protected from water.

The potential of damage from all of these environmental factors, wind, rain, and flooding, become heightened during a tropical event, like hurricanes. It's because of this reality that local building codes require higher design standards for both wind and flood protection than found in other parts of the country. Maintaining and adhering to higher design standards minimizes the risk of damage during an event, and further bolstering those standards to consider future conditions through our own policies lengthens the life of our county-owned buildings. However, meeting the current local codes, and raising our standards beyond them, carries a higher construction and operational cost.

Resilience Strategies: Awareness

Strategy - Expand Community-Level Science Outreach and Education

Purpose: Clearly communicating with the public and leadership at Beaufort County about the pressures facilities currently face, the anticipated effects of future conditions, and the costs of building to a higher standard with the goal of forming a foundation of support needed to fund and improve the resilience of our building infrastructure.

Actions

- Work with the Public Facilities Committee to bring them important information about the condition of our buildings and the need to assess their vulnerability to future conditions.

In 2021, the County completed a Facility Master Plan. This plan focused on the growth of staff and the need for expanded facilities and additional employee campuses to accommodate a growing team. A similar assessment needs to be completed for county facilities to assess their current condition and their vulnerability to future environmental forecasts in order to improve facility longevity and integrity, especially when faced with increasing pressures. To fully understand the scope of upgrades necessary to make our buildings more resilient, as well as the expected cost of doing so, we must conduct a Facility Condition and Vulnerability assessment.

Resilience Strategies: Study

Strategy - Identify Critical Infrastructure

Purpose: To utilize a Facility Condition and Vulnerability Assessment to determine how existing County-owned buildings can or cannot withstand projected weather conditions.

Actions

- Allocate funding with a request in the Capital Improvements Plan to hire professional consultants who will inventory each of our existing facilities, assessing their current condition and vulnerability to future weather and tidal conditions. This team would be expected to document the design and nature of each building system (e.g. roof, HVAC, foundation, generator, etc.) and determine each building's current age, condition, and rehabilitation needs for current and future environmental conditions. The result of this effort would be a prioritized list of rehabilitation needs and upgrades with cost estimates to be tackled over short- and long-term implementation plans.

Resilience Strategies: Action

Strategy - Build More Resiliently

Purpose: To develop and maintain resilient facilities and staff to support them.

Actions

- Implement the recommendations from the Facility Condition and Vulnerability Assessment.
- Develop a well-trained, resilience-aware workforce on resilient procedures and policies, providing resources and information, so staff can make decisions and take actions to effectively implement the Facility Condition and Vulnerability assessment recommendations.
- Closely coordinate with the Finance, Procurement, Building Codes, Public Works, Engineering, Planning & Zoning, and Human Resources departments to maintain a properly trained workforce, resilient facilities, and the facilities' associated operational needs.
- Implement improved building and design regulations to ensure we begin planning for resilience at the outset of the planning phase of new projects, thereby reducing the impact of costly upgrades and renovations in the future.

Planning for and incorporating resilience into our initiatives isn't a one-time process. It's cyclical and will need to be periodically revisited. We will need to regularly assess the actions we've taken to improve our County-owned facilities' resilience to ensure our upgrades are properly working, new technologies and data are incorporated, and additional changes are made as needed. We must constantly be intentional about incorporating resilience into our facilities.

Resilience Strategies: Reassess

Strategy - Assess Facilities and Programs

Purpose: To continually improve education campaigns, training programs, and our facilities by assessing what's in place and adapting it based on the most up-to-date science and knowledge.

Actions

- Periodically communicate with County elected leaders and staff about resilience initiatives and how they strengthen our planning, designing, construction, and operation of County-owned buildings.
- Regularly host staff training sessions incorporating the most recent data to inform and improve resilience initiatives.

- Conduct a Facilities Condition and Vulnerability Assessment every three to five years to stay current and ahead of the curve. Make sure to consider growth projections, as these will impact the need for new facilities in the County. Even if conditions or needs go unchanged, a reassessment will provide opportunities to update cost estimates and adjust priorities.

Engineering Department

In many ways, a jurisdiction's most expensive and important asset is its roadway system. Roadway systems enable the safe and efficient transport of goods and people. While allowing for commerce, they also provide safe evacuation routes during natural disasters. Beaufort County maintains more than 200 miles of paved roadways and over 70 miles of unimproved roadways. The County's municipalities, along with SCDOT, own and maintain the remainder of the public network, which is more than double the size of the County's. As the County feels the effects of climate change, including rising tides and more extreme rainfall events, its roadway system becomes more exposed to the risk of flooding. Given that our community is comprised of numerous sea islands and barrier islands served by causeways or bridges, and many of our other roads occur at low-lying elevations or are constructed on embankments that cross marshlands, the resilience of our roadway system impacts most of our community. If it's not already occurring, these roadways are at risk of over-topping or other failures in the future. For much of our community, these roadways provide the only viable evacuation route in the event of a hurricane or are the only connection to everyday needs, like grocery stores, medical facilities, and schools. They are literal lifelines in both good and bad times. It is necessary that we develop strategies to prevent the degradation of our roadways, our most valuable asset.

The entire state of South Carolina is feeling widespread impacts of climate change. In response to several years of destructive weather events related to changing environmental conditions, South Carolina created the South Carolina Office of Resilience (SCOR), who developed and published a Statewide Resilience and Risk Reduction Plan. While this plan identifies many strategies, it does not directly address infrastructure. We can look to other states and entities for examples of resilient road and transportation planning, though. The Virginia Department of Transportation has developed a Resilience Plan for their transportation network, going so far as creating an Office of Transportation Sustainability. The Delaware Department of Transportation has created a Division for Transportation Resilience and Sustainability. Other states along the Atlantic coast, including Florida and North Carolina, have also made investments in resilience, including creating dedicated departments and strategic plans. At the federal level, the U.S. Department of Transportation, Federal Highway Administration, U.S. Army Corps of Engineers, Department of Defense, and National Oceanic and Atmospheric Administration are all working toward improving infrastructure to be more resilient. Many guiding documents and programs

have been established through these agencies, accompanied by substantial increases in funding opportunities for resilience that our County can leverage for our own local projects.

Understanding the growing risks our infrastructure faces, the Beaufort County Engineering Department is developing a holistic approach to resilience that will address all of our engineering projects. Balancing the need to create and promote resilient infrastructure while being fiscally responsible and maintaining current levels of service will be challenging. The following emphasis areas will be incorporated into our resilience initiatives.

Resilience Strategies: Awareness

Strategy - Expand Community-Level Science Outreach and Education

Purpose: To ensure stakeholders, like elected officials, municipal groups, local non-profit organizations, and more, are aware of the need to incorporate resilience in transportation and roadway projects.

Actions:

- Work with stakeholders and advocacy groups to develop a coalition dedicated to sustainability and resilience in the local infrastructure network.

Beaufort County has an opportunity to become a leader in regional resilience. Due to our unique geography, location, and assortment of stakeholders, we can become an example of productive regional cooperation. Much of this work has already begun and is ongoing. Between the various conservation groups, municipal planning organizations, cultural organizations, the Department of Defense, and other stakeholders, there are many existing research and planning documents that can be built upon.

Resilience Strategies: Study

Strategy - Identify Critical Roads

Purpose: To determine our roadway network's ability to withstand future environmental conditions and identify new, resilient techniques for incorporation into projects.

Actions:

- Within one year, conduct a Vulnerability Assessment of at-risk infrastructure and develop an implementation plan based on the assessment.

As required in the Comprehensive Plan and reiterated in the Long-Term Resilience Strategy, conducting a vulnerability assessment is one of the first steps toward improving the resilience of our County-owned infrastructure. This assessment should make sure to review, at a minimum, causeways, low-lying roadways, and culvert pipes. As part of the assessment, a

rating system shall be developed for project prioritization. The final deliverable will be a five-year implementation plan documenting recommended repair and estimated project costs.

Strategy - Identify Resilient Techniques

Purpose: Assess new techniques that can be incorporated into existing and future roadway projects to improve resilience.

Actions:

- Identify opportunities to utilize green infrastructure.

Green infrastructure uses more natural processes to achieve the same effect as “gray” infrastructure, which can negatively impact adjacent properties. Additionally, much more funding is available for projects incorporating green infrastructure, signaling a general interest in shifting toward these development techniques. Even without funding, the use of green infrastructure in lieu of gray infrastructure can reduce initial project costs. Examples include using living shorelines to protect vulnerable causeways instead of or in combination with gray infrastructure, like rip-rap. Green infrastructure projects also create opportunities for teaming up with other stakeholders through funding opportunities like the Department of Defense’s REPI Challenge program.

Resilience Strategies: Action

Strategy - Build More Resiliently

Purpose: Retrofit existing and place future utilities and critical infrastructure out of harm’s way.

Actions:

- Review future projects with resilience and sustainability in mind to incorporate these aspects early in the planning and design process.

By conducting resilience reviews during the planning and design process, we can identify areas to make projects more resilient, as well as sustainable. Identifying these opportunities for improvement early on and pairing them with a cost-benefit analysis will reveal the best long-term options for improving infrastructure. Many of our infrastructure projects possess a multitude of possibilities to incorporate resilience. Examples include: streetscaping projects with vegetated medians to provide opportunities to capture and treat stormwater, reducing localized flooding on roads and treating water before it impacts nearby salt marshes. Using vegetated slopes along causeways can slow the rate of erosion. Pervious pavement or geocell applications may lessen the impact of dirt road projects on the surrounding natural areas

and reduce the need for costly stormwater BMP installation.

- By the next funding window, establish a process to identify and pursue grant opportunities for funding resilience projects.

The recently passed Bipartisan Infrastructure Law (BIL) has opened multiple avenues of funding, making available billions of dollars for resilience initiatives. It has also created new programs that facilitate resilience projects. Many of these opportunities can be found through grant programs like FEMA BRIC, PROTECT, and NOAA Climate Resilience Regional Challenge Grants, among others.

- Within one year, establish a minimum roadway elevation.

Work with stakeholders to review tidal data and determine a minimum roadway elevation that takes into account current tide levels and anticipated sea level rise impacts. Develop an ordinance to adopt the new minimum as a part of County standards. Adapt existing at-risk County roads to the new standard.

- Become an Envision Certified entity within one year and have all projects evaluated for certification within two years.

ASCE, APWA, and ACEC created the Institute for Sustainable Infrastructure (ISI) in collaboration with Harvard University. The ISI established the envision program, which is a framework and rating system that reviews civil infrastructure projects and provides multiple levels of verification relating to both the resilience and sustainability of a project. Agencies and private entities can become Envision Certified, opening the door to additional benefits and project ratings.

Resilience Strategies: Reassess

Strategy - Continually Assess Techniques and Programs

Purpose: To ensure the most up-to-date science and building techniques are understood and used.

Actions:

- Work with researchers and vendors to test new products or techniques. Incorporate successful products or techniques into ongoing programs for future projects.

Beaufort County has already begun to build these relationships. The Engineering team has joined the CORE SC Infrastructure working group and has worked to build partnerships with organizations like The Ray. Through these partnerships, we can be a local driving force in

resilience and technological advancement in infrastructure. Additional opportunities may be present to work with organizations like NOAA, SC Sea Grant Consortium, and local higher education institutes to identify research opportunities to evaluate new technologies. Not far from Beaufort, Charleston County has led the way in this area and created an exemplary model for us to adapt to our own local needs.

Public Works Department

The Public Works Department is currently engaged in routine monitoring of County assets, including road infrastructure, bridges, boat landings, fishing piers, and drainage systems to determine the impacts of sea level rise. Each of these facilities is subject to tidal fluctuations that we experience today. Of particular concern are the impacts of King Tides, which currently bring water levels to above-average heights several times a year. As tides rise in Beaufort County, we will see normal daily tides that look like today's King Tides, and our infrastructure will become regularly exposed to the impacts of consistently higher water levels. The Public Works Department recognizes that proactively planning and budgeting for infrastructure improvement projects that take into consideration forecasted environmental trends will decrease the financial strain of acting after anticipated impacts begin degrading the integrity of our infrastructure. By taking action today, we can lessen the burden of a once-enormous financial outlay for capital projects in the future.

With this in mind, the Public Works Department has identified the following strategies as those most imperative to improving future resilience:

Resilience Strategies: Awareness

Strategy - Expand Community-Level Science Outreach and Education

Purpose: Conduct education campaigns targeting elected officials and citizens.

Actions:

- Continue to educate elected officials and citizens on the importance of planning for resilience.

Resilience Strategies: Study

Strategy - Identify Critical Infrastructure

Purpose: Identify critical infrastructure and determine how they withstand future environmental trends.

Actions:

- Most importantly, conduct a Vulnerability Assessment that identifies County-owned infrastructure that's in need of improvement to prolong its functional life considering anticipated worsening environmental trends. Use the results of the assessment to prioritize infrastructure upgrades and adaptation projects, then implement the recommendations.

Resilience Strategies: Action**Strategy - Build More Resiliently**

Purpose: Improve standards, policies, planning, and design procedures to improve how we build.

Actions:

- Review and improve County standards and policies to address resilience related initiatives. These standards may improve our current building codes, floodplain policies, stormwater management practices, and engineering standards.
- Review and improve County facilities to accommodate resilient design. This is not only important for the general maintenance and management of our current facilities, but also sets an example for our community and neighbors.

Resilience Strategies: Reassess**Strategy - Continually Assess Techniques and Programs**

Purpose: Continually review the vulnerability status of facilities.

- Supplement the work being conducted by the Planning & Zoning department by implementing cyclical reviews of facilities and adapting for resilience.

To jump-start this process, the Department has already begun identifying infrastructure it suspects or knows to be at risk of current tidal conditions and, especially, future anticipated conditions. These facilities are Paukie Island Road, Old Jericho Road Bridge, Half Moon Island Road, Witsell Road, Butcher's Island Boat Landing, Marshland Boat Landing, and Sugar Hill Boat Landing.

