



APPENDIX C: SC CODE-REQUIRED ELEMENTS



C SC CODE-REQUIRED ELEMENTS

The South Carolina Comprehensive Planning Act of 1994 states that the local Comprehensive Plan must include, but not be limited to, the following planning elements:

1. A **population** element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. An **economic development** element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
3. A **natural resources** element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. A **cultural resources** element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources;
5. A **community facilities** element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
6. A **housing** element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;
7. A **land use** element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
8. A **transportation** element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing

and planned development;

9. A **priority investment** element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

Because of the unique approach undertaken by the City of Beaufort in the adoption of this Comprehensive Plan, the standard elements listed above are not segregated. Rather, they are packaged in more integrative Chapters that better articulate Beaufort’s priorities for achieving economic, social, and environmental sustainability. The matrix below is intended for use by state and local office to find all required elements throughout this Plan.

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	SI 3.0 Provide Housing for a Diverse Population	124
	SI 6.0 Encourage Local Food Systems	138
	EP 1.0 Aggressively Promote Economic Development in all Sectors	176
	EP 2.0 Prioritize Infill and Redevelopment	179
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	CS 2.0 Downtown Infill and Parking	213
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Natural Resources	NI 1.0 Protect and Improve Water Quality	83
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	NI 3.0 Conserve Open Lands	90
	NI 4.0 Protect and Expand the Urban Tree Canopy	94
	CE 1.0 Reduce Greenhouse Gas Emissions	99
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	CE 4.0 Reduce the Solid Waste Stream	109
	CE 5.0 Implement Sustainable Development Practices	110
SI 6.0 Encourage Local Food Systems	140	
Cultural Resources	SI 4.0 Protect and Preserve Our Historic Resources	131
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Community Facilities	FG 2.0 Urban Services Area Expansion and Annexation	73
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	CE 4.0 Reduce the Solid Waste Stream	109
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	SC 1.0 Ensure a Healthy Financial Position	197
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	Housing	CE 5.0 Implement Sustainable Development Practices
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Land Use	5.1 Northern Beaufort County Regional Plan	47
	5.2 A Transect Approach to Community Planning	49
	FG 1.0 The Framework Map	55
	FG 3.0 Incremental Growth Using the Neighborhood Unit	75
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	FG 5.0 Make the Development Process Predictable	78
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Transportation	5.1 Northern Beaufort County Regional Plan CE 5.0 Implement Sustainable Development Practices AM 1.0 Improve the Road Network AM 2.0 Prioritize Pedestrian and Bicycle Improvements AM 3.0 Expand Transit Opportunities AM 4.0 Maximize Blueways for Recreation and Transportation AM 5.0 Update Regulations to Improve Access, Mobility & Safety CS 6.0 US 21 Realignment	47 110 145 161 166 168 169 225
Priority Investment	5.1 Northern Beaufort County Regional Plan Chapter 13 Setting Priorities for Implementation	47 233