



The Town of Port Royal
Comprehensive Plan Update of 2014

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Introduction

The 2014 Update process was conducted by Town of Port Royal staff under the supervision of the Beaufort - Port Royal Joint Municipal Planning Commission which served as the steering committee. The update process included the update of all relevant factual information, as well as revisiting and updating the Community Principals, Goals and Strategies.

This Document is a preface to The Town of Port Royal Comprehensive Plan 2009 and must be used in conjunction with (not instead of) that plan.

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Executive Summary — This updates the Executive Summary of the 2009 plan.

- N Needs Implementation
- P Partially Implemented or Needs Continued Implementation
- C Completed

Community Principle: The Public Realm

Our sense of community is largely defined through the quality of the public realm. The streets, the water, and our natural resources are owned by the community and should be respected as such. The public realm and the adjacent development is an outward reflection of our community character, pride, and sense of place.

Goals

- ⊕ Our streets will reflect our community character through a complete street design which considers the adjacent land uses and scale.

Strategies

- N ⊕ Develop a master plan and corresponding regulations to improve the aesthetics and functionality of Ribaut Road, including provisions for increased pedestrian safety. This master plan should also continue to promote the spatial rejoining of Port Royal created by Ribaut Road.
- P ⊕ Ensure that any roadways that are accepted by the Town for ownership or maintenance meet certain criteria in addition to the minimum engineering standards already required. Any streets or roadways accepted by the Town should meet at least the following standards; increase street connectivity for both vehicles and pedestrians, be beneficial to

	Plan	Policy	Program	Action	Regulatory	Other
	X					
		X				

typically remain unused.

C	⊕	Establish a complete streets design manual for Port Royal.	X					
P	⊕	Work collaboratively with Beaufort County and SCDOT on roadway improvements to ensure that roadway improvements respect and minimize negative impacts on surrounding neighborhoods. All state and county projects should complement the goals and objectives articulated in the Port Royal Comprehensive Plan. In order to ensure consistency, all transportation improvement projects should be reviewed by the Planning Commission. This review should begin early in the process, prior to the commencement of preliminary engineering.		x				X
P	⊕	Continue with streetscape improvements throughout the Town, especially along major roadways such as Paris Avenue, Ribaut Road and Robert Smalls Parkway.					X	
P	⊕	Encourage the use and ownership of golf carts.			X			
N	🚲	Develop a comprehensive bike and pedestrian plan to inventory existing facilities and identify new facilities needed.	X					

Community Principle: Commitment to Quality Development

Quality and character are inextricably linked. Our buildings and development will strive for quality, for permanence over short-lived. Quality design, materials, and construction will not be sacrificed in the name of affordability, as durability and efficiency produce affordability.

Goals

- 🏠 Port Royal will continue to build upon its strong planning tradition in placing a high priority on the quality of the built environment.
- 🏠 Port Royal will promote compatible infill and redevelopment.

Strategies

		<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
N	<ul style="list-style-type: none"> ⊕ Identify infill and redevelopment priority areas. Conduct an infill parcel inventory in the identified priority areas. <ul style="list-style-type: none"> • Establish GIS “screening” criteria to identify possible infill areas or parcels. Consider such factors as zoning, size of parcels, infrastructure, land use, and constraints to development such as wetlands. • For redevelopment, look at such factors as ratio of assessed value of improvements to land value, age of structure, etc. • Conduct field surveys to supplement GIS screening – condition of structures, surrounding land use patterns. 	X			X		
P	<ul style="list-style-type: none"> ⊕ Identify impediments to infill development and develop strategies to overcome the impediments. 		X			X	
P	<ul style="list-style-type: none"> ⊕ Work with established neighborhoods to develop neighborhood plans and/or guidelines for renovations, redevelopment, and new construction. 	X					
P	<ul style="list-style-type: none"> ⊕ Where feasible, streamline the permitting process. In order to attract more business development, consider “pre-permit” non-retail commercially zoned properties, similar to the process established in the Beaufort Commerce Park. This involves the local jurisdiction proactively analyzing the properties, assessing site conditions, determining the location of natural resources, determining appropriate locations for buffers, etc. for the purpose of completing portions of the development permitting process for the applicants. 					X	

Community Principle: The Importance of Urban Form

Land development regulations should respect a flexible mix of land uses, allowing the market to operate naturally over time. Regulations should focus on fundamental design issues, such as the proper placement of buildings on their sites. The position and proportion of the building in relation to the public space is far more important than the uses inside it or the style of its architecture.