BEAUFORT COUNTY

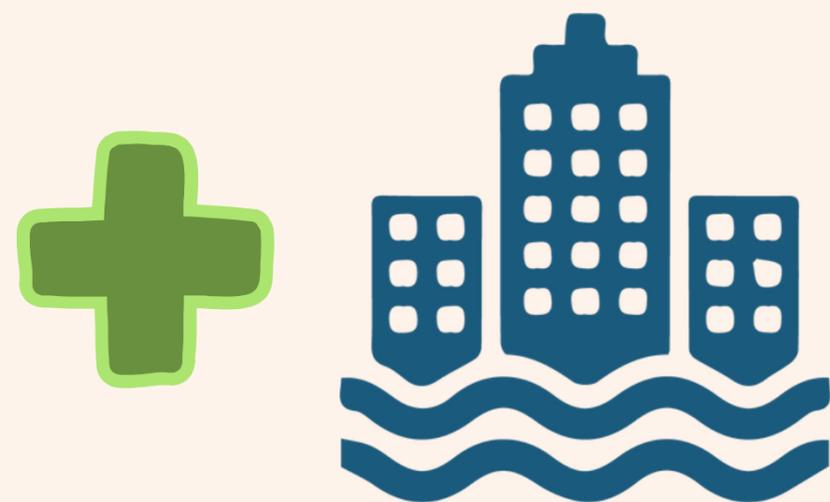
Long-Term Resilience Strategy

Beaufort County Community Services + Land Use Committee
April 8, 2024



Irma, 2017

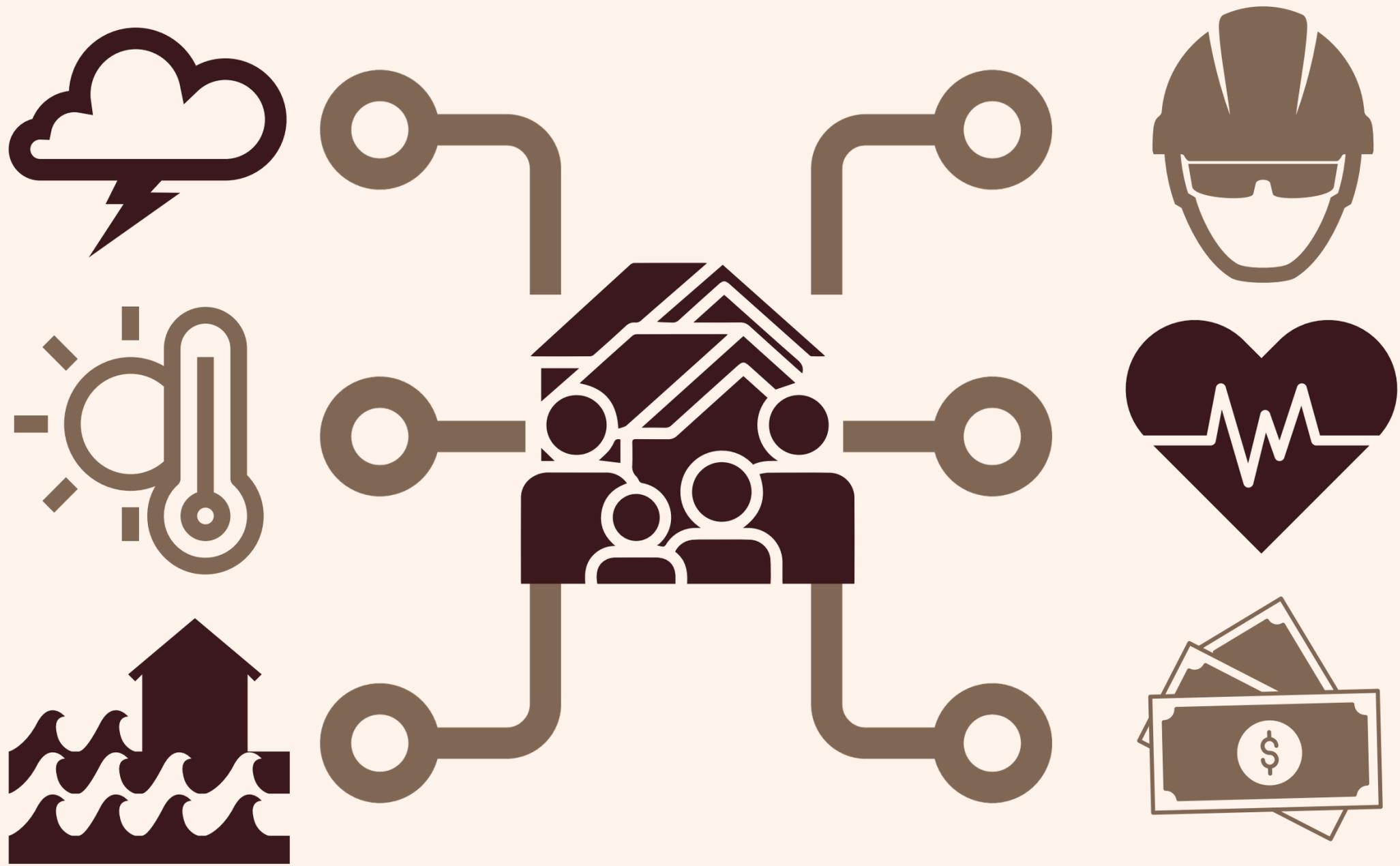
SC Code § 48-62-10



RESILIENCE ELEMENT NOW
REQUIRED IN COMPREHENSIVE
PLANNING



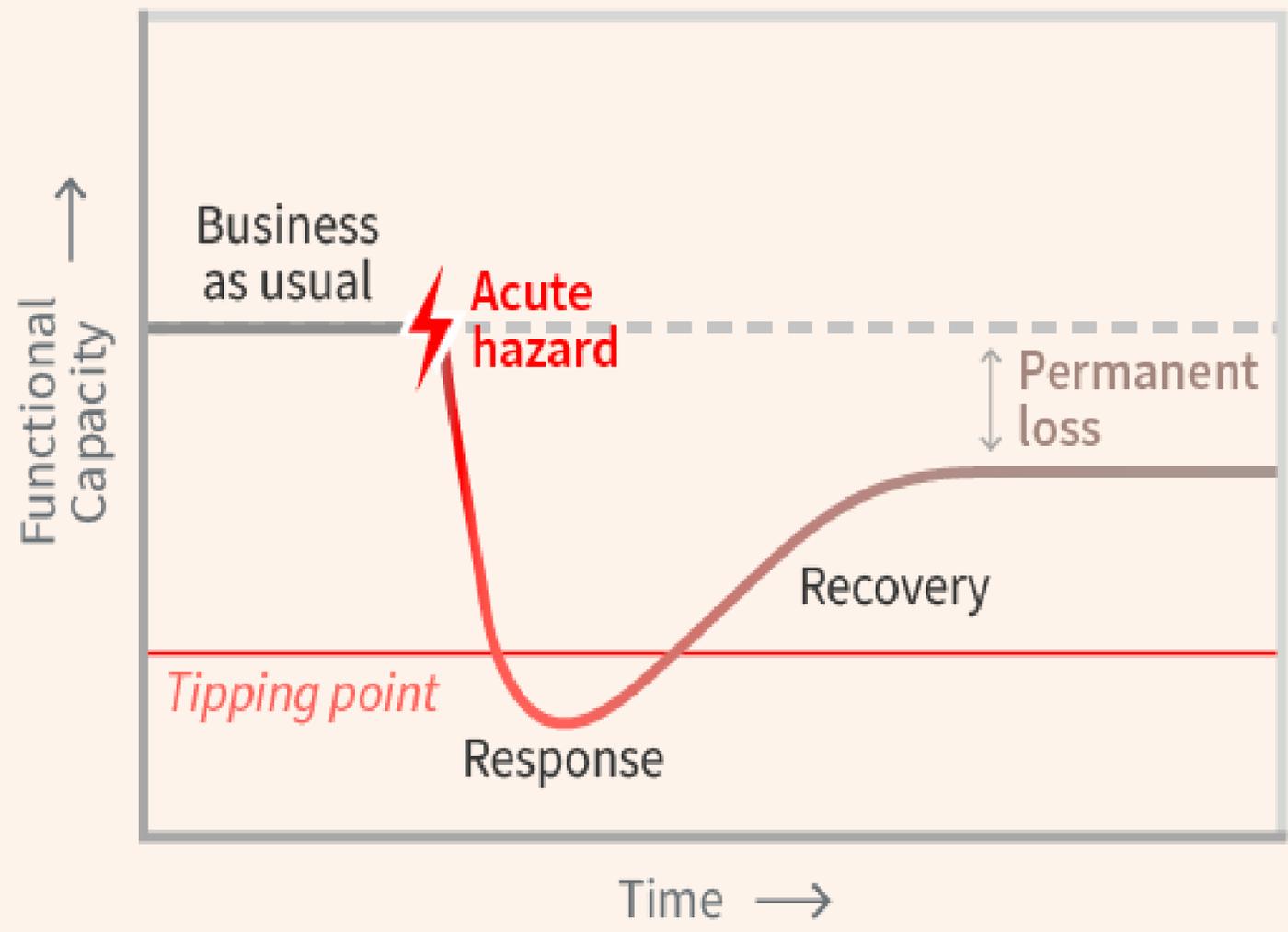
CREATED THE OFFICE OF
RESILIENCE



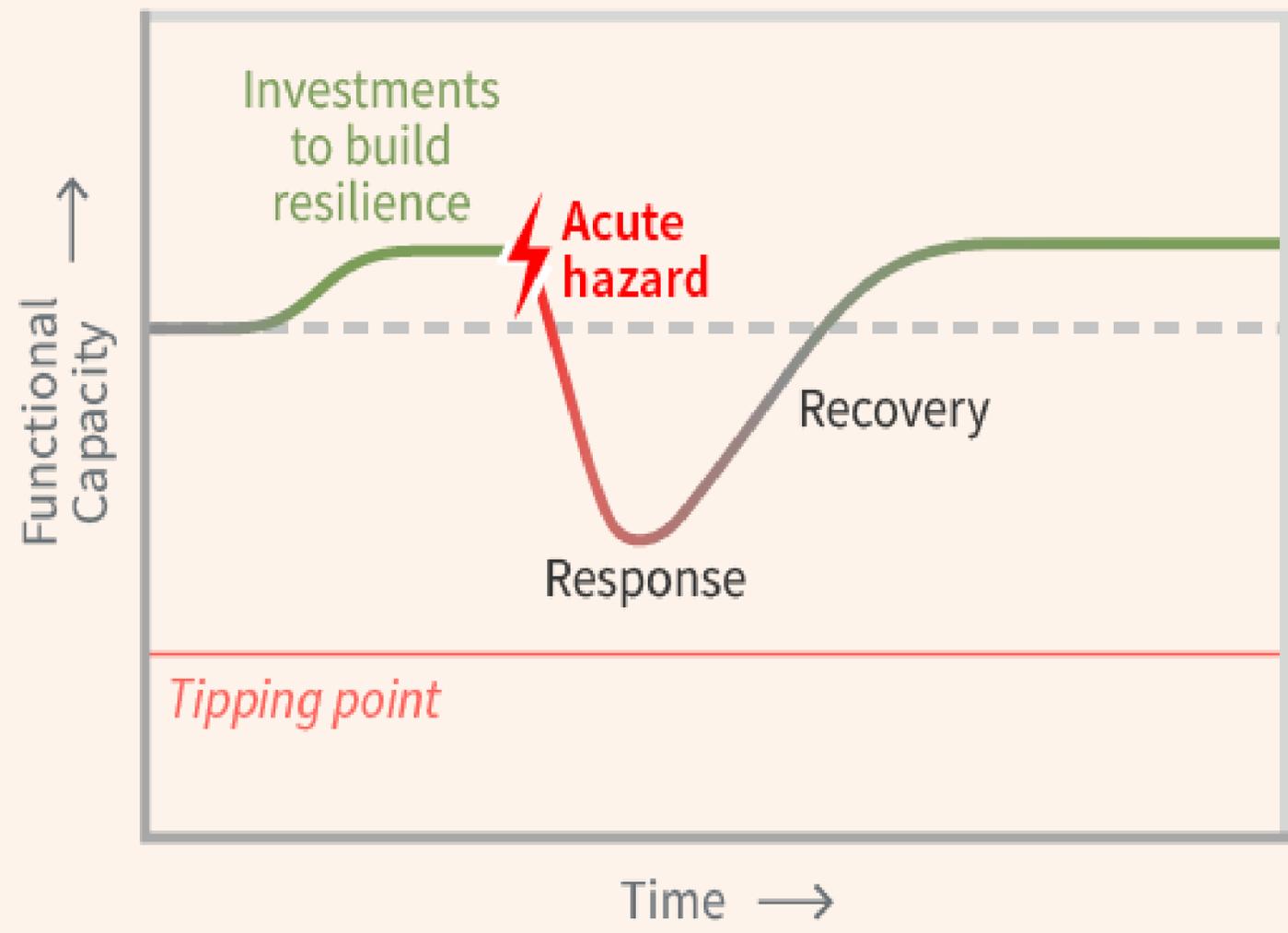
RESILIENCE

The ability of communities, economies, and ecosystems to anticipate, absorb, recover, and thrive when presented with environmental change and natural hazards.

