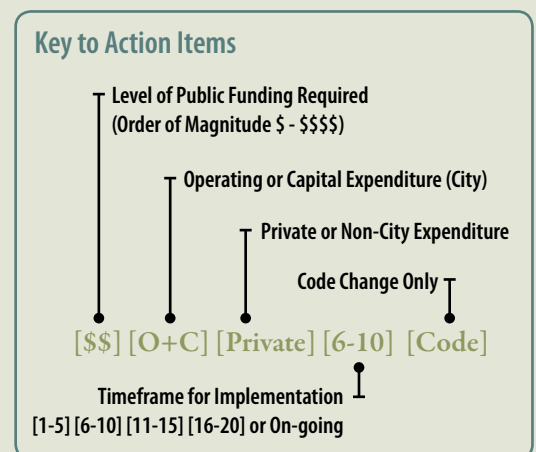




# CHAPTER THIRTEEN: SETTING PRIORITIES FOR IMPLEMENTATION





# 13 SETTING PRIORITIES FOR IMPLEMENTATION

In accordance with Section 6-29-510 of the South Carolina Code of Laws, the City is required to include as part of its comprehensive plan, a “priority investment element 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. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies.”

The *Northern Beaufort County Regional Plan* is precisely the level of coordination expected by the Priority Investment Act, as adopted in 2007. This plan evaluated the collective impacts of future growth and needed capital improvements on the Participating Local Governments (Beaufort County, the City of Beaufort, the Town of Port Royal, and the Town of Yemassee) and forecast the fiscal impact of various scenarios. Across all of the participating local governments, the costs of providing infrastructure to serve anticipated new growth at current levels of service was approximately \$350 million in 2007 dollars. Of this total, transportation projects comprised nearly \$300 million with the balance going towards various regional facilities. It is important to note that the plan did not include the school district or the water and sewer authority (BJWSA) in these estimates.

This plan is intended to endorse the continued work of the *Northern Beaufort County Regional Plan* and its Implementation Oversight Committee with additional refinements including planned capital improvements by the City and related agencies and local governments. For the purpose of establishing conformity with the Priority Investment Act many of the recommendations in this Chapter have been copied directly from the *Regional Plan* or made a part of this plan by reference.

## Key Recommendations

- PI 1.0 Regional Partners
- PI 2.0 Regional Fiscal Impact Analysis
- PI 3.0 Regional Infrastructure Plan
- PI 4.0 Local Capital Improvements Plan
- PI 5.0 Table of Action items

## Key Principles

### 17 Planning & Implementation

*We will continue our history of thoughtful, detailed planning and will include practical implementing elements to leverage our ideas with actions. Success is bred not from what we say but what we accomplish.*

## PI 1.0 | PLAN IMPLEMENTATION

The purpose of the Priority Investment Act is to encourage greater cooperation between and across various levels of government and related service providers. The City has five principal governmental partners - Beaufort County, Beaufort-Jasper Water and Sewer Authority (BJWSA), Beaufort County School District, Town of Port Royal, and MCAS-Beaufort with whom cooperation will be essential to the success of this plan. As has been mentioned numerous times in this document, the Northern Beaufort County Regional Plan is a model for this level of inter-governmental cooperation.

**PI 1.1 Monitor and report on plan implementation.** In January of each year the planning commission will work with the city council and staff and will list annual priorities for implementation of this plan. In February of each year the commission will report on the progress made in implementing the annual priorities list for the prior year and will also report on any other matters relating to implementation of the plan. [\$] [O] [On-going]

**PI 1.2 Update the plan.** This plan shall be updated every five years.

**PI 1.3 Implement the Baseline Standards Related to Environmental Protection and Corridor Overlay Standards.** The Regional Plan establishes a commitment to adopt baseline standards on the following: [Code]

- Stormwater management best practices; and,
- Critical line setback and buffers (with the provision for flexibility in cases of public access); and,
- Enhanced standards for especially sensitive areas such as waterway headwaters, low lying areas, and the ACE basin; and,
- Protection of freshwater wetlands; and,
- Consistent corridor overlay standards along shared travel corridors.

**PI 1.4 Explore New Institutional Arrangements.** Where appropriate, new institutional arrangements to facilitate multi-jurisdictional cooperation on funding issues should be explored. [\$] [O] [On-going]

## PI 2.0 | REGIONAL FISCAL IMPACT ANALYSIS

The *Northern Beaufort County Regional Plan* examined the fiscal impact of growth and recommended a regional funding strategy to address the issue. Specifically, the Northern Beaufort County communities agree to work together to explore regional approaches to funding regional infrastructure, focusing on a limited range of regional tools.

**PI 2.1 Adopt Regional Level of Service (LOS) Standards.** In order to establish a foundation for coordinating transportation and parks planning across the region, each of the Participating Local Governments will adopt the same level of service standard for these facilities, that is consistent and coordinated with the LOS adopted by the other Participating Local Governments. [Code]

**PI 2.2 Identify Existing Deficiencies and Future Capital Improvements Needs.** Using the agreed upon LOS standards, the Participating Local Governments will then work cooperatively to identify needed capital projects, determine their costs and identify revenue sources to fund the projects. [\$] [O] [On-going]