Goals

-  We will strive to maintain our unique, quaint coastal character while also accommodating new growth and development to sustain our community.
-  Affordable housing will be attractive, well-maintained, and integrated into the community.

Strategies

- C  Update Port Royal’s zoning regulations to a form-based code in order to properly consider the importance of community design and character, building placement and proportions, and the impact of private development on the public realm. (A form-based code is a method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use.)
- P  Continue implementation of the Shell Point master plan in coordination with Beaufort County.
- C  Foster compatible uses. Varying land uses should be primarily accommodated through appropriate design. Buffers should be strategically used where needed, but not serve as an impediment to walkability.
- C  Promote the development of commercial “nodes” in areas outside of the Traditional Town Overlay District to prevent sprawling development patterns and to minimize driving.
- P  Site all civic projects in appropriate urban locations and ensure compatibility with the principles of the Master Plan.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
				X	
			X		
	X			X	
X				X	
	X				

Strategies

- P  Continue to maximize the retention of existing native vegetation over the practice of clearing and replanting. The types and arrangement of vegetation should correspond with the character. Urban areas should feature more regular spaces of trees and vegetation, whereas rural areas should maintain a more natural and organic look.

- P  Work to move existing utilities underground; require new utilities to be placed underground.

- C  Provide more flexibility in commercial zoning districts to permit smaller non-retail commercial uses such as contractor’s offices, small assembly facilities, and small light industrial operations that do not adversely impact surrounding retail uses.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulation</i>	<i>Other</i>
	X			X	
	X			X	
				X	

Community Principle: A Town of the Water

Connection to the surrounding natural environment should be maximized, with public access to the waterfronts and clear vistas to the marshes. We will minimize impacts to these important resources through proper stormwater management and land development practices.

Goals

-  Port Royal will re-establish and strengthen its physical, social, and psychological connection with the water. The water’s edge will be clearly defined as an important component of the public realm.

-  Port Royal will be protected by baseline standards for natural resources including salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; beaches and dunes; and open space preservation through the adoption of planning policies and regulations.

 Port Royal will embrace and showcase its rich history and maritime roots.

 Port Royal will seek to increase the economic development activities related to the water, waterfront activities, and our maritime history.

Strategies

- N  Strengthen Port Royal’s connection to the Intracoastal Waterway. Ensure public slips are provided in the port redevelopment marina to encourage ICW travel to stop in Port Royal.
- N  Redevelopment of the port property is a keystone in the future success of the Old Village. As such, this redevelopment should reflect the unique character of Port Royal while serving as an anchor to draw people into the Old Village.
- P  Improve the quality and attractiveness of The Sands, including rehabilitation of the beach.
- P  Establish the vistas at the terminus of numbered streets in the Old Village as pocket parks.
- P  Coordinate with Beaufort County to upgrade existing boat facilities as outlined in the SCDHEC/OCRM South Carolina Five Coastal County Boat Ramp Study.
- P  Require development adjacent to the marsh and/or water to respect the public realm through the establishment of a public right-of-way adjacent to the resource. The intent of this strategy is to allow the public visual access and enjoyment to these public natural resources. This is especially important in major redevelopments, such as the port property and potential redevelopment of the Naval Hospital.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
		X			
	X			X	
			X		
			X		
				X	