Less Resilient

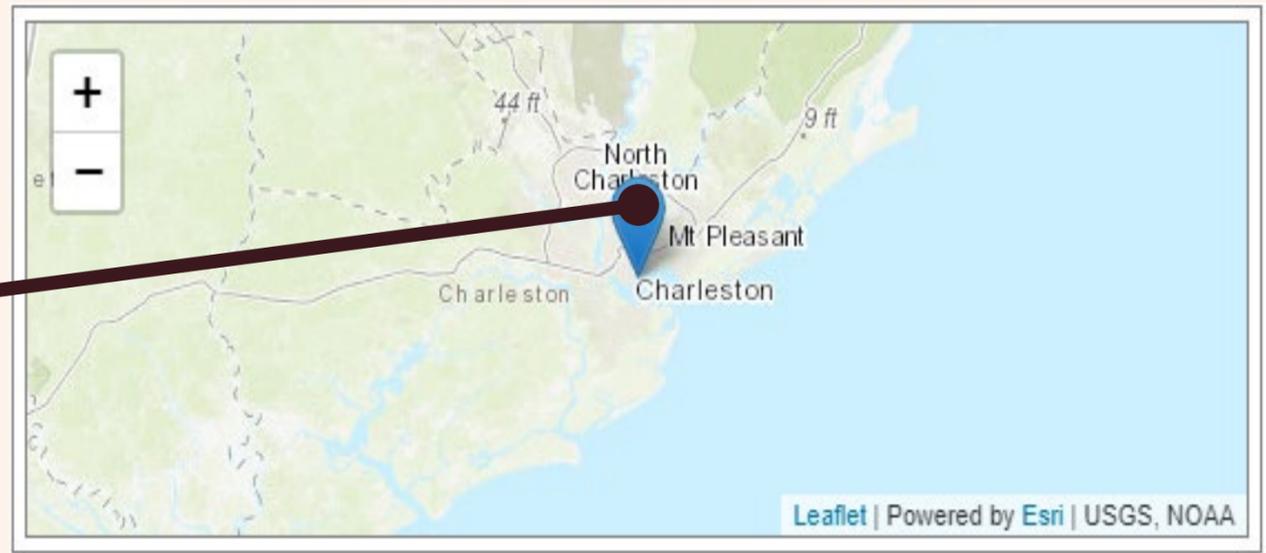
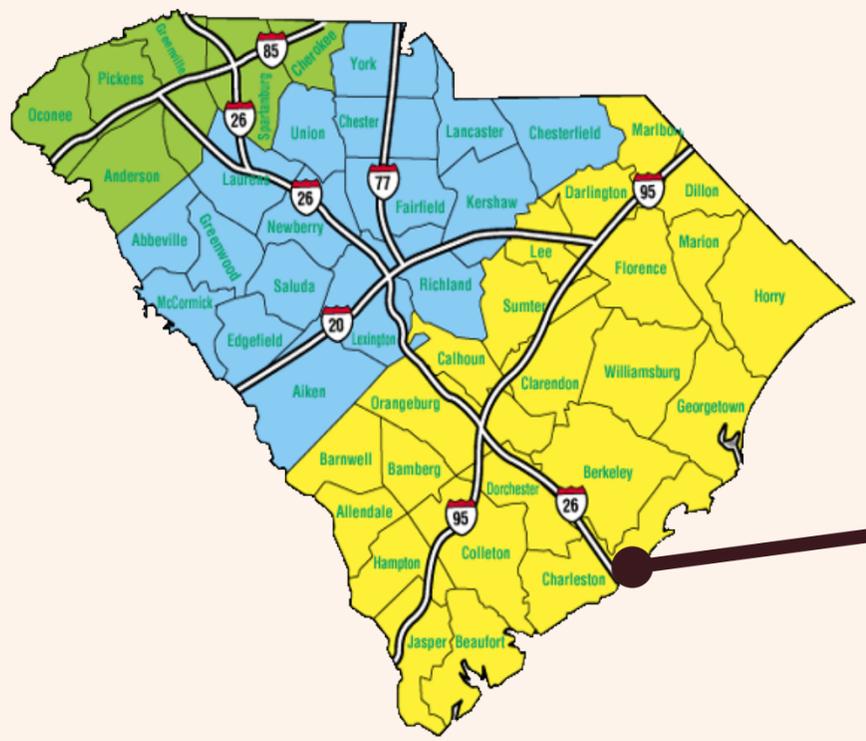
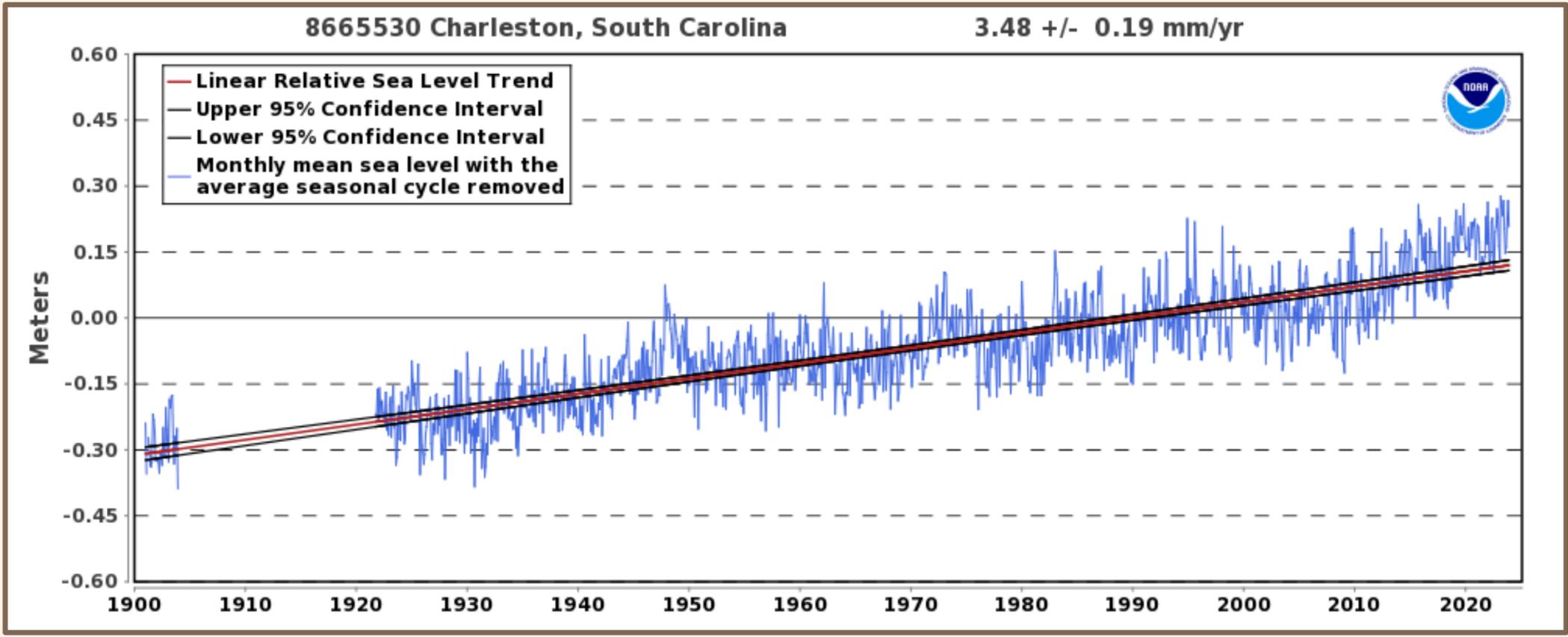


More Resilient



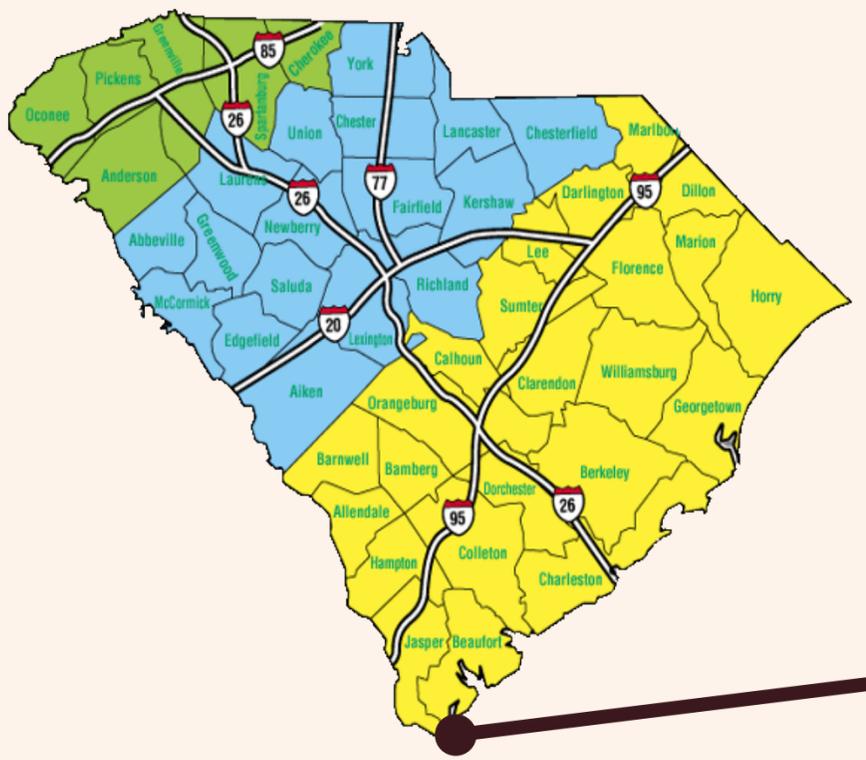
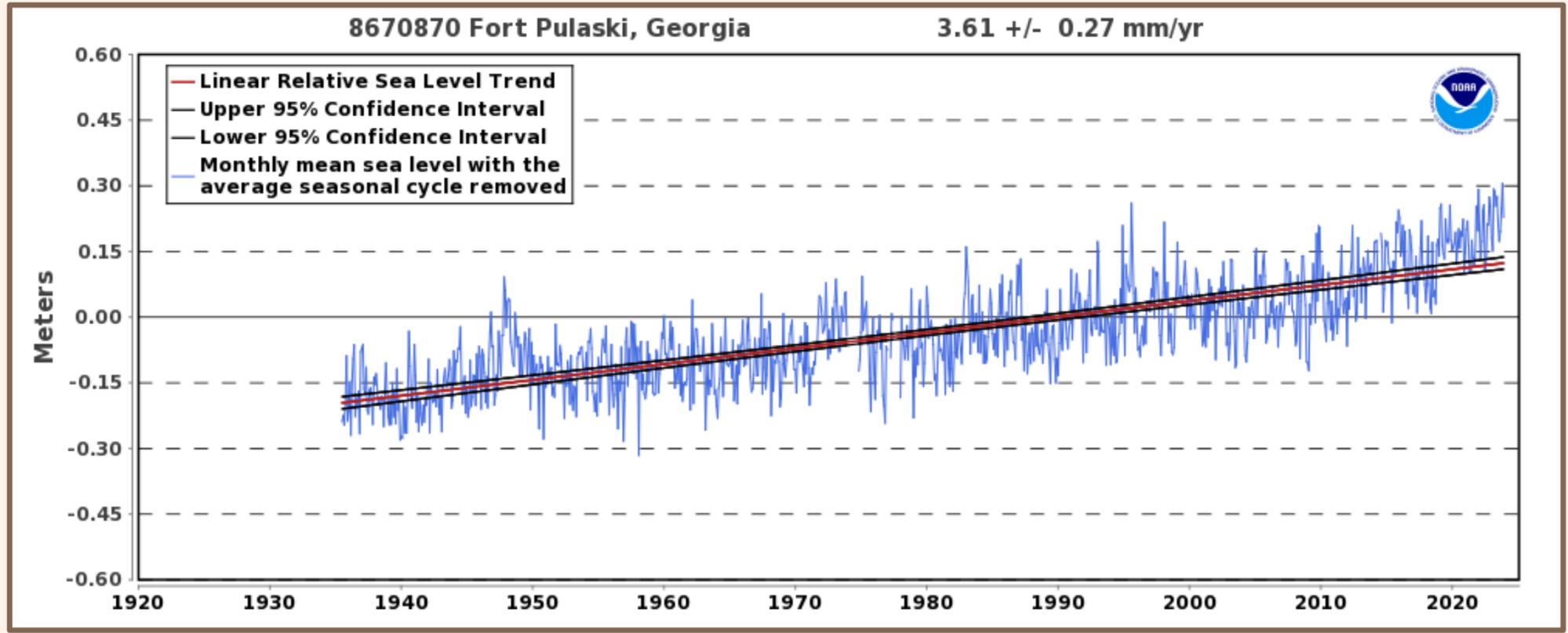
Credits: NOAA

Charleston, SC 12 in – 20 in 2050

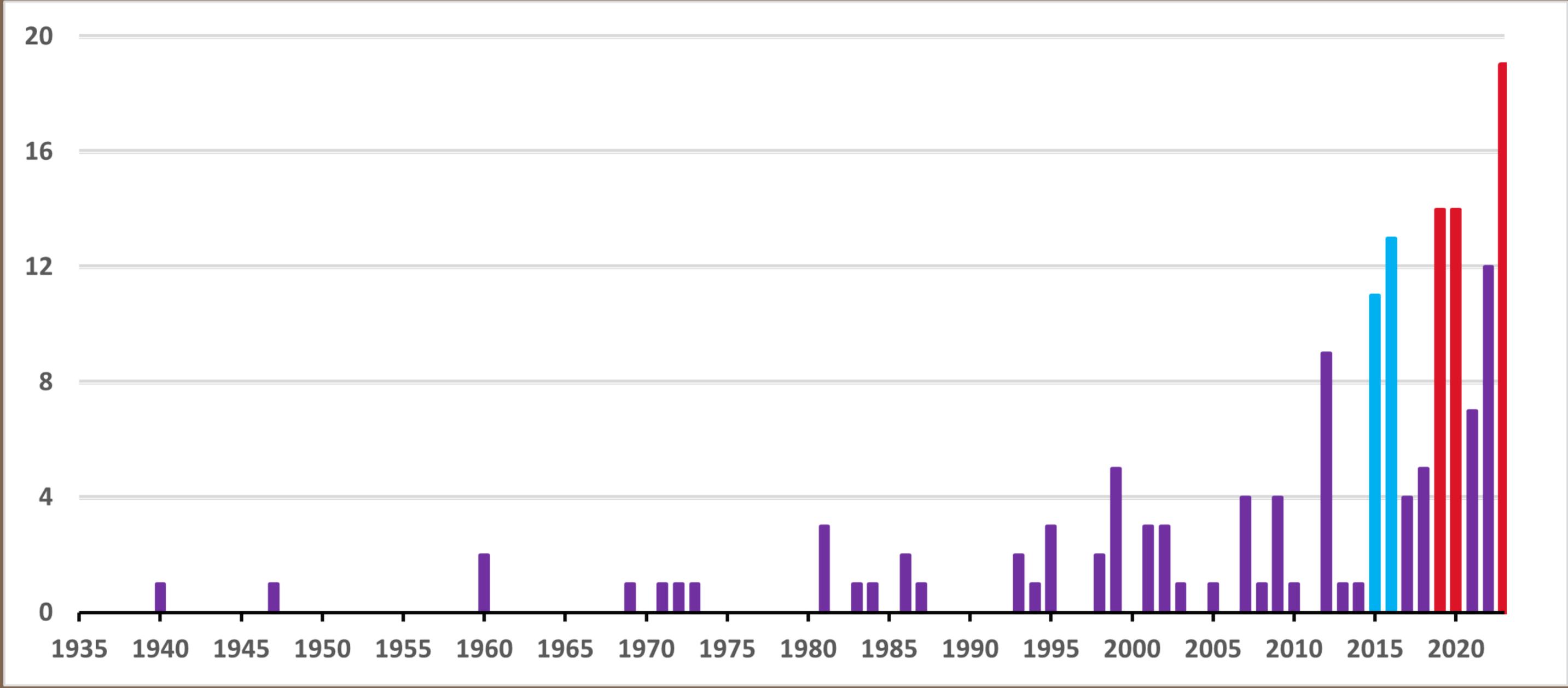


Fort Pulaski, GA

12 in – 20 in
2050



Flood Days at Fort Pulaski Tide Gauge



ADOPTED 2021

2040 COMPREHENSIVE PLAN

Resilience is interwoven throughout the document and defined as the ability to adapt and thrive in a dynamic coastal environment and changing economy.

The Plan advises studying, monitoring, and addressing the impacts of higher tides and other environmental hazards so we can plan appropriately.

The Plan recommends a vulnerability assessment for critical County infrastructure.

The Plan promotes proactive resilience planning to support habitat protection, military readiness, and economic drivers.