- PI 2.3 Work Cooperatively with the School District.** While the School District has the responsibility to plan and provide funding for its capital needs, a framework needs to be established where the Participating Local Governments can work cooperatively with the School District and support its efforts to plan for the future deficiencies and future capital improvement needs for public schools. [\$] [O] [On-going]
- PI 2.4 Develop an Overall Funding Strategy.** The following factors should guide the selection of revenue sources to address the capital and operating funding gap: [\$] [O] [On-going]
- Revenue Potential: Whether the tool can generate substantial sums of monies to fund capital infrastructure;
  - Geographic Application: Whether the tool can be applied across the region;
  - Legislative Authorization: Whether the tool requires legislative authorization;
  - Technical/Administrative Ease: The ease of administering the tool; and
  - Public Acceptability: How citizens will accept the tool.
- PI 2.5 Focus First on Available Funding Tools.** In order to take immediate action on addressing capital funding needs, it is important to concentrate first on revenue sources that the State of South Carolina enables local governments to use to fund capital improvements. These include property taxes, local sales, impact fees, and taxes. For example, the current capital sales tax is expected to generate approximately \$62,200,000 for capital transportation facilities in Northern Beaufort County. In addition, the impact fee for Southern Beaufort County was recently updated, demonstrating that when kept current impact fees could be expected to generate substantial additional capital revenues. [\$] [O] [On-going]
- PI 2.6 Update the Fiscal Impact Analysis on a Regular Basis.** One of the key outcomes of the Regional Plan was an assessment of the availability of capital and operating dollars across the region's local governments. This analysis should be updated on a regular basis as it can be used as a means to determine the adequacy of public facilities (APF) throughout the region and standardize any proposed APF or impact fee legislation. [\$] [O] [On-going]
- PI 2.7 Consider Funding Tools that Require Changes in State Legislation.** If the available funding tools are not adequate to address the funding gap, particularly the operating cost gap, it may be necessary to lobby the state to initiate legislation that would enable new funding sources. [\$] [O] [On-going]

### PI 3.0 | REGIONAL INFRASTRUCTURE PLAN

As part of the *Northern Beaufort County Regional Plan*, more than \$350 million in regional infrastructure projects were identified, of which more than \$300 million are transportation projects. The remaining \$50 million was attributed to various regional projects including parks, libraries, greenways, and related government facilities.

**PI 3.1 Implement the Current Planned and Committed Transportation Projects in the Northern Beaufort County Regional Plan.** The City will continue to work with the participating local governments in order to implement planned and committed road widenings, new road alignments, and planned intersection improvement projects as noted on the map to the right. The analysis of future transportation conditions was based on year 2025 and reflected projects with committed funding (committed project) or for which significant studies have been performed and are included in the Beaufort County planning process for future funding (planned projects). The analysis results for the “committed and planned projects” assumed to be in place in the future year 2025 are shown on the map in Section AM 1.0. Note that the costs indicated below are in 2006 dollars. [\$\$\$\$] [C] [1-5, 6-10]

#### Committed Widening Projects

1. US 21 on St. Helena Island (3 lanes) - \$12.3 million
2. US 17 from US 21 to SC 64 (4 lanes) - \$92 million for Beaufort County only

#### Planned Widening Projects

3. US 21/SC 802 from Ribaut Road to US 21 (widen to 4-lane divided road) - \$35.7 million
4. SC 802 from SC 170 to SC 280 in Port Royal (widen to 4-lane divided road) - \$70.0 million

#### Planned New Roadway Alignment

5. US 21/SC 802 Connector (new 4-lane divided road) - \$6.0 million
6. Boundary Street Parallel Road (new 2-lane road) - \$22.0 million

#### Planned Intersection Improvements

7. SC 802 (Ribaut Road) Improvements - \$2.3 million
8. Lady’s Island at Sam’s Point/Brickyard/Holly Hall - \$250,000

**PI 3.2 Implement the Other Identified Capital Projects in the Northern Beaufort County Regional Plan.** The Participating Local Governments will work together to coordinate the planning and funding of parks and recreation, libraries, schools, sheriff and public safety, general government, courts, health, and human services, and other regional public facilities. The following public facility needs and costs are estimated at almost \$50 million (in 2006 dollars) as follows: [\$\$\$\$] [C] [1-5, 6-10]

#### Parks and Recreation (\$27.9 million)

1. New capital facilities include ten neighborhood parks (100 acres total) and six community parks (150 acres total)

**Library (\$7.2 million)**

- Two additional library branches totaling 23,000 square feet would be constructed using the current standard of 0.6 square feet per capita

**Sheriff and Public Safety (\$5.4 million)**

- 4,606 square feet of additional Sheriff's space would need to be constructed
- 25,630 square feet of Detention Center space would need to be constructed

**General Government (\$2.9 million)**

- 12,355 square feet of additional General Government office space would need to be constructed

**Courts (\$2.7 million)**

- 12,716 square feet of additional Court space would need to be constructed

**Health and Human Services (\$2.8 million)**

- 3,709 square feet of additional Health Department office space would need to be constructed
- 8,390 square feet of Human Services space would need to be constructed

**PI 4.0 | LOCAL CAPITAL IMPROVEMENTS PLAN**

In addition to those recommendations contained within the *Northern Beaufort County Regional Plan*, the City also maintains a Capital Improvements Plan that plans the expenditures and the corresponding needed revenues for large projects. At present, the city maintains a 10 year Capital Improvement Plan, and 10 year Operating Equipment Plan, and a 10 year Redevelopment and Investment Plan (though only 5 years worth of projects have been identified and programmed). These plans have been included by reference and are summarized on the following pages.

**PI 4.1 Annually Update the Ten-Year Capital Improvement Plan.** As part of the annual budgeting process, the City will maintain and update a ten-year Capital Improvements Plan that includes both full capital and debt service costs as well as estimates for revenues over the same period.