Strategies

- N  Develop and implement a public education campaign to help prevent and mitigate nonpoint source pollution, as much of this type of pollution comes from private homes.
- C  Develop and adopt subdivision regulations and design standards minimizing the amount of impervious surfaces and modifying current right of way requirements.
- N  Utilize zoning to regulate recreational and occupational uses of the rivers that protects natural resources from pollution and inappropriate use.
- P  Address the CIP projects identified in the 2005 Drainage Study:
 - South Paris Avenue, 9th and 10th Street Drainage System Improvements
 - Casablanca Area Drainage System Improvements
 - Columbia Avenue, Madrid Avenue, and 14th Street Drainage System Improvements
 - 12th Street Culvert Rehabilitation
 - Indigo Woods Court Culvert Rehabilitation
- P  Continue to support the Low Country Estuarium through promotion and financial support. Assist in the promotion of the capital campaign to construct the new facility.
- P  Encourage the development of an interactive historical museum, which would include highlighting the shrimping industry and Port Royal’s maritime history. This could potentially be developed in conjunction with the new Lowcountry Estuarium.
- N  Reduce the impacts of septic tanks. Implement a septic tank maintenance program to encourage and/or require homeowners to have septic tanks inspected and maintained on a period basis.

	Plan	Policy	Program	Action	Regulatory	Other
N 	X					
C 					X	
N 					X	
P 				X		
P 		X				
P 		X				
N 			X		X	

Strategies

- P  Coordinate with the Beaufort Jasper Water and Sewer Authority to expand wastewater services into areas which cannot adequately support septic tank use.
- P  Improve stormwater management along streets/intersections which commonly flood.
- P  Maintain continuing use of the existing shrimping docks.

Plan	Policy	Program	Action	Regulatory	Other
	X				
			X		
			X		

Community Principle: An Authentic Community

Our authentic community embraces diversity in many ways, including socioeconomic, ethnic, housing, and cultures. We do not seek to be an exclusive enclave, but instead a welcoming community of people who share a common love for Port Royal.

Goals

-  Port Royal includes many diverse neighborhoods with their own character, but we recognize that we are all part of a larger community.
-  We will strive to efficiently provide community facilities and services to meet the needs of all Port Royal residents.
-  We will support private initiatives which serve community needs and improve the quality of life in Port Royal.
-  Port Royal will foster and encourage the continued development of the arts community.
-  Port Royal will have a mix of diverse housing options available to provide quality housing for a diverse socio-economic spectrum.

-  Infill development with housing types appropriate for the neighborhood will help stabilize older neighborhoods and strengthen community.
-  Port Royal will participate in addressing affordable and workforce housing needs on a regional basis through a multi-jurisdictional approach.
-  Port Royal will be attractive for a diverse population of retirees, young families, and professionals in order to have a stable population mix and increase prosperity.

Strategies

- P  Continue to educate the public about the annexation process and how to evaluate when annexation is appropriate. Land located inside the Port Royal Growth Boundary is anticipated to ultimately annex into the Town with a demonstration that adequate public facilities are available or will be available at the time of development and that negative impacts of development will be mitigated. However, annexation is currently a largely misunderstood issue which needs to be better understood by the public.
- P  Continue to present and support town concert series, cultural events, and festivals.
- P  Support the Historic Port Royal Foundation (HPRF) with projects and capital improvements.
- N  Encourage citizens to restore and preserve historic sites and properties by coordinating with local historic foundations.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
					X
	X				
	X				
X					

Strategies

- N  Assess the cultural resources, such as oral history and the physical, built environment, and develop a plan to protect them.
- P  Should the Naval Hospital site be redeveloped, the existing hospital building should remain and be redeveloped to retain its landmark significance.
- P  Improve public access to the Emancipation Proclamation site.
- N  Expand and upgrade the Shell Point county park, including increasing connectivity to surrounding areas. Add the adjacent church property to expand the park.
- N  Establish a performance arts venue.
- P  Establish a dog park with facilities and supplies for waste disposal.
- N  Work to prevent the negative impacts of gentrification from disproportionately affecting the low to moderate income residents of Port Royal.
 - Explore property tax controls which would ensure that residents who wish to remain in their homes are able to do so.
 - Encourage the renovation and reuse of abandoned and dilapidated properties within the Town.
 - Encourage lease-options to increase affordability.
- N  Pass a mandatory inclusionary zoning ordinance which would require new residential development to address the provision of affordable dwelling units. The inclusionary zoning policy should include provisions for, on a case by case basis, a housing fee in lieu of, off-site