Beaufort County Community Services + Land Use Committee | April 2024



2040 COMPREHENSIVE PLAN



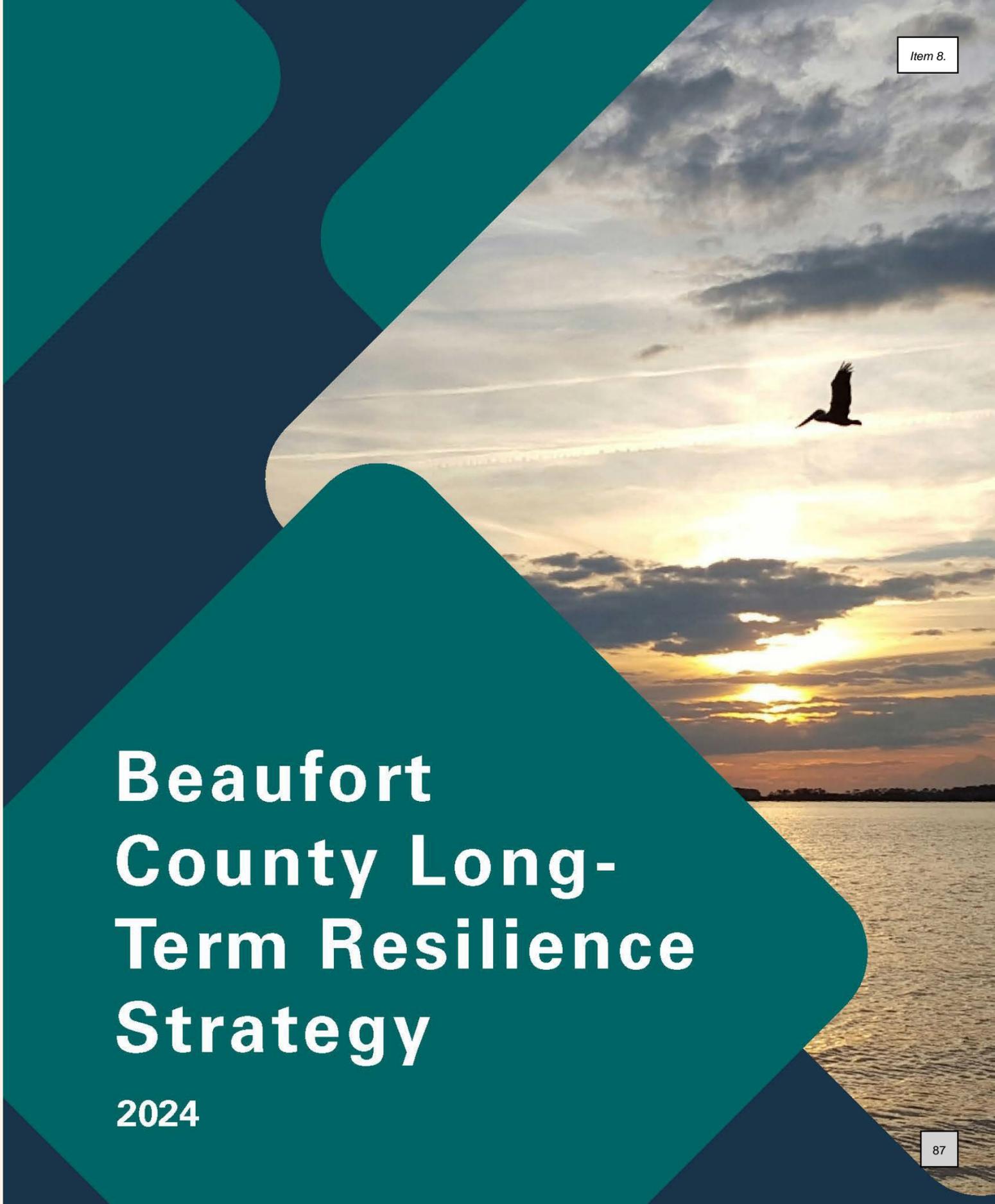
Long-Term Resilience Strategy

SUMMARIZES PAST ENVIRONMENTAL TRENDS

GAUGES ANTICIPATED FUTURE TRENDS

RECOMMENDS STRATEGIES TO FORTIFY BEAUFORT COUNTY RESILIENCE

SUPPLEMENTS THE 2040 COMPREHENSIVE PLAN



Beaufort County Long-Term Resilience Strategy

2024

Four Resilience Strategy Groups

AWARENESS

Effectively communicating with and educating all relevant parties (including ourselves), facilitating conversations about next steps.



STUDY

Gathering scientific data and stakeholder information to support decision-making to improve Beaufort County's long-term resilience.



ACTION

Adopting and implementing policies and strategies identified during the "Study" phase.



REASSESS

Checking policies and strategies are working as intended, while continuously examining scientific data to inform ongoing work.



COASTAL RESILIENCE WORKING GROUP



Planning & Zoning



Facilities
Management &
Capital Projects



Engineering



Public Works

DEPARTMENT STRATEGIES

Characterize local rainfall, tidal, and groundwater trends.

Adapt existing codes/programs to accommodate environmental impacts.

Develop informational hubs and programs.

ROB MERCHANT

Planning & Zoning

Conduct Resilience Reviews during design process.

Assess and retrofit vulnerable existing roadway infrastructure.

Establish improved minimum roadway elevations.

BRYAN BAUER

Engineering

Assess and retrofit vulnerable existing County facilities.

Improve building standards for resilience.

Train staff on resilience standards.

ERIC LARSON

Facilities Management & Capital Projects

Assess and retrofit vulnerable marine facilities.

Assess and retrofit stormwater infrastructure.

Establish improved stormwater standards for resilience.

NEIL DESAI

Public Works

WHAT'S NEXT?



ADOPT THE LONG-TERM RESILIENCE STRATEGY

Add the finalized Long-term Resilience Strategy, with input from other departments, as an appendix to the 2040 Comprehensive Plan.



INITIATE VULNERABILITY ASSESSMENTS

Assess the capacity of existing and future County infrastructure to withstand impacts of worsening storms and heightened flood risks.



IDENTIFY FUNDING FOR PROJECTS

Identify and acquire funding for projects identified in the Vulnerability Assessments. As recommended in the Comprehensive plan, consider hiring staff to accomplish projects.



RETROFIT AND ADAPT

Begin implementing recommendations from the Vulnerability Assessment to bolster County investment, maintain Coastal Resilience Working Group to oversee progress.

QUESTIONS?



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
CONSIDERATION OF AN ORDINANCE AMENDING THE ZONING MAP FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU)
MEETING NAME AND DATE:
Community Services and Land Use Committee Meeting, April 8, 2024
PRESENTER INFORMATION:
Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)
ITEM BACKGROUND:
This rezoning application went before the Beaufort County Planning Commission at their March 4, 2024, meeting. At that time, the Commission voted unanimously to recommend denial of the proposed amendment to County Council.
PROJECT / ITEM NARRATIVE:
The applicant is seeking to amend the zoning of an undeveloped, 86-acre parcel. It is currently zoned T2 Rural, and the applicant is requesting a zoning amendment to C3 Neighborhood Mixed Use in order to accommodate 184 single-family detached homes.
FISCAL IMPACT:
Not applicable
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends denial of the proposed zoning amendment. 1. The proposed is not consistent with, and does not further the goals, and policies of the Comprehensive Plan. The plan specifically recommends for a Hamlet Place Type Overlay, a framework that aims to ensure orderly and walkable development within the area, which is important especially in areas where a school is present. 2. It does not address a demonstrated community need. 3. It is not required by changed conditions, in fact, it is important to note that there exists a notable abundance of undeveloped properties currently zoned as C3 in the vicinity.
OPTIONS FOR COUNCIL MOTION:
Motion to approve, modify, or deny the application as submitted;* Approval of the application with a reduction in the area proposed to be rezoned;* Approval of a rezoning to a more restricted base zone than requested in the application;* or Denial of the application.* *Council’s decision must be based on the standards in Section 7.3.40 C of the Community Development Code (Attachment A to this AIS) and must clearly state the factors considered in making its decision and the basis or rationale for the decision. (7.4.90 B.3). These factors are as follows: 1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the

Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan;

- 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
- 3. Addresses a demonstrated community need;
- 4. Is required by changed conditions;
- 5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;
- 6. Would not adversely impact nearby lands;
- 7. Would result in a logical and orderly development pattern;
- 8. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
- 9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Attachment A.

CDC Section 7.3.40 B.7 Zoning Map Amendment (Rezoning) provides:

The County Council’s decision shall be based on the standards in Subsection 7.4.30 C and shall be one of the following:

- 1. Approval of the application as submitted;
- 2. Approval of the application with a reduction in the area proposed to be rezoned;
- 3. Approval of a rezoning to a more restricted base zone than requested in the application;
- 4. Denial of the application.

CDC Section 7.3.40 C. Zone Map Amendment Review Standards.

The advisability of an amendment to the Official Zoning Map 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 a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

- 1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan;
- 2. Is not in conflict with any provision of this Development Code, or the Code of Ordinances;
- 3. Addresses a demonstrated community need;
- 4. Is required by changed conditions;
- 5. Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;
- 6. Would not adversely impact nearby lands;

7. Would result in a logical and orderly development pattern;
8. Would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

CDC Section 7.4.90 B.3 provides:

County Council's decision shall clearly state the factors considered in making the decision and the basis or rationale for the decision.

ORDINANCE 2024/ _____

AN ORDINANCE AMENDING THE ZONING MAP FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU)

WHEREAS, the property located at the 98 Jennings Road (R100 028 000 0264 0000) is currently zoned T2 Rural; and

WHEREAS, the owner of the property has requested to change to zoning of the property to C3 Neighborhood Mixed Use; and

WHEREAS, the Beaufort County Comprehensive Plan encourages moderate-density residential as the primary use with supporting neighborhood retail establishments and designates this site as a location to implement a Hamlet Place Type; and

WHEREAS, the Beaufort County Planning Commission considered the request on March 4, 2024, voting unanimously to recommend that County Council deny the request; and

WHEREAS, County Council now wishes to amend the zoning map to change the zoning of the property from T2 Rural to C3 Neighborhood Mixed Use.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled as follows:

To adopt an ordinance amending the zoning map for 86.16 acres (R100 028 000 0264 0000) located at 98 Jennings Road from T2 Rural (T2R) to C3 Neighborhood Mixed Use (C3NMU).

Ordained this ___ day of _____, 2024

Joseph Passiment, Chairman

Sarah Brock, Clerk to Council



MEMORANDUM

TO: Alice Howard, Chair, Community Services and Land Use Committee of County Council

FROM: Robert Merchant, AICP, Beaufort County Planning and Zoning Department

DATE: March 21, 2024

SUBJECT: ZONING MAP AMENDMENT/REZONING REQUEST FOR 86.16 ACRES (R100 028 000 0264 0000) LOCATED AT 98 JENNINGS ROAD FROM T2 RURAL (T2R) TO C3 NEIGHBORHOOD MIXED USE (C3NMU)

STAFF REPORT:

A. BACKGROUND:

Case No.	CDPA-000032-2023
Owner:	Claire Nitze
Agent:	Josh Tiller
Property Location:	98 Jennings Road
District/Map/Parcel:	R100 028 000 0264 0000
Property Size:	86.16 Acres
Current Future Land Use Designation:	Neighborhood/ Mixed-Use (Hamlet Place Type)
Current Zoning District:	T2 Rural
Proposed Zoning District:	C3 Neighborhood Mixed-Use

B. SUMMARY OF REQUEST: The applicant is requesting to rezone an undeveloped parcel of 86.16 acres. The request is to accommodate 184 single-family detached homes. The current zoning of the property is T2R which would only permit approximately 28 houses. The surrounding lands are either undeveloped or comprised of single-family dwelling units; on the other side of Jennings Road is Battery Creek High School.

C. EXISTING ZONING: The lot is currently zoned T2 Rural (T2R), which permits residential development at a density of one dwelling unit per three acres. T2 Rural also permits very limited non-residential uses. A portion of this parcel is located in Noise Zone 1 which requires notification to the Marine Corps Air Station.

D. PROPOSED ZONING: The CDC defines the Neighborhood Mixed Use district as “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.” Businesses such as a Park, Gas Station, Golf Course, and Major Utility are some of the permitted/conditional uses. While it is the developer’s intent to develop 184 single-family houses, the proposed 86.16 acres of C3 zoning could yield the following:

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
Floor Area Ratio	
Non-residential buildings	0.18 max.

E. TRAFFIC IMPACT ANALYSIS (TIA): According to Section 6.3.20.D of the CDC, “*An application for a rezoning shall include a TIA where the particular project or zoning district may result in a development that generates 50 trips during the peak hour or will change the level of service of the affected street.*”

Beaufort County Office of Engineering has reviewed and concurs with the land use code utilized, resultant trip generation, and intersections to be studied in the Traffic Impact Analysis (TIA) Memorandum for 98 Jennings Road. However, to account for residents traveling south for work and east for shopping during the weekdays the following intersections would require study as well: Joe Frazier at Broad River Road, Broad River Road at WK Alston Drive, and Parris Island Gateway at Broad River Road. In addition, we agree with the trip assignments assumed for the development, for the most part, but we believe that the demand for commuters heading to Bluffton and Hilton Head for work holds more weight than what is currently being assigned at Broad River Road and Jennings Road. In light of this, the applicant will be required to amend the memorandum to include this trip assignment adjustment. This amended memorandum will address the Office of Engineering's concerns, and the development should move through the County's procedures as it normally would. However, the final TIA must include an analysis of the intersections aforementioned before final development approval.

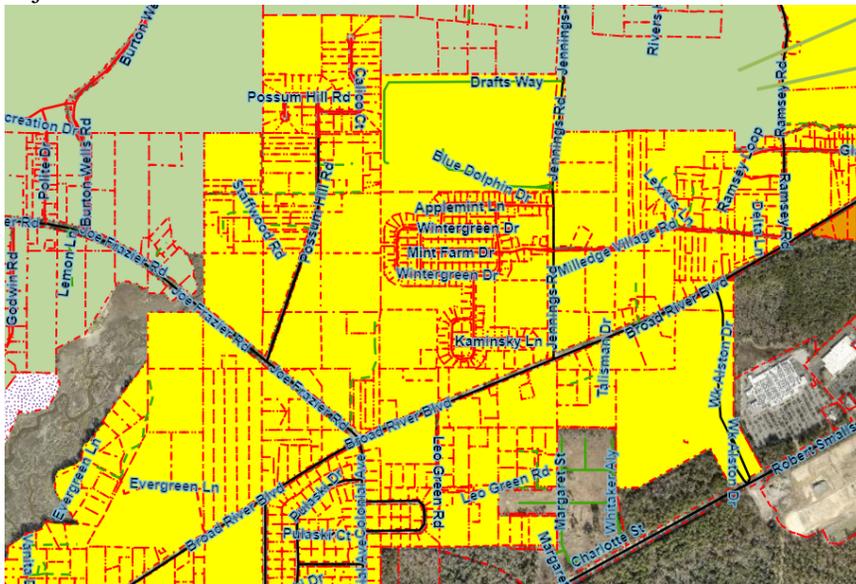
F. ZONING MAP AMENDMENT REVIEW STANDARDS: In determining whether to adopt or deny a proposed Zone Map Amendment, the County Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

- 1. Is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code;**

While the proposed C3 Zoning District is one of the districts that implements this future land use designation, the Comprehensive Plan identifies this particular site as a Hamlet Place Type. This means that the Place Type Overlay provision should be used when this property is upzoned. 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.