**PI 4.2 Complete the Boundary Street Master Plan.** The following projects have been planned as part of the Boundary Street Master Plan. The primary funding for these projects will come from the Boundary Street TIF District (TIF II). [\$\$\$\$] [C] [1-5, 6-10, 11-15, 16-20]

- Creating a Parallel Street Network (\$8.5 – \$9 million)
- Boundary Street Landscaped Median (\$9.5 million)  
Includes the realignment of Robert Smalls Parkway (\$1.8 million)
- Streetscape Improvements: Boundary Street (\$5.5 - \$6 million)
- Intersection Improvements  
Roundabout Intersection - \$4.5 - \$5 million  
Signalized Intersection - \$4 - \$4.5 million
- Trail South of Boundary Street (\$800,000)
- Central Park (unknown)

City of Beaufort FY 2010-2020 CIP - Capital Projects

Project	Grand Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Fire Department</b>												
Traffic Preemption	180,000			180,000								
Station Exhaust Extractor	53,250		53,250									
1/3 cost New Central Station	2,000,000					2,000,000						
New Mossy Oaks Station	2,200,000		2,200,000				0					
Fuel System Upgrade	120,000							120,000				
Lady's Island Fire Station	2,200,000		2,200,000							0		
Clarendon Fire Station	3,900,000		3,900,000					120,000				0
<b>Fire Department Total</b>	<b>10,653,250</b>	<b>-</b>	<b>8,353,250</b>	<b>180,000</b>	<b>-</b>	<b>2,000,000</b>	<b>-</b>	<b>120,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Planning Department</b>												
Bay Street Lighting	100,000	100,000										
Bladen Street Phase 2	1,000,000	1,000,000										
Directional Signage	32,000			32,000								
Building Demolitions	404,000	94,000	70,000	50,000	40,000	30,000	20,000	20,000	20,000	20,000	20,000	20,000
Street Name Sign Replacement	-	-	-	-	-	-	-	-	-	-	-	-
<b>Planning Department Total</b>	<b>1,536,000</b>	<b>1,194,000</b>	<b>70,000</b>	<b>82,000</b>	<b>40,000</b>	<b>30,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Police Department</b>												
Task Force Bldg Renovation	10,000	10,000										
<b>Police Department Total</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Public Works Department</b>												
Pigeon Point Restrooms	50,000		50,000									
Pigeon Point Fence	45,000		45,000									
Recycling Bay Improvements	75,000			75,000								
PW/C Site Development	150,000			75,000	75,000							
Prince Street Shop Renovation	200,000			200,000								
Parks(detail below) (Parks)	1,196,000	80,000	-	416,000	175,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Streets & Sidewalks(detail below)	2,090,000	100,000	460,000	80,000	75,000	925,000	75,000	75,000	75,000	75,000	75,000	75,000
Drainage (detail below)	4,625,000	700,000	1,105,000	525,000	100,000	1,595,000	100,000	100,000	100,000	100,000	100,000	100,000
<b>Public Works Department Total</b>	<b>8,431,000</b>	<b>880,000</b>	<b>1,660,000</b>	<b>1,371,000</b>	<b>425,000</b>	<b>2,595,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>
<b>Grand Total</b>	<b>20,630,250</b>	<b>2,084,000</b>	<b>10,083,250</b>	<b>1,633,000</b>	<b>465,000</b>	<b>4,625,000</b>	<b>270,000</b>	<b>390,000</b>	<b>270,000</b>	<b>270,000</b>	<b>270,000</b>	<b>270,000</b>

City of Beaufort FY 2010-2020 CIP - Capital Projects Detail

Project	Grand Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Public Works Detail</b>												
<b>Parks</b>	<b>1,196,000</b>	<b>80,000</b>	-	<b>416,000</b>	<b>175,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>
Southside Park	80,000	80,000										
Waterfront Park Maintenance	675,000			75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Knott Park	35,000			35,000								
Washington Street Park Upgrade	6,000			6,000								
Pigeon Point Park Phase II	400,000			300,000	100,000							
<b>Streets &amp; Sidewalks</b>	<b>2,090,000</b>	<b>100,000</b>	<b>460,000</b>	<b>80,000</b>	<b>75,000</b>	<b>925,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>
New Sidewalks	880,000	100,000	100,000	80,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Joshua Circle Road Resurface	180,000		180,000									
Southside Blvd Sidewalk Removal	180,000		180,000									
Jericho Woods Resurfacing	400,000					400,000						
Waters Edge Resurfacing	200,000					200,000						
Stone Marten Resurfacing	250,000					250,000						
<b>Drainage</b>	<b>4,625,000</b>	<b>700,000</b>	<b>1,105,000</b>	<b>525,000</b>	<b>100,000</b>	<b>1,595,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
Battery Shores Drainage	150,000		150,000									
Waters Edge Drainage	35,000		35,000									
Pigeon Point/Boundary Drainage	25,000		25,000									
Duncan Langhorn	700,000	700,000										
Craven/Charles Drainage	45,000		45,000									
Charles/West Drainage	45,000		45,000									
North Street Drainage	45,000		45,000									
North/Euhaw Drainage	50,000		50,000									
Depot Road Station Drainage	250,000		250,000									
North Hermitage Drainage	35,000		35,000									
Palm/Waddell Drainage	300,000		300,000									
Point Outfall	125,000		125,000									
Higginsonville Drainage	900,000			100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Washington/Duke Drainage	125,000			125,000								
Twin Lake Drainage	100,000			100,000								
First Blvd. Pond Improvements	200,000			200,000								
Wilson Drive Drainage	10,000					10,000						
Duke/Monson Drainage	10,000					10,000						
Battery Creek Outfall	200,000					200,000						
Southside Canal Improvement	300,000					300,000						
Burton Hill Drainage	100,000					100,000						
Jericho Woods Drainage	300,000					300,000						
Cottage Farm Drainage	150,000					150,000						
Point Pond Dredging	150,000					150,000						
First Blvd. Drainage	275,000					275,000						