	<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
N 	x					
P 	X	X				
P 			X			
N 			X			
N 			X			
P 			X			
N 		X			X	
N 					X	

Strategies

inclusionary units, land donation, and incentives such as density bonuses that are greater than the Inclusionary Zoning set aside so that the builder can reap the benefit of some bonus market-rate units.

- P  Hold long-range meetings of the Planning Commission to advance the goals of the comprehensive plan and monitor progress.
- P  While we cannot control the population of those who chose to live in Port Royal, we can enact strategies which provide the characteristics desirable to this mix, including high quality schools, attractive jobs, and a good quality of life.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
			X		
	X				

Community Principle: The Three E's: Environment, Economy, Equity

As a community which has stood the test of time, we will continue to sustain our community and resources:

- *Environment – The built environment will be designed, built, and maintained to minimize impacts on the natural environment.*
- *Economy – Our government services will be fiscally responsible and maximize return on investment. We will support entrepreneurial ventures which strengthen our local economy.*
- *Equity – A diverse range of household incomes should be encouraged with dignified forms of both affordable and market-rate housing.*

Goals

-  We recognize that sustainable development must consider environmental stewardship, social equity, and fiscal responsibility.
-  Through appropriate stewardship of the land, the Town of Port Royal will preserve and enhance its natural beauty, environmental quality, and natural resources, ensuring harmony between the natural and manmade environment.
-  An integrated ethnic and socioeconomic diversity of the region will be promoted regionally, and in particular the ability of indigenous population groups to remain a contributing part of the region and benefit from the opportunities that come from growth will be protected.
-  Port Royal will support the growth and development of quality jobs and businesses in the community.

Strategies

- P  Implement a property maintenance campaign to encourage/require property owners to maintain their property.
- C  Create incentives to encourage higher density development in those areas where it is desired, as well as protecting naturally sensitive areas.
- C  Adopt a comprehensive lighting ordinance to require cutoff fixtures and similar strategies to minimize light pollution.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action Item</i>	<i>Regulatory</i>	<i>Other</i>
		X			
				X	
				X	

Strategies

- P  Make the protection of water quality a priority by implementing the recommendations of the Beaufort County Special Area Management Plan (SAMP). In particular:
- C
 - BMP's: Require all developments to adhere to the Beaufort County Best Management Practices (BMP's) Manual.
- P
 - Adopt baseline standards for critical line setbacks and natural vegetative buffers: Establish buffer requirements along the marsh and state waters to mitigate the impacts of nonpoint source pollution. Recognize that the development of boardwalks, riverwalks, etc. along the water's edge may be appropriate within the village core in order to maximize connectivity to the water and create a vibrant waterfront community. Additional guidelines should be met to relieve the buffer requirements. Stormwater management must be designed to compensate for the reduction or elimination of the natural vegetative buffer and increase in the amount of impervious surfaces.
- N
 - Develop and adopt baseline standards for the protection of freshwater wetlands.
- P  Recognize and protect wetlands for their capacity to filter pollutants and control flooding and erosion. Wetland protection requirements for planned communities in the Shell Point Overlay District currently apply and should be established uniformly throughout the Town. This should include policies for the management of wetlands smaller than one acre. These wetlands are not adequately protected under current state and federal policies and many

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action Item</i>	<i>Regulatory</i>	<i>Other</i>
				X	
	X				
				X	

Strategies

rare species use only these small wetlands as habitats.

P

☞ Continue working with Beaufort County to utilize the “Greenprint” process for targeting the acquisition of future preserved lands. Actively participate in Beaufort County’s Rural and Critical Lands Acquisition Program by nominating appropriate land within the Town limits for purchase and preservation through the program.