2. **Is not in conflict with any provision of this Development Code, or the Code of Ordinances;**
To be consistent with the Comprehensive Plan, the Play Type Overlay provision should be used to upzone this property.

3. **Addresses a demonstrated community need;**
The requested rezoning is not considered a community necessity due to the existence of ample undeveloped land zoned C3 (shown in yellow below) in the area and the more suitable prospect of implementing a Place Type Overlay. These factors collectively illustrate that the proposed rezoning does not align with the community's immediate needs or long-term development objectives.



4. **Is required by changed conditions;**
See 3

5. **Is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land;**
Much of the existing land use patterns in the immediate vicinity of this site consist of vacant land and low density residential. However, immediately west of the site is Battery Creek High School and Mint Farms, a moderate density residential subdivision.

6. **Would not adversely affect nearby lands;**

The proposed rezoning could significantly impact nearby lands in several aspects. Firstly, it may strain the capacity of the existing two-lane roads due to increased traffic from the additional housing units. Secondly, there might be potential stress on water and sewer capacities with the introduction of a larger number of residences. Lastly, the shift to 70-foot-wide minimum lots could clash with the surrounding rural land, potentially altering the area's character and development pattern.

7. Would result in a logical and orderly development pattern;

See 5 and 6

8. 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:

Any development on the site would be required to adhere to the natural resource protection, tree protection, wetland protection, and stormwater standards in the Community Development Code and the Stormwater BMP Manual.

9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities):

The School District has been notified. There is a concern in this general area that existing water and sewer lines and other sewer infrastructure may not be adequately sized to serve a development of this size without significant upgrades. It has yet to be verified that the capacity is adequate to serve additional development that would occur from this rezoning. The developer will be responsible for covering any required enhancements or expansions to water and sewer capacities resulting from the proposed project.

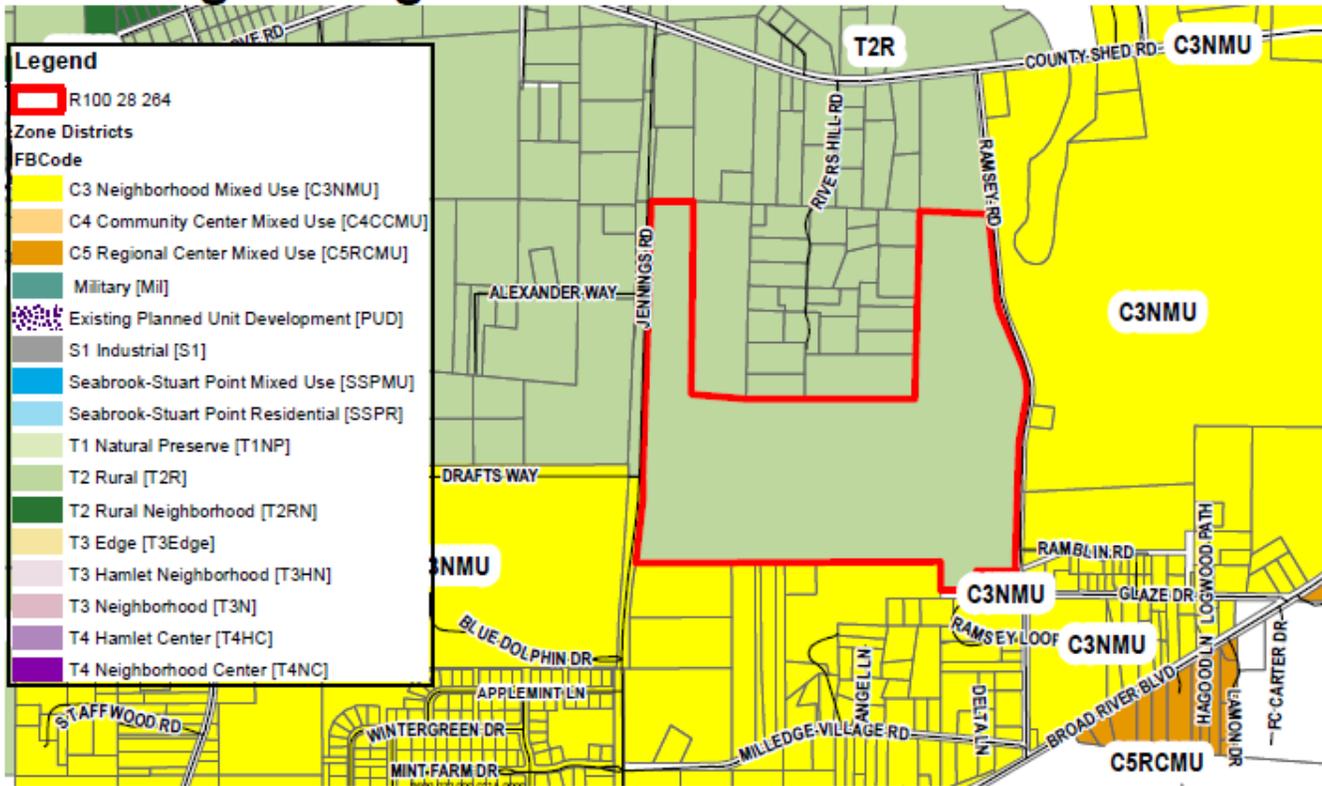
G. STAFF RECOMMENDATION: Staff recommends denial. Primarily, the proposed rezoning does not align with the established guidelines outlined in the comprehensive plan. The plan specifically recommends for a Hamlet Place Type Overlay, a framework that aims to ensure orderly and walkable development within the area, which is important especially in areas where a school is present. Furthermore, it's crucial to note that there exists a notable abundance of undeveloped properties currently zoned as C3 in the vicinity. Granting the requested rezoning could set a precedent that may lead to inconsistent development and utilization of the area.

H. This rezoning application went before the Beaufort County Planning Commission at their March 4, 2024 meeting. At that time, the Commission voted unanimously to recommend denial of the proposed amendment to County Council.

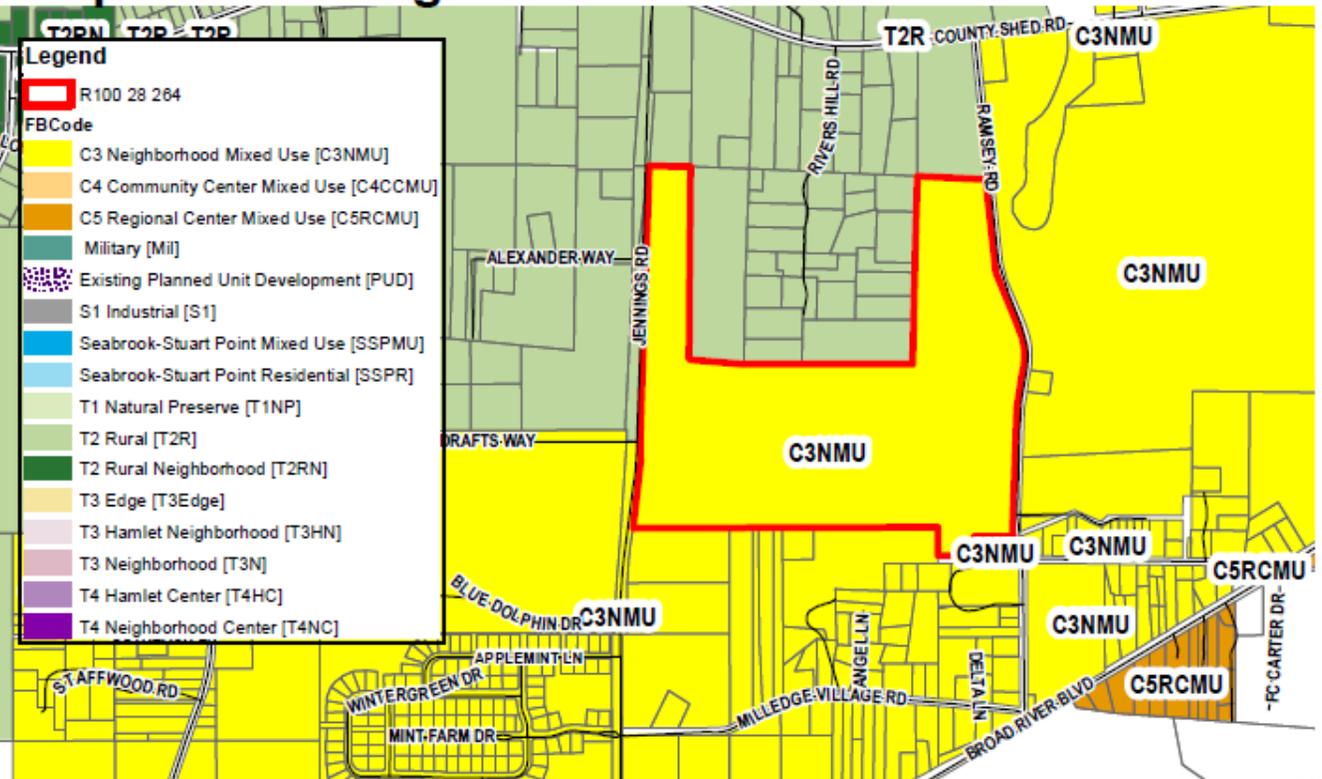
I. ATTACHMENTS

- Zoning Map (existing and proposed)
- Application and TIA

Existing Zoning



Proposed Zoning





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION TO NAME THE PORT ROYAL LIBRARY FACILITY IN HONOR OF THE FORMER TOWN OF PORT ROYAL MAYOR, SAMUEL E. MURRAY
MEETING NAME AND DATE:
COMMUNITY SERVICES AND LAND USE COMMITTEE; 4/8/24 @ 3PM
PRESENTER INFORMATION:
CHARLES ATKINSON, ACA DEVELOPMENT SERVICES <i>5 MINUTES</i>
ITEM BACKGROUND:
ON 2/14/24, PORT ROYAL TOWN COUNCIL PASSED A RESOLUTION REQUESTING THAT THE NEW PORT ROYAL LIBRARY LOCATION BE NAMED IN HONOR OF FORMER TOWN MAYOR SAMUEL E. MURRAY. ON 3/27/24, THE BEAUFORT COUNTY LIBRARY BOARD VOTED TO RECOMMEND APPROVAL OF A RESOLUTION TO NAME THE PORT ROYAL LIBRARY IN HONOR OF MR. SAMUEL E. MURRAY.
PROJECT / ITEM NARRATIVE:
<p>FORMER TOWN OF PORT ROYAL MAYOR SAMUEL E. MURRAY SERVED AS A MEMBER OF TOWN COUNCIL FOR 18 YEARS AND AS MAYOR FOR SIX CONSECUTIVE TERMS. DURING MAYOR MURRAY’S TIME IN OFFICE, THE TOWN OF PORT ROYAL THRIVED, INCLUDING NUMEROUS BEAUTIFICATION PROJECTS AS WELL AS NEW INFRASTRUCTURE AND BUILDINGS ERECTED THROUGHOUT THE TOWN, WITH A MAJOR FOCUS ON THE REDEVELOPMENT OF THE PORT PROPERTY.</p> <p>MAYOR MURRAY WAS A GRADUATE FROM THE SOUTH CAROLINA STATE COLLEGE WITH A BACHELOR’S AND MASTER’S DEGREE IN EDUCATION, AND IN 1999 RETIRED AS THE PRINCIPAL OF JAMES J. DAVIS ELEMENTARY SCHOOL. HE WAS FOR MANY DECADES AN AMBASSADOR FOR THE COMMUNITY, CONTRIBUTING GREATLY TO THE QUALITY OF LIFE THROUGHOUT THE TOWN, BEAUFORT COUNTY, AND THE STATE.</p> <p>BECAUSE OF THESE AND MANY MORE ACCOMPLISHMENTS IT IS FITTING TO RECOGNIZE SAMUEL E. MURRAY’S YEARS OF DEDICATION AND SERVICE TO HIS COMMUNITY, WHICH HAVE BROUGHT GREAT CREDIT UPON HIMSELF, HIS FAMILY, AND HIS COMMUNITY.</p>
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
STAFF RECOMMENDS APPROVAL OF THE RESOLUTION
OPTIONS FOR COUNCIL MOTION:
MOTION TO APPROVE/DENY A RESOLUTION TO NAME THE PORT ROYAL LIBRARY FACILITY IN HONOR OF THE FORMER TOWN OF PORT ROYAL MAYOR, SAMUEL E. MURRAY.

RESOLUTION 2024/___

A RESOLUTION TO NAME THE PORT ROYAL LIBRARY FACILITY IN HONOR OF THE FORMER TOWN OF PORT ROYAL MAYOR, SAMUEL E. MURRAY

WHEREAS, Beaufort County Council recognizes and expresses its gratitude for the many civil contributions made to our community by Town of Port Royal Mayor, Samuel E. Murray; and,

WHEREAS, Mayor Murray served as a member of Town Council for 18 years and as Mayor for six consecutive terms; and,

WHEREAS, during Mayor Murray’s time in office, the Town of Port Royal thrived, including numerous beautification projects as well as new infrastructure and buildings erected throughout the Town, with a major focus on the redevelopment of the Port Property, a project he personally initiated; and,

WHEREAS, Mayor Murray was a graduate from the South Carolina State College with a Bachelor’s and Master’s Degree in Education, and in 1999 retired as the Principal of James J. Davis Elementary School; and,

WHEREAS, Mayor Murray was for many decades an ambassador for the community, contributing greatly to the quality of life throughout the Town of Port Royal, Beaufort County, and the State of South Carolina; and,

WHEREAS, it is fitting to recognize the years of dedication and service to his community which have brought great credit upon himself, his family, and his community.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby affirm that the Port Royal Library Facility located on Paris Avenue in the Town of Port Royal shall be named in honor of former Town of Port Royal Mayor, Samuel E. Murray.

Adopted this ___th day of _____, 2024.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Chairman

ATTEST: _____

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 11.

ITEM TITLE:
RECOMMEND APPROVAL OF A RESOLUTION RECONIZING FAIR HOUSING MONTH
MEETING NAME AND DATE:
Community Services and Land Use Committee April 8, 2024
PRESENTER INFORMATION:
Audra Antonacci – Ogden, ACA <i>5 Minutes</i>
ITEM BACKGROUND:
April is nationally recognized as Fair Housing Month. All Community Block Grant/Economic Grantees are required to certify that the local government will undertake an action to affirmatively further fair housing.
PROJECT / ITEM NARRATIVE:
A Resolution Recognizing Fair Housing Month is required annually.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of the Fair Housing Month Resolution.
OPTIONS FOR COUNCIL MOTION:
Motion to approve a Resolution to Recognize Fair Housing Month. Motion to deny a Resolution to Recognize Fair Housing Month.