City of Beaufort FY 2010-2020 CIP - Vehicles and Equipment

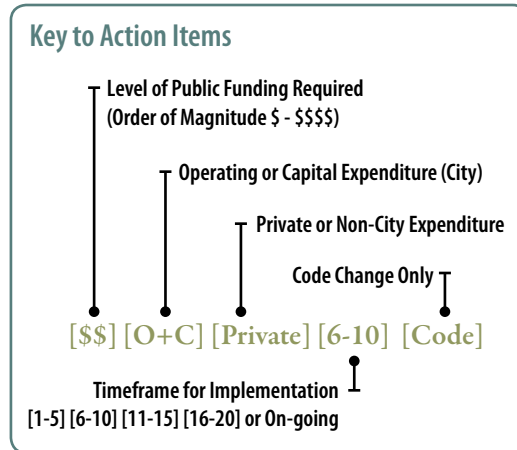
Project	Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Fire Department</b>												
Thermal Imaging Camera	33,000	11,000			11,000							
Vehicle Radio/MDC/Handset (5)	84,670		84,670									
Hurst Hydraulic Tools	21,000			21,000								
Firerucks and equipment	1,155,000					575,000	580,000					
Emergency Light Tower	8,500					8,500						
Fire Safety House	58,500						58,500					
Fit Tester	10,500								10,500			
Standby Generator (2)	136,000										68,000	68,000
Station Breathing Air Compressor	72,000				72,000							
Rescue I Replacement	185,000					29,000			33,000	33,000		
Vehicles	227,000	73,000	59,000			612,500	638,500	11,000	43,500	33,000	68,000	68,000
<b>Fire Department Total</b>	<b>1,991,170</b>	<b>84,000</b>	<b>328,670</b>	<b>21,000</b>	<b>83,000</b>	<b>612,500</b>	<b>638,500</b>	<b>11,000</b>	<b>43,500</b>	<b>33,000</b>	<b>68,000</b>	<b>68,000</b>
<b>Planning Department</b>												
Vehicles	50,000	0	25,000	0	0	0	0	25,000	0	0	0	0
Disaster Preparation Trailer	75,000		75,000									
<b>Planning Department Total</b>	<b>125,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Police Department</b>												
Vehicles	1,925,000	70,000	210,000	201,000	176,000	176,000	154,000	194,000	184,000	184,000	184,000	192,000
Boat	150,000				150,000							
Giant Radar Display	10,500	10,500						75,000				
Armored Vehicle (SWAT)	75,000							269,000				
<b>Police Department Total</b>	<b>2,160,500</b>	<b>80,500</b>	<b>210,000</b>	<b>201,000</b>	<b>326,000</b>	<b>176,000</b>	<b>154,000</b>	<b>269,000</b>	<b>184,000</b>	<b>184,000</b>	<b>184,000</b>	<b>192,000</b>
<b>Public Works Department</b>												
Sanitation Packer	535,000		125,000	125,000	140,000							
Heavy Trucks	330,000		190,000	140,000								
Recycling Trucks	260,000				260,000							
Mowers (Parks Fund)	120,000	30,000	20,000	20,000	30,000	20,000						
Lowboy/Trailers (Streets)	40,000	40,000										
Utility Trailers	40,000		40,000									
Backhoe	100,000		100,000									
Swacar Trailer	80,000			80,000								
Man Lift Utility Vehicle	80,000			80,000								
Tool Cut Multi-Purpose Vehicle	40,000			40,000								
Tractor/Tiller	65,000			65,000								
Streetsweepers	290,000			145,000	145,000							
Mini Backhoe	50,000				50,000							
Gator (3)	45,000				45,000							
Mini Excavator	36,000				36,000							
Vehicle Diagnostic Equipment (126)	20,000	20,000										
Self-contained light tower (124)	11,000	11,000										
Vehicles (122 & 126)	577,000	52,000	156,000	140,000	40,000	20,000	114,000	75,000	145,000	0	0	0
<b>Public Works Department Total</b>	<b>2,719,000</b>	<b>153,000</b>	<b>631,000</b>	<b>835,000</b>	<b>746,000</b>	<b>20,000</b>	<b>114,000</b>	<b>75,000</b>	<b>145,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Grand Total</b>	<b>6,995,670</b>	<b>317,500</b>	<b>1,269,670</b>	<b>1,057,000</b>	<b>1,155,000</b>	<b>808,500</b>	<b>906,500</b>	<b>380,000</b>	<b>372,500</b>	<b>217,000</b>	<b>252,000</b>	<b>260,000</b>

City of Beaufort FY 2010-2020 CIP - Redevelopment Commission Projects and Investments

Project	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>City Manager's Office</b>											
Daydock (325)		135,000									
Street Lights - Downtown (TIF 1)	100,000										
Parking Meters/Software/Handhelds (TIF 1)	175,000										
Performing Arts Center			800,000								
Parking Garage		500,000									
Waterfront Park Phase II			400,000								
Mun Complex Streets (TIF 2)	302,337										
<b>City Manager's Office Total</b>	577,337	635,000	1,200,000	-	-	-	-	-	-	-	-
<b>Planning Department</b>											
Open Space Acquisition		1,250,000	1,250,000	1,250,000	1,250,000	1,250,000					
Boundary Street Master Plan		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000					
Bladen Street Streetscape(Phase II)		300,000	1,000,000								
Pedestrian Improvements (122)	150,000	150,000	150,000	150,000	150,000	150,000					
Downtown Improvements		2,000,000	2,000,000								
Sea Island Parkway Improvements		1,500,000	1,500,000								
Redevelopment Incentive Fund	100,000	100,000	100,000	100,000	100,000	100,000					
Downtown On-Street Parking	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000					
<b>Planning Department Total</b>	250,000	8,300,000	9,000,000	4,500,000	4,500,000	4,500,000					
<b>Total</b>	827,337	8,935,000	10,200,000	4,500,000	4,500,000	4,500,000					
Fund through year end	-	-	-	-	-	-	-	-	-	-	-
<b>To be Funded</b>	<b>827,337</b>										

### 13.1 TABLE OF ACTION ITEMS

In order for the vision and recommendations expressed by this Plan to be realized, specific action items will need to be implemented by the City of Beaufort. Many of the action items seek to provide the conditions under which the vision can be achieved, by way of providing sensible land use regulation, necessary public investments, the development of appropriate programs and policies, encouraging catalyst projects and other actions.