P

☞ Encourage conservation and protection of native birds, wildlife and habitats.

N

- Establish contact and network with conservation organizations at the local, state and federal level to assist in identifying, preserving, and managing the Town’s natural resources.

P

- Work with Beaufort County Open Land Trust and other conservation organizations to acquire, manage and preserve open space and scenic vistas.

P

- Evaluate the Town’s open space development standards to more accurately reflect its urban context.

P

- Require future land development practices to be compatible with the existing topography, vegetation, and scenic vistas.

P

☞ Foster responsible environmental stewardship in both public and private enterprise and endeavors.

N

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action Item</i>	<i>Regulatory</i>	<i>Other</i>
		X			
		x			
	X			X	

Strategies

- N • Review existing land and water uses for pollution and habitat degradation. Revise regulations as necessary.
- P • Encourage and develop incentives for conservation efforts and sound environmental management by both residents and businesses.
- P • Promote economic development compatible with adjacent land uses and the natural environment.
- P • Encourage energy consciousness and conservation among the Port Royal residents, businesses, property owners and developers.
- P • Encourage all new construction to incorporate “green” building techniques and to pursue certification such as the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) certification.
- P • Strengthen and expand the Town’s recycling program.
- N • Explore the possibility of instituting a composting program throughout the Town.

- P  Consider an open space land bank where fees are collected in lieu of open space to apply to the purchase and preservation of larger or more critical lands.
- P  Evaluate incentives to encourage infill development and/or redevelopment on lots or properties already served by water and sewer.
- P  Encourage the adaptive reuse of abandoned buildings as an alternative to new construction.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action Item</i>	<i>Regulatory</i>	<i>Other</i>
			X		
	X				
	X				

Strategies

- N 💰 Inventory the existing supply of appropriately zoned land and vacant non-residential structures available for non-retail commercial development within the Town of Port Royal and assess the present opportunities they provide for competitive economic development. Make this inventory and assessment available to local and regional agencies involved in promoting economic development.

- P 💰 Encourage industries that support sustainable practices by promoting renewable energy and attracting or growing value-added industries that support using locally available resources such as agricultural or seafood products.

- P 💰 Consider utilizing high performance green building standards through the Leadership in Environmental and Energy Design (LEED) through the US Green Building Council in all future civic projects to conserve energy and set a precedent of conservation in the Lowcountry.

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action Item</i>	<i>Regulatory</i>	<i>Other</i>
			X		
	X				
	X				

Regional Cooperation

Although regional cooperation is a high priority for the Town of Port Royal, it is not articulated as a community principle due to the multi-jurisdictional agreement needed for true regional cooperation to occur.

Goals

-  The Town of Port Royal will coordinate growth with the City of Beaufort and Beaufort County, especially around the current and future edges of the communities.
-  Port Royal will support the vision for Northern Beaufort County to maintain a distinct regional form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the valuable sense of unique and high quality places within the region.
-  Port Royal will participate with other jurisdictions in Northern Beaufort County in developing methods of creating and permanently preserving a regional open space system.
-  Adequate and timely regional infrastructure and public facilities will be provided in a fair and equitable manner through a cooperative process in which all units of local government participate and act in the spirit of partnership.
-  A strong, vibrant, and healthy economy will be achieved through a successful economic development program in order to ensure the long term success and viability of the Northern Beaufort County region.
-  Port Royal will work collaboratively with Beaufort County and other neighboring jurisdictions.
-  Port Royal will coordinate with other jurisdictions in Northern Beaufort County to maintain a fiscally sustainable system of funding regional capital infrastructure, operating, and maintenance needs.
-  Port Royal will continue to participate in the Northern Beaufort County regional planning effort to implement the regional plan.

Strategies

- P Support regional transportation planning efforts, including mass transit and water-borne ferry service between the islands.