RESOLUTION 2024/ _____

A RESOLUTION RECONIZING THE POLICY SUPPORTING HOUSING FOR ALL NOT ONLY DURING FAIR HOUSING MONTH, BUT THROUGHOUT THE YEAR

Whereas, April 8th 2024, marks the 56th anniversary of the enactment of the Civil Rights Act of 1968, Title VIII of which (42 U.S.C. 3601 et seq.) commonly known as the Fair Housing Act; and

Whereas, the State of South Carolina enacted the South Carolina Fair Housing Law in 1989 supporting the policy of Fair Housing without regard to race, color, creed, national origin, sex, familial status, and handicap, and encourages fair housing opportunities for all citizens; and

Whereas, the County Council of Beaufort County is committed to addressing discrimination in our community, supporting programs that will educate the public about the rights to equal housing opportunities, and planning partnership efforts with other organizations to help assure every citizen of their right to fair housing; and

Whereas, the County Council of Beaufort County rejects discrimination on the basis of race, religion, color, sex, national origin, disability, and/or familial status in the sale, rental, or provision of other housing services, and

Whereas, the County Council of Beaufort County desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the County Council of Beaufort County does hereby designate April 2024 as Fair Housing Month and recognizes the policy supporting Fair Housing in encouraging all citizens to endorse Fair Housing opportunities for all not only during Fair Housing Month, but also throughout the year.

Adopted this _____ day of _____, 2024

COUNTY COUNCIL OF BEAUFORT COUNTY

Joseph Passiment, Chairman

Clerk to Council

_____ **Sarah Brock**



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBERS R100-026-00A-0260-0000 and R100-026-00A-0261-0000 AND ALSO KNOWN AS BOUNDARY STREET LOGAN
MEETING NAME AND DATE:
Community Services and Land Use Committee; April 8, 2024
PRESENTER INFORMATION:
Amanda Flake, Natural Resources Planner
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended to pursue due diligence on 5/11/23, Land Use and Community Services Committee recommended due diligence on 6/12/23, RCLP recommended to purchase on 3/14/24
PROJECT / ITEM NARRATIVE:
<p>Boundary Street Logan properties consist of approximate 0.81 acres zoned Highway Regional Commercial with frontage along Boundary Street (Highway 21) in Beaufort and identified as TMS# R100-026-00A-0260-0000 and R100-026-00A-0261-0000; collectively hereinafter the "Property". The Property has an appraised value of \$335,000.</p> <p>This project is part of a string of properties that are identified as important to vista creation along Upper Boundary Street. They represent shallow properties that would be difficult to redevelop and/or development poses a threat to the marsh and commuters with respect to their setbacks, curb cuts, and road access. Similar to the multi-party partnership that built the lower Boundary Street vista, this takes partners. The City of Beaufort has already purchased one of the properties in their grouping, the "Sherbert Property" for its appraised value in September 2023. The Open Land Trust has a right of first refusal on the "Barnard Tire" properties in the middle.</p> <p>If purchased, the Property would open up public view to the marsh beyond. The Property is currently rented to a company that sells equipment sheds and the lease is month to month and that would be removed by the tenant prior to closing.</p>
FISCAL IMPACT:
Up to \$335,000 plus closing costs (Account # 4500-80-0000-54400); Current balance: \$5,902,379
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve purchase of Boundary Street Logan Motion to modify purchased of Boundary Street Logan Motion to reject purchase of Boundary Street Logan

RESOLUTION 2024/ _____

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE FEE SIMPLE PURCHASE OF REAL PROPERTY IDENTIFIED AS TAX MAP SERIAL NUMBERS R100-026-00A-0260-0000 and R100-026-00A-0261-0000 AND ALSO KNOWN AS BOUNDARY STREET LOGAN

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase the real properties identified as TMS# R100-026-00A-0260-0000 and R100-026-00A-0261-0000 of +/- 0.81 acres and also known as Boundary Street Logan; collectively hereinafter “Boundary Street Logan”; and

WHEREAS, the fee simple purchase of Boundary Street Logan has been demonstrated to meet the Critical Lands Criteria of the Rural and Critical Lands Program (“RCLP”); and

WHEREAS, the Property is within unincorporated Beaufort County and provides expansive views to the marshes of Albergotti Creek from Boundary Street and the Spanish Moss Trail; and

WHEREAS, the proposal to purchase Boundary Street Logan is for a fee simple acquisition with a purchase price up to \$335,000 plus closing costs; and

WHEREAS, the proposed fee simple purchase of Boundary Street Logan was presented to the Rural and Critical Land Preservation Board (RCLPB) at the March 14, 2024, meeting and the RCLPB unanimously recommended approval of the purchase; and

WHEREAS, County Council finds that it is in the best interest of the citizens and residents of Beaufort County for the County Administrator to execute the necessary documents for the fee simple acquisition and purchase of Boundary Street Logan.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, does hereby authorize the County Administrator to execute the necessary documents and provide funding up to \$335,000 plus closing costs for the fee simple purchase of real properties identified as TMS R100-026-00A-0260-0000 and R100-026-00A-0261-0000 and also known as Boundary Street Logan.

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



Project Analysis: Boundary Street Logan Fee

PROPOSAL FOR: Fee Purchase approval

- PROPERTY ID: TMS# R100-026-00A-0260-0000 and R100-026-00A-0261-0000
- OWNER: Thomas Logan
- ACREAGE: .81 acres as surveyed
- PARTNERS: larger partnership with City of Beaufort
- TOTAL PRICE: \$335,000
- PRICE Negotiated/Acre: \$413,580
- RCLPP FUNDS: \$335,000
- APPRAISED VALUE: \$335,000
- ZONING: Highway Regional Commercial
- COUNCIL DISTRICT: 2 (*Bartholomew*)
- LOCATION: 2729 Boundary Street

Project Location and Attributes:

- Property is along Boundary Street
- Property is envisioned for a future passive park / scenic vista “Upper Boundary Street” with City of Beaufort
- Purchase would improve access management in the corridor, improve redevelopment nearby

Purchase and Cost Structure:

- Fee simple purchase
- City of Beaufort closed on neighboring “Sherbert Property” 9/30/23, OLT has a Right of First Refusal on Barnard Trust properties

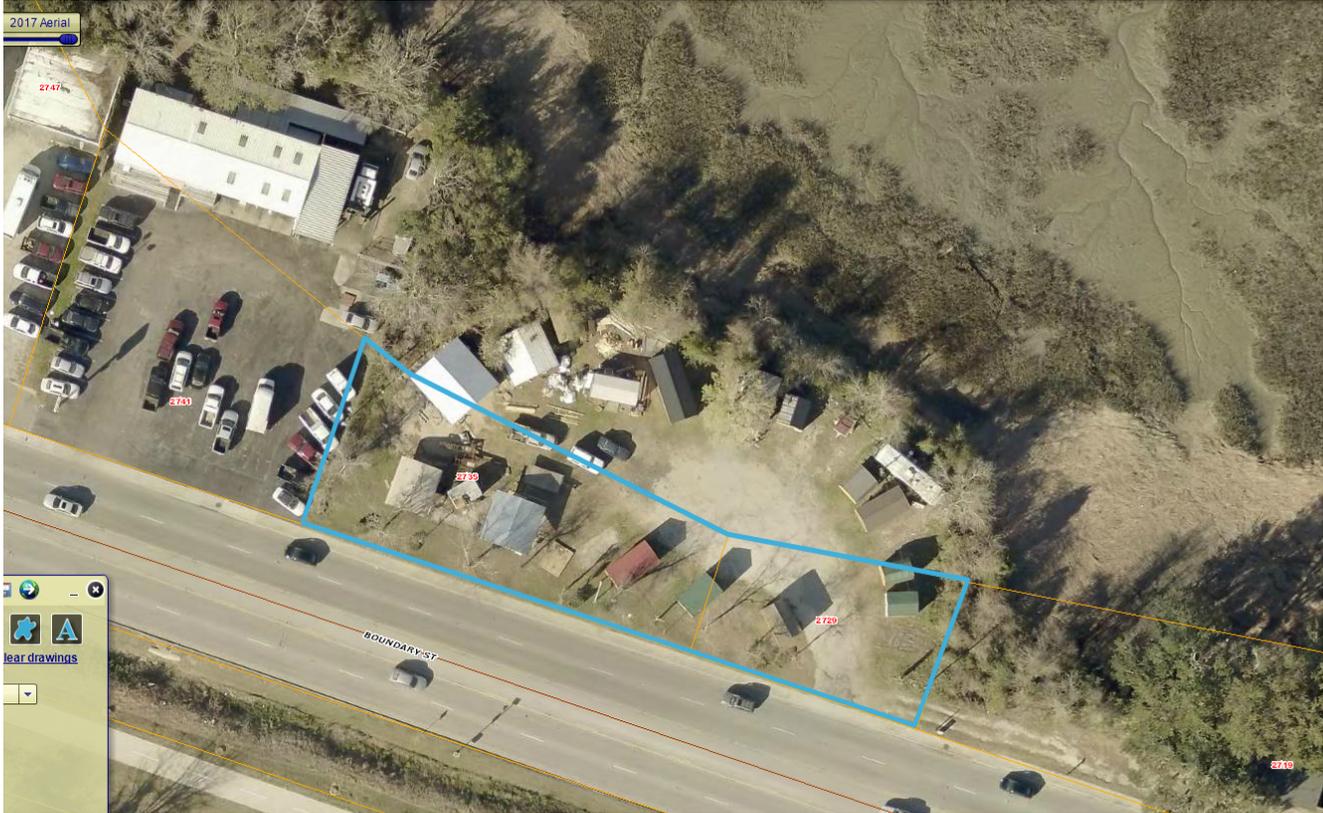


Figure 1: Proposed County Logan Fee

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) **AGREEMENT TO SELL AND
PURCHASE REAL PROPERTY**

THIS AGREEMENT TO SELL AND PURCHASE REAL PROPERTY (“Agreement”) is made and entered into this _____ day of _____ 2024, by and between **THOMAS LOGAN** ("Seller") and **BEAUFORT COUNTY**, a subdivision of the State of South Carolina ("Purchaser"); hereinafter collectively referred to as the “Parties”.

WITNESSETH:

WHEREAS, the Parties hereto had preliminary discussions with regards to the sale and purchase of certain real property located near Beaufort in Beaufort County, South Carolina, and it is their desire to document their understandings with respect to said sale and purchase.

NOW THEREFORE, in consideration of the premises and of the mutual promises and covenants herein contained the Parties agree as follows:

1. **Real Property.** The Seller agrees to sell and the Purchaser agrees to purchase certain real property containing approximately eighty-one tenths (0.81) acres with **TMS R100-026-00A-0260-0000 and R100-026-00A-0261-0000** commonly known as “Boundary Street Logan” and as further described in Exhibit A attached hereto and incorporated herein by reference; hereinafter collectively referred to as the “Property”.

2. **Purchase Price.** The purchase price of the Property shall be **THREE HUNDRED AND THIRTY FIVE THOUSAND (\$335,000.00)** Dollars (“Purchase Price”).

3. **Conveyance of Title.** The Seller shall convey fee simple title of the Property to the County. Seller agrees to convey the Property by marketable title, free and clear of all liens and encumbrances whatsoever and those agreed upon to be assumed by Purchaser (the “Permitted Exceptions”). Purchaser shall have the responsibility to examine the title to the Property. Purchaser shall notify Seller in writing of any title defects during the Inspection Period. Seller shall have twenty (20) days from the date of such notification in which to cure such defects at its own expense or to decline to cure such defects noted by Purchaser. Seller shall notify Purchaser in writing of Seller’s election to cure or decline to cure such defects noted by Purchaser within ten (10) days of receipt of Purchaser’s notice. Purchaser shall then have five (5) days from the date of Seller’s notice within which to notify Seller of Purchaser’s termination of this Agreement for lack of sufficient cure to such defects. Absent Seller’s receipt of notice from Purchaser within said five (5) day period, all of Purchaser’s outstanding defects shall be deemed Permitted Exceptions, and the Closing shall be held on or before the date provided for Closing in this Agreement.

4. **Survey.** Seller engaged Gasque and Associates land surveyors, licensed in South Carolina, to prepare a boundary survey of the Property (the "Survey"), which shall be certified to Purchaser and the title insurers.

5. **Inspection.** Purchaser hereby acknowledges and agrees that Purchaser has or will thoroughly inspect and examine the Property prior to closing. Purchaser is responsible for obtaining inspection reports from qualified professionals to assess the Property.

- a) **Inspection Period.** Purchaser may cancel this Agreement at any time prior to May 31, 2024 (the "Inspection Period"). Purchaser shall notify Seller in writing of its desire to cancel this Agreement. This Agreement shall be cancelled immediately upon Seller's receipt of written cancellation notice, and neither party shall have any further obligations hereunder.
- b) **Right of Access for Inspection.** Purchaser and/or its agents shall have the privilege of going upon the Property at any time during the existence of this Agreement to inspect, examine, survey and to make test borings, soil boring tests and any other tests which the Purchaser may deem necessary, at Purchaser's expense. Purchaser assumes all responsibility for the acts of itself, its agents or representatives in exercising its rights under Agreement.
6. **Closing.** The Closing occurs when Purchaser transfers the Purchase Price to Seller and Seller conveys title of the Property to Purchaser.
- a) **Closing.** The Closing shall occur on or before May 31, 2024 ("Closing Date") at the office of Purchaser's attorney, or on such other date, place and/or time as the Parties may mutually agree.
- b) **Closing Costs and Prorations.** All current real estate taxes, assessments, dues and other proratable items, if any, shall be apportioned pro rata on a per diem basis as of the Closing Date. All taxes for any years prior to 2024 shall be the responsibility of the Seller. Seller shall be responsible for paying the South Carolina recording fee (formerly referred to as documentary stamps), transfer tax to be affixed to the deed and related transfer documents, if any such fee or tax be applicable to this transaction. Purchaser shall be responsible for any other fees for recording the deed and for any of its financing costs. Each party shall be responsible for its own legal fees.
7. **Brokerage Fees.** Seller represents that the Property is not subject to a listing contract with any real estate broker. The Parties agree to indemnify and hold each other harmless from any claim of commission by others arising by, through or on account of the acts of the Parties.
8. **Seller's Delivery of Documentation.** Seller shall deliver to Purchaser at or before the Closing Date (at such times as Purchaser may reasonably request) a Limited Warranty Deed, the delivery and accuracy of which shall be a condition to Purchaser's obligation to consummate the purchase and sale herein contemplated.
9. **Conditions Precedent.** Notwithstanding anything to the contrary stated herein, the obligations of Purchaser to purchase the property are expressly made subject to the Seller's representation that as of the Closing Date the warranties and representations of Seller shall be true and correct. The foregoing conditions are for the sole benefit of and may be waived by Purchaser by written notice to Seller.
10. **Default.** If Purchaser or Seller fails to perform any provision of this Agreement, the other party may elect to seek any remedy provided in equity (but not at law for money damages) as a result of such failure to perform, including an action for specific performance of Seller's obligations under this Agreement, or terminate this Agreement with a written notice. If terminated, both Parties agree to cooperatively pursue their obligations set forth herein in good faith.
11. **Notices.** Any notice, communication, request, approval or consent which may be given or is required to be given under the terms of this Agreement shall be in writing and shall be transmitted (1) via hand delivery or express overnight delivery service to the Seller or the Purchaser, (2) via facsimile with

the original to follow via hand delivery or overnight delivery service, or (3) via e-mail, provided that the sending party can show proof of delivery, as the case may be, at the addresses/numbers set forth below:

TO PURCHASER:

Beaufort County
Attn: Amanda Flake
Post Office Drawer 1228
Beaufort, SC 29901-1228
E-mail: aflake@bcgov.net
(843) 255-2140

Copy to:

Beaufort County
Post Office Box 1228
Beaufort, SC 29901
Attn: Brittany Ward, County Attorney
Email: bward@bcgov.net
(843) 255-2025

Thomas A. Bendle, Jr.
Howell, Gibson and Hughes PA
Post Office Box 40
Beaufort, SC 29901
(843) 522-2400
Email: tbendle@hghpa.com

TO SELLER:

Thomas Logan
c/o Henri Ann Logan, Esq.
806 Charles Street
Beaufort, SC 29902
Or
Logan Law Firm
PO Box 1008
Beaufort, SC 29901

12. **Assignment by Purchaser.** Purchaser shall have the right to assign this Agreement to a related entity by giving Seller notice of such assignment (which shall include the name and address of the Assignee) together with an executed counterpart of the assignment wherein such Assignee assumes the performance of all of the terms and conditions of this Agreement on the part of the Purchaser to be performed.