The action items in the table below are prioritized based on the legend noted at the beginning of each Chapter and to the left. The Funding is listed as an order of magnitude as way to evaluate the relative costs of one action over another. As a means of attempting to quantify these relative costs over the twenty year period, the table below summarizes an estimated range of cost values that may be used. With the exception of those specific costs for Capital Projects that were identified in this Chapter, no other specific cost estimates have been provided.

Order of Magnitude	Estimated Cost Range
\$	\$1 - \$50,000
\$\$	\$50,000 - \$250,000
\$\$\$	\$250,000 - \$1 million
\$\$\$\$	\$1 million+

The execution of the implementation steps will likely be phased and is subject to a variety of factors, which determine their timing. These include:

- The availability of personnel and financial resources necessary to implement specific proposals;
- Whether an implementation step is a necessary precursor to or component of the rational evaluation of a new development project;
- The interdependence of the various implementation tasks, in particular, the degree to which implementing one item is dependent upon the successful completion of another item; and,
- The relative severity of the challenge which a particular implementation task is designed to remedy.

In view of these factors, it is not possible to put forward a precise timetable for the various implementation items. The priority for implementation will be listed by the period in which items should be completed. Year 1-5 items and certain On-going items are the highest priority while Year 16-20+ projects could be completed as resources allow.

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code /Policy
<b>FIVE: A FRAMEWORK FOR GROWTH</b>												
FG 2.3	Explore a service delivery model that employs a metro-like structure.	73	\$	0		X						
FG 2.1	Annexation areas should be contiguous to the primary service area or within a maximum of 2 miles.	73										X
FG 2.2	The provision of municipal services to previously annexed tracts or tracts beyond the 2 mile boundary shall be subject to adequacy and availability of municipal services.	73										X
FG 3.1	Require Incremental Growth to be Medium to High Density and Utilize the Traditional Neighborhood Unit.	76										X
FG 4.1	Update the UDO as a complete form-based code.	77										X
FG 4.2	Clarify Design Intent and Reduce Subjectivity	77										X
<b>SIX: NATURAL INFRASTRUCTURE</b>												
NI 1.4	Implement the recommendations of the Beaufort County Special Area Management Plan (SAMP)	85	\$	0		X						
NI 1.10	Monitor Groundwater Recharge Areas around the Marine Corps Air Station (MCAS)	88	\$	0		X						
NI 2.3	Encourage Low-Water Usage/Drought-Tolerant Landscaping (Xeriscaping)	89	\$	0		X						
NI 2.4	Encourage Rainwater Harvesting/Water Recycling On-Site	89	\$	0		X						
NI 2.5	Encourage Use of High Efficiency Bathroom Fixtures	89	\$	0		X						
NI 3.3	Continue to Partner with Regional Agencies/Organizations and Land Owners to Aggressively Protect Open Lands	93	\$\$\$	0+C		X						
NI 3.4	Expand Use of Density Bonuses and TDR in Exchange for Preservation of Sensitive Environmental Features	93	\$\$	0		X						
NI 4.4	Begin a Street Tree Maintenance and Planting Program	95	\$\$	0+C		X						
NI 1.2	Revise Current Development Regulation to Require/Incentivize Low Impact Development Using the Light Imprint Handbook	84	\$	0			X					
NI 1.3	Develop Regional/Small Area Storm Water Plans	85	\$	0			X					
NI 1.5	Adopt Baseline Standards for Critical Line Setbacks and Natural Vegetative Buffers	85	\$	0			X					
NI 1.9	Adopt Baseline Standards for the Protection of Freshwater Wetlands	87	\$	0			X					
NI 4.1	Complete an Urban Tree Canopy Survey	94	\$\$	0			X					
NI 4.2	Establish a Baseline Tree Canopy Coverage and Set Key Goals for Preservation and Expansion of the Canopy	94	\$	0			X					
NI 4.3	Revise Tree and Landscape Protection Standards to be Context-Sensitive	94	\$	0			X					