13. **Condemnation.** In the event that at the time of Closing all or any part of the Property is acquired, or is about to be acquired, by authority of any governmental agency in the exercise of its power of eminent domain or by private purchase in lieu thereof (or in the event that at such time there is any threat or imminence of any such acquisition by any such governmental agency), Purchaser shall have the right, at its option, to terminate this Agreement, or to purchase only so much of the Property not condemned or under threat of condemnation, in which event the purchase price and terms shall be adjusted accordingly.

14. **No Joint Venture.** It is understood and agreed between the Parties hereto that this is an agreement for the sale of real estate and is in no way to be considered a joint venture between the Parties.

It is further understood and agreed that Purchaser is assuming no liabilities, whether fixed or contingent, of Seller, and that this is a purchase of real estate assets.

15. **Entire Agreement.** This Agreement incorporates any and all prior agreements, covenants, and understandings between the Parties hereto concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged into this agreement. No prior agreement or understandings, verbal or otherwise, of the Parties or their agent shall be valid or enforceable unless embodied in this Agreement.

16. **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

17. **Severability.** If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

18. **Amendment.** This Agreement cannot be amended orally or by a single party. No amendment or change to this Agreement shall be valid unless in writing and signed by both Parties to this Agreement.

19. **Authority.** Each individual and entity executing this Agreement hereby represents and warrants that he, she or its has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he, she or it is executing this Agreement to terms hereof.

20. **Governing Law.** The laws of the State of South Carolina shall govern the interpretation, validity, performance and enforcement of this Agreement, and, of any personal guarantees given in connection with this Agreement.

21. **Time is of the Essence.** The time and dates specified in this Agreement shall be enforced; however, the time and dates may be modified for reasonable cause when both Parties agree in writing to a reasonable extension.

IN WITNESS WHEREOF, and in acknowledgement that the Parties hereto have read and understood each and every provision hereof, the Parties have caused this Agreement to be executed on the date first written above.

WITNESSES:

PURCHASER:

John Robinson
Interim Beaufort County Administrator

WITNESSES:

SELLER:

By: _____
Its: _____

Exhibit A

PROPERTY DESCRIPTION

Beaufort County Tax Map: R100-026-00A-0260-0000 and R100-026-00A-0261-0000



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSION/NEGOTIATIONS FOR THE PROPOSED FEE SIMPLE PURCHASE OF REAL PROPERTY KNOWN AS WALLACE CREEK
MEETING NAME AND DATE:
Community Services and Land Use; April 8, 2024
PRESENTER INFORMATION:
Amanda Flake, Natural Resource Planner
ITEM BACKGROUND:
Rural and Critical Land Preservation Board recommended to pursue due diligence on 3/14/24. Public works also reviewed.
PROJECT / ITEM NARRATIVE:
<p>Wallace Creek properties consist of approximately 0.5 acres property currently used and known as the Wallace Creek Boat Landing on St Helena, and an island known as “Grangers Retreat” consisting of approximately 27 acres.</p> <p>Public Works completed a title review of the boat landing survey and it was determined the County does not own the property used as a public boat landing; additionally, Public Works explored a long-term maintenance agreement with the property owner only to find the property was for sale. The island is accessible at most tides and has a dock.</p> <p>The landowner applied to the Rural and Critical Lands Program and the board recommended due diligence. An appraisal will be obtained to differentiate between the value of the 0.5 acre boat landing parcel and the 27 acre island so that there could be some cost-share with Public Works. The property owner is not interested in selling the properties (boat landing and island) individually.</p> <p>Property consists of the real property identified with TMS Nos. R300 022 000 0187 0000 (boat landing parcel), R300 015 000 0092 0000, R300 015 000 0196 0000, R300 015 000 0197 0000, R300 015 000 0198 0000, R300 015 000 0199 0000, R300 015 000 0200 0000, R300 015 000 0201 0000, R300 015 000 0202 0000, R300 015 000 0203 0000, R300 015 000 0204 0000, R300 015 000 0205 0000</p>
FISCAL IMPACT:
Up to \$20,000 for due diligence (Account # 4500-80-0000-51160); Balance \$5,902,379
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
Motion to approve due diligence of Wallace Creek Motion to modify due diligence of Wallace Creek Motion to reject due diligence of Wallace Creek
Authorization for due diligence does <u>not</u> go to Council.



Beaufort County Rural and Critical Land Preservation Program Application

Item 13.

GENERAL INFORMATION

***APPLICANT'S NAME:** Debbie Kelly

ADDRESS: 1841 Marsh Hawk Rd, Camden, SC 29020

CITY

STATE

ZIP CODE

EMAIL: debbiekellyrealty26@gmail.com

***PROPERTY OWNER'S NAME:** Capers Creek Island Property Association ■ Joe Denton

ADDRESS: 296 Peck Woods Road, Camden, SC 29020

CITY

STATE

ZIP CODE

PHONE: 803-427-2425

CELL:

HOME:

WORK:

EMAIL: drjejedenton@gmail.com

PROPERTY INFORMATION

PROPERTY DIRECTIONS: Hwy 21 to Lands End Rd to Sam Doyle Drive (St. Helena Island)

PROPERTY CONDITIONS: Wooded island and mainland lot, no structures, dock at island & mainland lot; underground electricity; and wells.

PROPERTY TAX MAP #: See last page below

***ADDRESS:** 245 Sam Doyle Dr, St. Helena Island, SC

ZONING DISTRICT:

PARCEL SIZE: 27 acre island & .5 acre mainland

USE OF PROPERTY (n.b any known encumbrances):
Vacant natural habitat. No known encumbrances

OWNER'S PRICE EXPECTATION: Currently listed for \$2,100,000.00

PURCHASE ARRANGEMENT: (Circle one)

PDR

FEE

PLAT: Please provide the most recent version of the deeded survey of the property as an attachment to this application.

I CERTIFY THAT ALL INFORMATION PRESENTED BY ME IN THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BENEFIT:

Debra Kelly
APPLICANT

3/2/24
DATE

I (WE) CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY NAMED IN THIS APPLICATION AND FURTHER THAT I (WE) DESIGNATE THE PERSON SIGNING AS APPLICANT TO REPRESENT ME (US) IN THIS APPLICATION.

[Signature]
PROPERTY OWNER (S)

3/2/24
DATE
3/2/24

***ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.**

DATE ACCEPTED:

RECEIVED BY:

OFFICE USE ONLY

ACCEPTED BY:

BEAUFORT COUNTY OFFICIAL/CONTRACTOR

DATE

PROPOSED RCLP BOARD MEETING DATE: _____

PROPOSED NATURAL RESOURCES COMMITTEE MEETING DATE: _____

***DISCLAIMER: THIS DOES NOT GUARANTEE FAVORABLE ACTION BY BEAUFORT COUNTY. THE PROCESS MAY TAKE UP TO ONE YEAR TO COMPLETE.**

GENERAL NOTES:

1. THIS PLAN SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. HIGH WATER LINE IS THE PROPERTY LINE.
3. CREEK LINES FROM AERIAL PHOTOGRAPHY
4. PROPERTY IS ZONED R.A.D. MINIMUM LOT SIZE: TWENTY-ONE THOUSAND SEVEN HUNDRED EIGHTY (21,700) SQUARE FEET. SEVEN FRONT YARD SETBACK, TWENTY FIVE (25') FEET FROM THE FRONT PROPERTY LINE EXCEPT WHERE FRONTING ON A MAJOR THOROUGHFARE, THEN THIRTY-FIVE (35') FEET. MINIMUM SIDE YARD SETBACK TEN (10') FEET. MINIMUM REAR YARD SETBACK TEN (10') FEET. THIS PROPERTY LIES WITHIN THE RIVER PROTECTION OVERLAY DISTRICT AND ALL HABITABLE STRUCTURES MUST BE SETBACK FIFTY (50') FEET FROM THE CRITICAL LINE. MINIMUM BUILDING HEIGHT THIRTY-FIVE (35') FEET ABOVE BASE FLOOD ELEVATION OR FINISHED GRADE, WHICHEVER IS GREATER.

NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE A10 (CL 13). AREAS OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 450023 0130 F REVISED NOVEMBER 4, 1992

LEGEND

- PROPERTY LINE NOT SURVEYED W/ 5/8" IRON PIN
- PROPERTY LINE W/ 5/8" IRON PIN FOUND
- PROPERTY LINE W/ CONCRETE MONUMENT FOUND
- PROPERTY LINE
- CRITICAL LINE W/ DESCRIPTOR
- DOCK CORRIDOR LINE
- TEMPORARY BENCH MARK (TBM)
- DOCK ACCESS EASEMENT

TMS R-300-015-000-0002-0000

CRITICAL LINE DATA

CL-07	TO	CL-06	N 83 59' 47" E	88.89
CL-07	TO	CL-05	N 89 10 18" E	65.88
CL-06	TO	CL-05	N 81 02 44" E	50.92
CL-05	TO	CL-03	N 87 17 14" E	73.00
CL-03	TO	CL-02	N 18 12 59" E	58.38
CL-02	TO	CL-01	S 25 27 17" W	103.95
CL-01	TO	CL-00	N 84 56 33" W	45.89
CL-00	TO	CL-09	N 46 22 59" W	80.90
CL-09	TO	CL-08	N 66 32 83" E	42.26
CL-08	TO	CL-07	N 75 13 37" E	86.88
CL-07	TO	CL-06	N 77 05 03" E	61.82
CL-06	TO	CL-04	S 69 12 48" E	41.56
CL-04	TO	CL-03	S 36 08 46" E	29.17
CL-03	TO	CL-02	S 33 03 49" W	34.23
CL-02	TO	CL-01	S 28 29 40" E	32.49
CL-01	TO	CL-00	S 19 38 22" W	49.60
CL-00	TO	CL-79	S 28 29 40" E	25.67
CL-79	TO	CL-78	S 25 10 35" E	38.68
CL-78	TO	CL-77	S 09 12 06" E	71.35
CL-77	TO	CL-76	N 83 28 36" E	32.56
CL-76	TO	CL-74	S 26 18 14" E	48.50
CL-74	TO	CL-73	S 13 06 64" E	92.45
CL-73	TO	CL-72	S 08 01 47" E	54.51
CL-72	TO	CL-71	S 00 15 41" E	45.82
CL-71	TO	CL-70	S 08 08 41" E	57.62
CL-70	TO	CL-69	S 08 14 52" E	33.67
CL-69	TO	CL-68	S 01 37 49" W	24.81
CL-68	TO	CL-67	S 58 50 13" W	88.16
CL-67	TO	CL-66	S 60 02 07" W	17.82
CL-66	TO	CL-65	S 48 49 28" W	49.50
CL-65	TO	CL-63	S 74 04 54" W	90.33
CL-63	TO	CL-62	S 70 59 07" W	82.23
CL-62	TO	CL-61	S 72 31 01" W	86.50
CL-61	TO	CL-60	S 70 55 47" W	51.67
CL-60	TO	CL-59	S 70 09 11" W	50.73
CL-59	TO	CL-58	S 79 52 09" W	57.79
CL-58	TO	CL-57	S 73 41 30" W	71.17
CL-57	TO	CL-56	S 88 54 15" W	63.54
CL-56	TO	CL-55	S 62 14 53" W	83.93
CL-55	TO	CL-54	S 43 14 53" W	38.72
CL-54	TO	CL-53	S 49 38 07" W	73.69
CL-53	TO	CL-52	S 33 58 58" W	61.09
CL-52	TO	CL-51	S 45 55 21" W	84.23
CL-51	TO	CL-50	N 02 17 17" E	45.40
CL-50	TO	CL-49	N 18 50 47" E	56.20
CL-49	TO	CL-48	N 21 19 21" E	68.10
CL-48	TO	CL-47	N 13 43 27" E	44.43
CL-47	TO	CL-46	N 34 51 54" E	65.23
CL-46	TO	CL-45	N 25 13 24" E	61.78
CL-45	TO	CL-44	N 05 07 33" E	54.94
CL-44	TO	CL-43	N 43 38 57" W	50.52
CL-43	TO	CL-42	S 83 39 19" W	49.86
CL-42	TO	CL-41	S 70 18 03" W	50.52
CL-41	TO	CL-40	S 06 40 54" W	55.88
CL-40	TO	CL-39	S 01 02 20" W	49.86
CL-39	TO	CL-38	S 04 55" E	50.05
CL-38	TO	CL-37	S 03 30 51" E	35.86
CL-37	TO	CL-36	S 22 12 30" W	47.13
CL-36	TO	CL-35	S 45 13" W	38.71
CL-35	TO	CL-34	S 65 41 44" W	38.71
CL-34	TO	CL-33	S 69 03 06" W	38.16
CL-33	TO	CL-32	S 05 26 50" W	