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NI 1.6	Develop a Specific Water Quality Management Plan for the Battery Creek Watershed	87	\$	0				X				
NI 3.2	Develop a Comprehensive Open Space/Green Infrastructure Plan for the Northern Beaufort County Area	91	\$\$	0				X				
NI 1.8	Consider the Reestablishment of a Natural Connection Between Battery Creek and Albergotti Creek	87	\$\$\$\$	0+C							X	
NI 3.1	Implement the 2003 Open Space Master Plan	90	\$\$\$\$	0+C							X	
NI 1.7	Enforce Measures Against Unapproved Dredging of Waterways	87			Army Corps of Engineers							
NI 2.1	Continue Implementation of Water Use Conservation Measures	88			BJWSA							
NI 2.2	Expand Use of Reclaimed Water	88			BJWSA							
<b>SEVEN: CLIMATE CHANGE &amp; ENERGY</b>												
CE 1.3	Prioritize Transit, Bike and Pedestrian Improvements with the Goal of Reducing VMT	100	\$\$-\$\$\$\$	0+C		X						
CE 1.4	The City will Seek Out Best Practices for the Reduction of GHG Emissions	101	\$	0		X						
CE 2.1	Implement the Beaufort County Hazard Mitigation Plan	102	\$\$	0+C		X						
CE 2.3	Ensure that All Critical Facilities Located within the 100-year Floodplain are Adequately Protected	103	\$\$\$\$	C		X						
CE 3.2	Support Energy Efficiency Retrofit Programs	107	\$	0		X						
CE 3.5	Support the Implementation of Renewable Energy Technologies	108	\$	0		X						
CE 4.2	Institute a Regular Household Hazardous Waste Pickup Day	109	\$	0		X						
CE 4.3	Expand the "No Dumping-Drains to River" Program	109	\$	0		X						
CE 4.4	Encourage Backyard Composting	109	\$	0		X						
CE 5.2	Endeavor to Make Sustainable Construction Practices Part of the Culture of Development in Beaufort	111	\$\$	0		X						
CE 1.1	Conduct an Emissions Inventory of City Operations	99	\$	0			X					
CE 1.2	Enact Land Use Policies and UDO Changes with the Goal of Reducing VMT	100	\$	0			X					
CE 2.2	Work with Beaufort County to Develop a Plan that Addresses the Potential Impacts of Sea Level Change	103	\$	0			X					
CE 3.1	Consider Conducting an Energy Audit	107	\$\$	0			X					
CE 3.3	Remove Regulatory Barriers to Renewable Energy and Provide Incentives for Their Use	107	\$	0			X					
CE 3.4	Protect Solar Access	107	\$	0			X					
CE 4.1	Expand Recycling Programs to Commercial Properties	109	\$	0			X					
CE 5.1	Establish a City Policy for Sustainable Building and Infrastructure Practices	110	\$	0			X					

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CE 5.3	Establish Incentives to Implement Context-Sensitive Environmentally Sustainable Building and Development Practices	111	\$	0			X					
CE 5.4	Incorporate LEED ND (Neighborhood Development) Standards into the UDO	111										X
<b>EIGHT: SOCIAL INFRASTRUCTURE</b>												
SI 2.1	Prepare Small Area Plans for Neighborhoods and Districts	119	\$\$	0		X						
SI 2.2	Create a Dedicated Revenue Stream for Neighborhood Reinvestment	120	\$\$	0+C		X						
SI 2.4	Focus on Making Neighborhoods Pedestrian-Friendly	120	\$\$	0+C		X						
SI 4.9	Establish and Enhance Educational Initiatives	136	\$\$-\$	0		X						
SI 4.11	Develop Financial Incentives	137	\$\$	0+C		X	X					
SI 5.2	Increase the Number of Cultural Events that Celebrate Beaufort's Heritage	138	\$	0		X						
SI 6.1	Investigate the Viability of Bringing a Farmer's Market Back to Downtown	140	\$	0		X						
SI 6.2	Encourage Community Gardens	140	\$	0		X						
SI 6.3	Encourage Agricultural Urbanism	140	\$	0		X						
SI 1.1	Complete an Inventory of Needs for the Improvement of the Existing Neighborhood Parks	115	\$	0			X					
SI 1.2	Identify a Regular Funding Mechanism for the Maintenance and Improvement of the Park System	117	\$	0			X					
SI 1.3	Plan and Improve the Southside Park	117	\$\$\$\$	C	Private		X	X	X	X		
SI 1.4	Improve Other Parks Throughout the City Following the Development of Neighborhood Plans	117	\$\$\$\$	C	Private		X	X	X	X		
SI 1.5	Enhance Recreation Space Requirements	118	\$	0			X					
SI 2.3	Encourage Greater Development Density	120	\$	0			X					
SI 3.1	Establish Location and Design Criteria for Affordable/ Workforce Housing	129	\$	0			X					
SI 4.1	Conduct Sector (Small Area) Planning & Implementation	133	\$\$-\$	0			X	X				
SI 4.10	Provide Technical Support to Historic Neighborhoods and Property Owners	136	\$\$-\$	0+C			X	X				
SI 4.12	Prioritize and Implement Recommendations for Infrastructure in Historic Districts	137	\$\$-\$	0+C			X	X				X
SI 4.3	Update the Citywide Survey of Historic Resources	135	\$\$	0				X				
SI 5.1	Continue to Support Development of New Cultural Facilities	138	\$\$\$\$	0+C				X	X	X		
SI 3.2	Remove Regulatory Barriers to Affordable Housing Options	129										X
SI 3.3	Allow Duplexes, Triplexes and Townhomes More Widely	130										X
SI 3.4	Allow Cottage Housing Development (CHD)	130										X