CL-32	TO	CL-31	N 69 48 37" W	39.52
CL-31	TO	CL-30	N 45 45 32" W	61.66
CL-30	TO	CL-29	N 38 16 13" W	58.02
CL-29	TO	CL-28	N 07 13 28" W	57.64
CL-28	TO	CL-27	N 10 23" W	72.01
CL-27	TO	CL-26	N 77 52 01" E	41.24
CL-26	TO	CL-25	S 47 48 01" E	30.92
CL-25	TO	CL-24	N 21 44 15" E	63.26
CL-24	TO	CL-23	S 30 06 54" E	68.44
CL-23	TO	CL-22	N 36 27 51" E	41.40
CL-22	TO	CL-21	N 29 39 44" W	68.72
CL-21	TO	CL-20	N 24 30 43" W	60.01
CL-20	TO	CL-19	N 26 29 40" W	52.71
CL-19	TO	CL-18	N 35 35 03" W	43.83
CL-18	TO	CL-17	N 33 51 08" E	58.45
CL-17	TO	CL-16	N 27 49 04" E	88.89
CL-16	TO	CL-15	N 64 57 17" E	49.83
CL-15	TO	CL-14	N 80 21 50" E	46.79
CL-14	TO	CL-13	N 30 05 13" E	55.55
CL-13	TO	CL-12	N 10 43 18" E	43.15
CL-12	TO	CL-11	N 27 05 48" E	74.63
CL-11	TO	CL-10	N 42 12 18" E	71.76
CL-10	TO	CL-9	N 69 58 58" E	92.30
CL-9	TO	CL-8	N 75 03 24" E	65.52
CL-8	TO	CL-7	S 74 05 18" E	35.68
CL-7	TO	CL-6	N 84 28 32" E	39.32
CL-6	TO	CL-5	N 38 21 54" E	32.17
CL-5	TO	CL-4	N 27 21 09" E	46.82
CL-4	TO	CL-3	N 66 51 20" E	55.55
CL-3	TO	CL-2	S 08 48 49" S	30.41
CL-2	TO	CL-1	N 07 08 23" E	52.09
CL-1	TO	CL-97	N 77 12 26" E	42.28

TREE COUNT OF TREES 8" OR LARGER

LOT 1	188
LOT 2	63
LOT 3	176
LOT 4	170
LOT 5	160
LOT 6	320
LOT 7	379
LOT 8	258
LOT 9	112
LOT 10	412
COMMON AREA	47

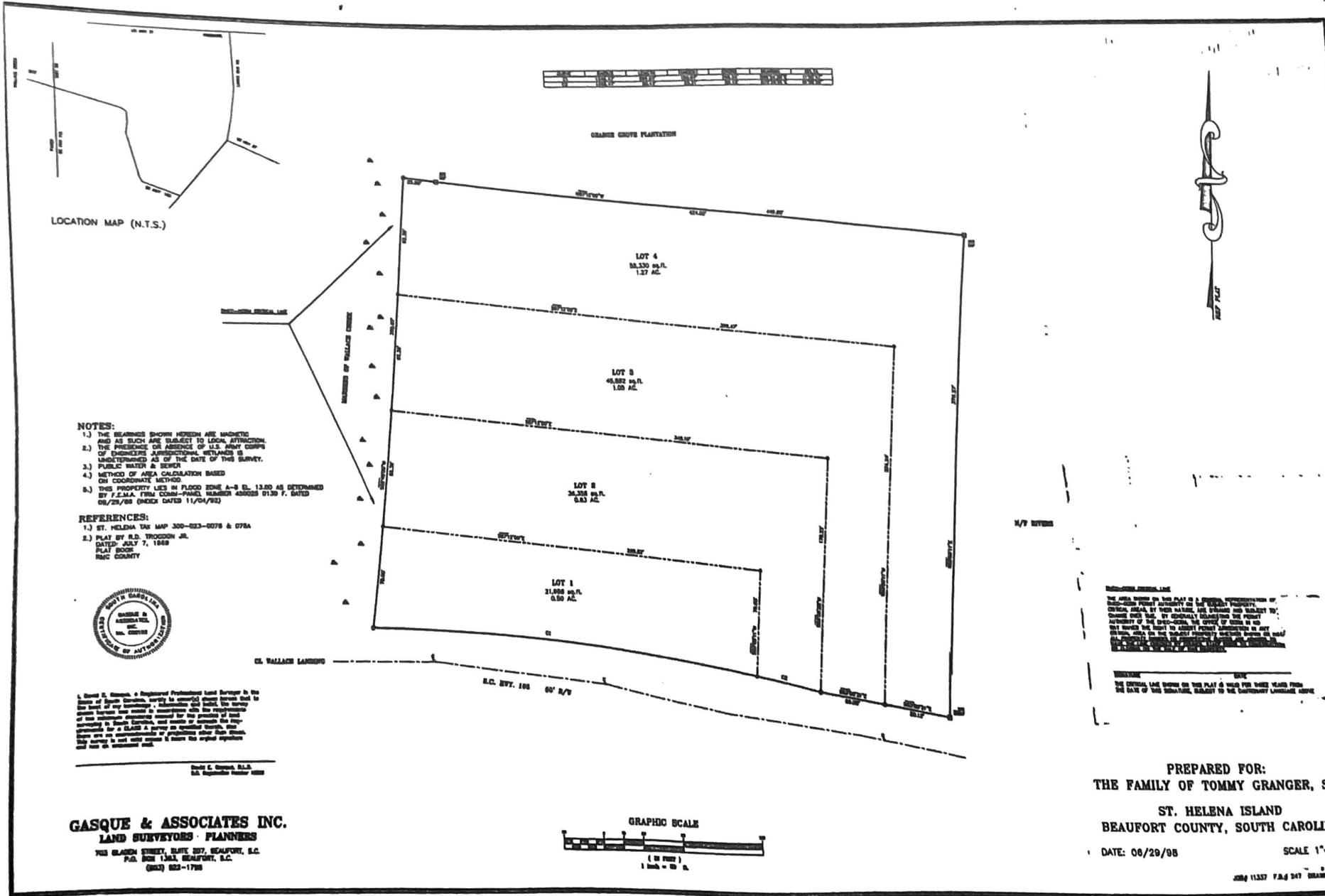
TOTAL OF 2806 TREES OF 8" OR LARGER

DOCK ACCESS EASEMENT AREA

FROM LOT 1	1159.07 SF
FROM LOT 2	1150.15 SF
TOTAL	2310.02 SF (0.63 AC)

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE EASEMENT SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.





NOTES:

- 1.) THE BEARINGS SHOWN HEREIN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 2.) PUBLIC WATER & SEWER
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) THIS PROPERTY LIES IN FLOOD ZONE A-S E.L. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45005 0130 F. DATED 08/28/88 (CHECK DATES 11/04/93)

REFERENCES:

- 1.) ST. HELENA TAX MAP 300-023-0076 & 076A
- 2.) PLAT BY E.D. TROODEN JR. DATED: JULY 7, 1988 PLAT BOOK HIC COUNTY



I, David S. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify that I prepared this Survey and that the same is a true and correct copy of the original Survey and that the same was prepared by me or under my direct supervision and that I am a duly Licensed and Registered Professional Land Surveyor in the State of South Carolina.

David S. Gasque, S.L.S.
S.L.S. Registration Number 4504

GASQUE & ASSOCIATES INC.
LAND SURVEYORS - PLANNERS
703 BLAISE STREET, SUITE 207, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(252) 823-1798



DISCLAIMER
THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF THE SURVEYED AREA AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY. THE SURVEYOR HAS MADE A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN ON THIS PLAT. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER INTERESTS OR ENCUMBRANCES AFFECTING THIS PROPERTY.

PREPARED FOR:
THE FAMILY OF TOMMY GRANGER, SR.
ST. HELENA ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATE: 06/29/88 SCALE 1"=30'

2084 11337 P.L.S. 247 DRAWN BY SECTION 4

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CFN07500123

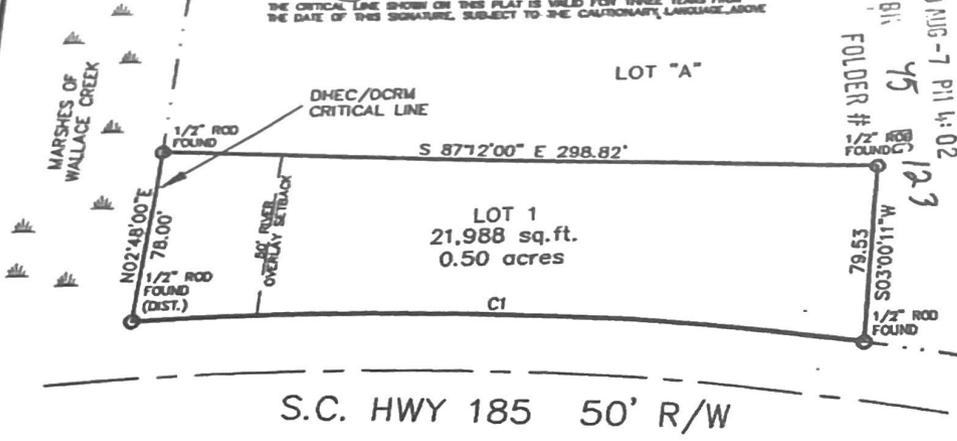
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



DNEC/OCRM CRITICAL LINE
 THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DNEC/OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE SPANNING AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DNEC/OCRM, THE OFFICE OF OCRM IN NO WAY IMPAIRS THE RIGHT TO ASSERT PERMIT JURISDICTION IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN OR NOT. ALL PROPERTY OWNERS OR PROSPECTIVE BUYERS ARE ADVISED TO BASE THE LINE CHANGES BY CONTACTING STATE OFFICE TO CONSTRUCTION OR PERMITS ON THE DATE OF THIS PROPERTY.

David E. Casque DATE: 8-4-00
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR THREE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE

FILED
 JOHN A. SULLIVAN, JR.
 P.L.C.
 BEAUFORT COUNTY, S.C.
 00 AUG -7 P11 4:02
 B11 45
 FOLDER # 123



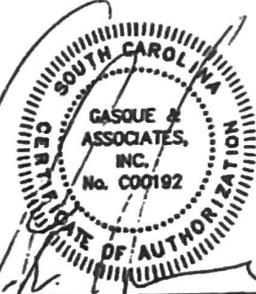
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	299.07	1446.47	150.07	298.54	N86°54'23"W	11°50'48"

SURVEY PREPARED FOR
GRANGER'S RETREAT, LLC
 BEING LOT 1, ST. HELENA ISLAND
 TAX MAP 300-022-0187
 LOCATED ON ST. HELENA ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA

EXEMPT
 This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article _____ Division of _____ Section _____ of the Code.
 Certified by *Hillary A. [Signature]*
 Date *8/7/00*

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-2884 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "A10" (ELEV. 13.00) AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450025 0130 P. DATED 9/2/86 (INDEX DATED 11/4/92) THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH THE BEAUFORT COUNTY DEVELOPMENT STANDARDS ORDINANCE

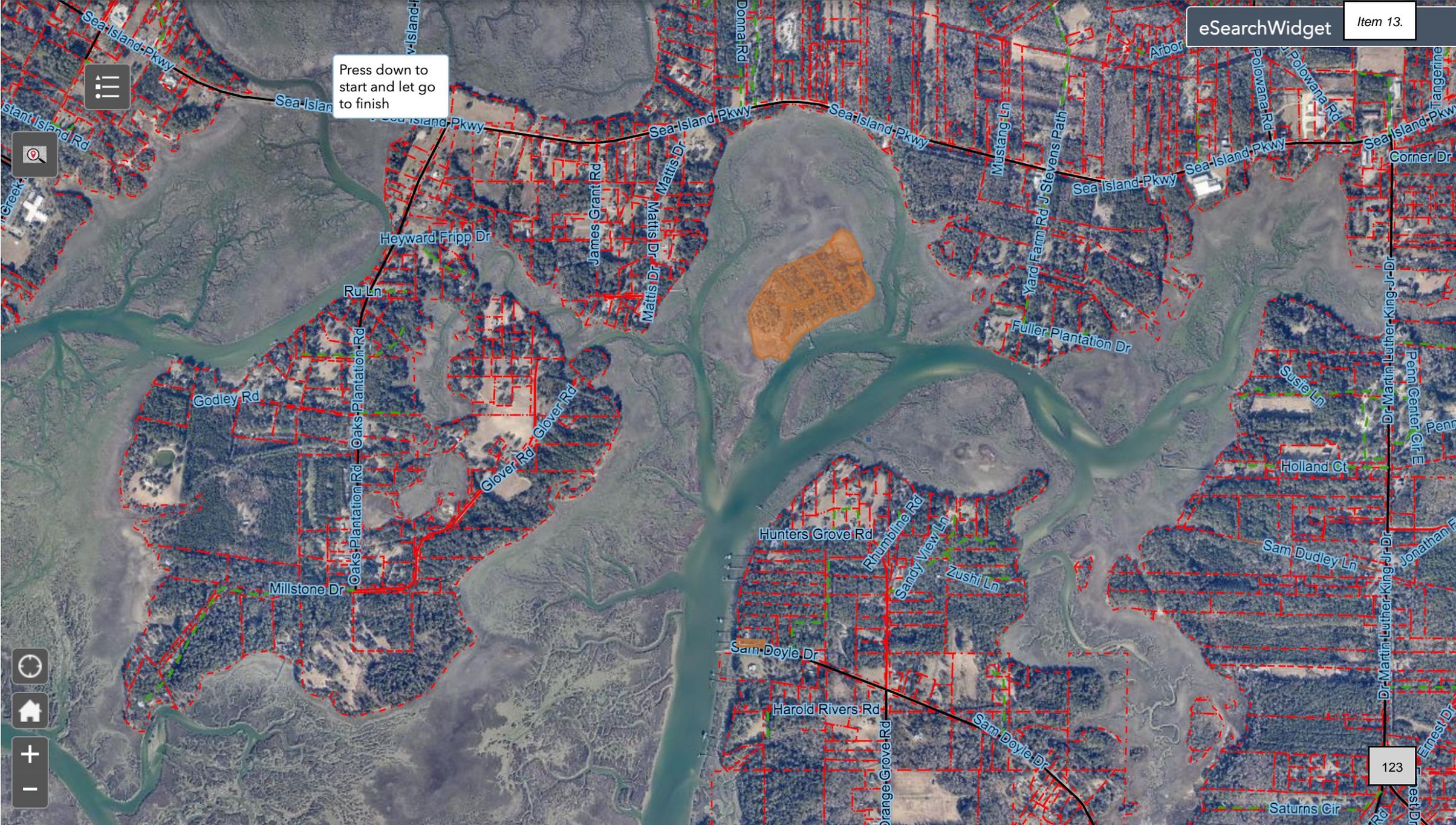
I, DAVID E. GASQUE, HEREBY CERTIFY TO GRANGER'S RETREAT, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL.
 AREA DETERMINED BY COORDINATE METHOD.



DAVID E. GASQUE, R.S.
 S.C. REGISTRATION NUMBER 10606 DSGN#2
 JOB # 10004



Press down to start and let go to finish



Beaufort, SC South Carolina > Beaufort > Beaufort > null > Gran... Public Vi



What's your equity? (It's easy to find out)
● Off Market
27.59 acre lot
Grangers Retreat, Beaufort, SC 29901
Land

Beaufort, SC South Carolina > Beaufort > Beaufort > null > Gran... Public Vi



What's your equity? (It's easy to find out)
● Off Market
27.59 acre lot
Grangers Retreat, Beaufort, SC 29901
Land