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SI 3.5	Consider an Inclusionary Zoning Ordinance	130										X
SI 4.2	Establish and Reinforce Historic Character Areas	135										X
SI 4.4	Improve Clarity in Regulatory Language and Administration	135										X
SI 4.5	Implement Proposed Historic District Rezoning	135										X
SI 4.6	Implement Building Height, Allowable Uses and Subdivision Standards Changes for Historic District	135										X
SI 4.7	Develop and Refine and Design Guidelines	135										X
SI 4.8	Implement Recommendations for Modern Materials in Historic Districts	136										X
<b>NINE: ACCESS &amp; MOBILITY</b>												
AM 1.5	Incorporate "Complete Street" Methodology Into All Retrofits and New Construction	149	\$\$	0+C		X						
AM 1.6	Use the Street Design Priority Matrix For All Access and Mobility Planning	151	\$\$	0+C		X						
AM 1.7	Continue Implementation of Access Management Along All Major Corridors	151	\$\$	0+C		X						
AM 1.8	Prepare a Collector Street Plan for the Urban Growth Boundary	153	\$\$	0+C		X						
AM 2.4	Complete and Implement the Pedestrian Improvement Master Plan	163	\$\$	C		X						
AM 2.5	Establish a Retrofit Connectivity Program	165	\$\$	C		X						
AM 2.6	Provide Bicycle Parking at Existing Development	165	\$	C		X						
AM 2.7	Initiate Bicycling Education and Encouragement Efforts	165	\$	0		X						
AM 3.1	Continue to Evaluate and Advocate for Regional Transit Improvements	166	\$	0		X						
AM 3.2	Implement Transit and Travel Demand Management	167	\$\$\$	0+C		X						
AM 5.5	Apply (and Enforce) Appropriate Urban Speed Limits on Major Streets	171	\$	0		X						
AM 1.1	Establish an On-Going Multi-Jurisdictional Transportation Planning Process	145	\$	0		X						
AM 1.2	Implement the Current Planned and Committed Transportation Projects in the Northern Beaufort County Regional Plan	145	\$\$\$\$	C			X	X				
AM 1.3	Explore and Evaluate the Additional Roadway Projects Noted in the Plan	147	\$\$-\$\$\$\$	0+C			X		X			
AM 1.4	Evaluate the Re-designation of US 21 Around the City	149	\$\$	0+C			X					
AM 1.9	Develop Specific Plan/Recommendations for Strategic Community Corridors	153	\$\$	0			X	X	X			
AM 2.1	Implement the Pedestrian and Bicycle Connections Shown in the Northern Beaufort County Regional Plan (Project #1)	161	\$\$	C			X					
AM 2.2	Create a Master Plan for Bikeways, Greenways, Sidewalks and Trails	161	\$\$	0+C			X					

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AM 2.3	Greenways	163	\$	0			X					
AM 4.1	Continue to Evaluate the Woods Bridge Operation	168	\$\$	0			X					
AM 4.2	Increase Blueway Access	168	\$\$	C			X	X	X			
AM 5.1	Promote On-site Traffic Circulation and Shared-use Driveways During Development Application Review	169	\$	0			X					
AM 5.2	Improve Roadway Connectivity Standards	170	\$	0			X					
AM 5.3	Revise & Enhance TIA Requirements	170	\$	0			X					
AM 5.4	Require Bicycle Parking for New Development	171	\$	0			X					
AM 3.3	Consider Expanding Transit Services with Flexible Bus System to Serve Fixed Routes and Demand Response	167	\$\$\$	0+C				X				
AM 4.3	Consider Implementing Regional Water Taxi/Ferry Svc.	168	\$\$	0+C				X				
<b>TEN: ECONOMIC PROSPERITY</b>												
EP 1.2	Take Leadership Role in Institutional Development	177	\$	0		X						
EP 1.4	Create Business License Program that is Tied to Economic Development Goals	177	\$	0			X					
EP 2.1	Refocus on the Downtown	179	\$\$	0			X					
EP 2.2	Continue Implementation of the Boundary Street Master Plan	179	\$\$\$\$	C			X					
EP 2.3	Complete Neighborhood and District Redevelopment Plans	179	\$\$	0			X	X				
EP 2.5	Target Sites for Redevelopment	180	\$\$	0			X	X				
EP 2.6	Replace the Current Redevelopment Incentive Program with a New Program	180										X
EP 1.1	Support the Expansion of the Current Economic Base - Higher Education, Medical Services, and the Military	176			Private							
EP 1.3	Focus on Small Business Recruitment and Retention	177			Private							
EP 1.5	Support Expansion of Higher Education	177			Private							
EP 1.6	Continue to Seek Ways to Expand Tourism	178			Private							
EP 2.4	Consider the Use of Municipal Improvements Districts (MID)	179			Revenue							
<b>ELEVEN: SERVING OUR CITIZENS</b>												
SC 1.1	Continue to Maintain a Strong Cash Position with a Well-Funded Fund Balance	199	\$	0		X						
SC 1.2	Balance Revenue from Tax Base and Other Operating Revenues	199	\$	0		X						
SC 1.3	Advocate for a Change in State Legislation to Ensure Fiscal Flexibility for Local Governments	200	\$	0		X						
SC 1.4	Seek Revenue Sharing/Partnership Arrangements to Better Manage the Maintenance of SC DOT-Owned Rights-of-Way	200	\$	0		X						
SC 1.5	Consider Levying Impact Fees to Mitigate the Costs of Growth in Remote Annexation	201	\$	0		X						
SC 1.6	Further Develop Cash Flow Reporting	201	\$	0		X						



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SC 2.1	Divest of Loss-Generating Enterprises	204										
SC 2.2	Audit Recurring Expenditures	204										
SC 2.3	Evaluate Government Service Delivery Options within the Northern Area Growth Boundary	204	\$	0		X						
SC 3.1	Expand the List of Business and Development Incentives	205	\$	0		X						
SC 3.2	Balance the Regulatory Environment to Protect the City's Core Assets as well as Allowing for a Competitive Business Environment	205	\$	0		X						
SC 3.3	Create Balance of Assets such as a Mix of Land Uses, Businesses, and Living Options for all Residents	205	\$	0		X						
SC 3.4	Consider Service Delivery in the Design of our Community	205	\$	0		X						
SC 3.5	Seek out Partnerships Wherever Possible	205	\$	0		X						
SC 3.6	Evaluate Alternative Funding Sources for Capital, Operations and Maintenance Beyond the Current Taxing Structure	205	\$	0		X						
SC 3.7	Expand the Capital Improvements Program (CIP) to Create a Comprehensive Capital Asset and Project Planning Program	205	\$	0		X						
<b>TWELVE: CATALYST SITES &amp; FOCUS AREAS</b>												
CS 3.3	Continue and Expand Partnerships to Provide Additional Quality Workforce Housing to the Neighborhood	219	\$\$	0+C		X						
CS 5.2	Require Traditional Neighborhood Development Patterns and a Minimum Density	223	\$	0		X						
CS 5.3	Incorporate Low Impact Development Standards Into All Development Decisions	223	\$	0		X						
CS 8.2	Prepare a Detailed Master Plan for the Park that Includes Innovative Stormwater Techniques and a Private Investment Component	229	\$-\$\$\$	0+C	Private	X	X	X				
CS 1.1	Prepare a Neighborhood Action Plan to Guide Redevelopment Activities	209	\$	0			X					
CS 1.2	Adopt New Form-based Zoning Standards That Permit Increased Density By-right While Ensuring Overall Design Quality	209	\$	0			X					
CS 2.1	Prepare a detailed Urban Design Plan for Downtown	213	\$	0			X					
CS 2.2	Prepare a Form-based Code to Encourage Compatible Mixed Use Infill	213	\$	0			X					
CS 2.3	Prepare a Downtown Parking Strategy	213	\$	0			X					
CS 2.4	Reconfigure the Marina Parking Lot and Maximize Its return on Investment	215	\$\$	0+C			X					
CS 3.1	Prepare a Neighborhood Action Plan to Guide Redevelopment Activities	219	\$	0			X					
CS 3.2	Adopt New Form-based Zoning Standards that Permit Increased Density By-right While Ensuring Overall Design Quality	219	\$	0			X					

Reference Number	Project/Task	Page Number	Level of Public Funding Required	Operating or Capital Expenditure	Private or Non-City Expenditure	On-going	Year 1-5	Year 6-10	Year 11-15	Year 16-20	Year 20+	Code /Policy
CS 4.1	Revise Standards to Further Reinforce a Neighborhood-scaled center	221	\$	0			X					
CS 5.1	Establish a Collector/Neighborhood Street Pattern that will Eventually Connect the Area	223	\$	0			X					
CS 6.1	Study the Realignment of US 21	225	\$	0			X					
CS 8.1	Prepare a Neighborhood Action Plan to Guide Development/Redevelopment Activities and Public Investments	229	\$	0			X					
CS 1.4	Create and Enhance Neighborhood Open Space	209	\$\$-\$\$\$	0+C	Private			X	X			
CS 3.4	Construct a Park/Playground	219	\$\$	0+C				X				
CS 4.2	Reconstruct the Street Infrastructure as a Truly Walkable Area	221	\$\$\$	C				X				
CS 6.2	Investigate the Creation of a Mixed Use and Employment-based Center	225	\$	0				X				
CS 2.5	Construct a Public Parking Structure	215	\$\$\$\$	0+C					X	X		
CS 2.6	Expand the Waterfront Park West to Reclaim the Existing Marina Parking Lot	215	\$\$\$\$	C					X	X		
CS 1.3	Accommodate Both Market Rate and Workforce Housing	209			Private							
CS 7.1	Create a Walkable Village Center for Regional Retail	227			Private							
CS 7.2	Require a Traditional Neighborhood Development Pattern to Connect the Village	227			Private							
<b>THIRTEEN: SETTING PRIORITIES FOR IMPLEMENTATION</b>												
PI 1.1	Monitor and Report on Plan Implementation	235	\$	0		X						
PI 1.4	Explore New Institutional Arrangements	235	\$	0		X						
PI 2.2	Identify Existing Deficiencies and Future Capital Improvements Needs	235	\$	0		X						
PI 2.3	Work Cooperatively with the School District	236	\$	0		X						
PI 2.4	Develop an Overall Funding Strategy	236	\$	0		X						
PI 2.5	Focus First on Available Funding Tools	236	\$	0		X						
PI 2.6	Update the Fiscal Impact Analysis on a Regular Basis	236	\$	0		X						
PI 2.7	Consider Funding Tools that Require Changes in State Legislation	236	\$	0		X						
PI 1.2	Update the Plan	235	\$\$	0			X	X	X	X	X	
PI 3.2	Implement the Other Identified Capital Projects in the Northern Beaufort County Regional Plan	237	\$\$\$\$	C			X	X				
PI 4.1	Annually Update the Ten Year Capital Imp. Plan	238	\$	0			X	X	X	X	X	
PI 4.2	Complete the Boundary Street Master Plan	238	\$\$\$\$	C			X	X	X	X		
PI1.3	Implement the Baseline Standards Related to Environmental Protection and Corridor Overlay Standards	235										X
PI 2.1	Adopt Regional Level of Service Standards	235										X

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REDEVELOPMENT  
INCENTIVE PROGRAM

**THE BEAUFORT REDEVELOPMENT INCENTIVE PROGRAM**  
**City of Beaufort, South Carolina**

The Beaufort Redevelopment Incentive Program, formerly the Beaufort 2003 Program, was established in 1998 as an incentive for downtown development, redevelopment of older commercial corridors, and to encourage new forms of residential development. Development incentives in the form of a rebate of City taxes (generally three years worth) are available for the following activities:

- Purchase and occupancy of a commercial building anywhere in the City which has been vacant for over a year. (These projects are eligible for a rebate of five years worth of City taxes.)
- New construction or substantial renovations to existing structures in the downtown area.
- Development of residential units above first floor commercial uses in the downtown area. (The reimbursement payment for these projects is doubled.)
- New construction or rehabilitation of structures for the purpose of providing housing to students enrolled full or part-time at the University of South Carolina Beaufort or the Technical College of the Lowcountry.
- Development of an accessory dwelling unit (i.e., “guest cottage” or “mother-in-law apartment”).
- New construction on vacant lots in the U.S. Highway 21/Boundary Street Corridor.
- Substantial renovations or improvement of property in the U.S. Highway 21/Boundary Street Corridor.
- Rehabilitation of vacant, abandoned structures located in the Historic District.

*For more information, call the City of Beaufort Department of Planning and Development Services at (843) 525-7011.*