- P Work with other jurisdictions in Northern Beaufort County to explore and evaluate a range of transportation improvements, including road capacity improvements, transit, pedestrian and bicycle connections, enhanced access management, and operational improvements. It is important to recognize that these approaches should be explored and evaluated, and that flexibility is needed to determine the best specific solutions based upon analysis of changing conditions.
 - Transit and Travel Demand Management – A transit route could reduce the trips made across the key Woods Memorial Bridge and SC 802 river crossings. A circulator between these areas would need to operate with frequent service/short headways to be effective in attracting riders to switch modes from automobile use. A program to provide an organized approach to teleworking, flexible work hours, carpool matching, and vanpool services is recommended for the Downtown Beaufort and Port Royal areas. A second program to focus on U.S. Marine Air Station carpooling is also recommended. The transit and travel demand management strategies will require more detailed study to determine the anticipated level of benefits and feasibility.
 - Pedestrian and Bicycle Connections – Providing local pedestrian and bicycle connections where commercial areas are present near residential communities could reduce trip making along adjacent arterials.
 - Access Management – Access management along major corridors is recommended to maximize the capacity available to move through traffic. Implementation of the Robert Smalls Parkway plan and associated ordinance is key for this corridor.

- P Work collaboratively with Beaufort County and the jurisdictions within Beaufort County to

	<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
		X				
		X				
	X					X

Strategies

seek integrated solutions to complex transportation issues. More specifically, work to implement the regional transportation plan integrating road improvements, bicycle facilities, pedestrian facilities, and transit improvements as developed for the US Department of Transportation (DOT) Transportation Investment Generating Economic Recovery (TIGER) grant program.

- P  The Northern Beaufort County Regional Plan provides recommendations for the following transportation improvements, at least a portion of which are located within Port Royal.
- P
 - Port Royal to Yemassee Trail - Implementation of a bike corridor along the abandoned railroad corridor west of US 21 is recommended to provide access to an alternative transportation mode for those along the US 21 corridor. This corridor would provide a trail that is separated from automobile traffic, enhancing safety for all users over on-street bike lanes or “share the road” designations.
- N
 - US 21 to SC 170 – Western Bypass (Planning, feasibility analysis, and right-of-way for a 2 lane road with turn lanes and bicycle lanes) – This connection will provide a link from the US 21 corridor to the SC 170 and SC 802 corridors. This connection has the potential to relieve US 21 for traffic traveling to/from SC 170, as well as serving some traffic along US 21 north of Beaufort that is destined for Port Royal, Lady’s Island, or St. Helena Island. This project will provide the planning and analysis needed for consideration of this alternative for application beyond year 2025.
- N  Work together with other jurisdictions in Northern Beaufort County to create and maintain an improved regional growth tracking system, including a land demand and land use forecasting model integrated with other regional models (such as the transportation model) that can be used by all entities for planning purposes.
- P  Work with other local governments in Northern Beaufort County to establish a common

Plan	Policy	Program	Action	Regulatory	Other
			X		X
		X			
		X			

Strategies

definition and baseline standards for open space. This would address such concerns as whether wetlands can count towards required open space, whether stormwater detention ponds could be placed within open space, and to what degree does open space serve recreation needs vs. preservation needs.

- P  Participate in the Beaufort County Affordable Housing Consortium and/or other partners to work collaboratively with the Beaufort Housing Authority to address affordable housing needs in the region. Investigate innovative approaches in mixed-use, mixed-finance developments to meet affordable housing needs without segregating those in need of assistance.

<i>Plan</i>
<i>Policy</i>
<i>Program</i>
<i>Action</i>
<i>Regulatory</i>
<i>Other</i>
X

Strategies

- P  Work jointly with other local governments to:
 - Identify federal and state funding streams to address the housing needs throughout the county. In addition to applying for such funds directly, work with nonprofit organizations such as the Economic Opportunity Commission, Habitat for Humanity, the Lowcountry Community Development Corporation of Hilton Head and other agencies to maximize the utilization of funds to increase housing opportunities.
 - Make home repair and replacement of substandard housing a housing priority to further the recommendations outlined in the 2004 Workforce Needs Assessment. In order to maximize the amount of grant funds available for housing rehabilitation, continue to provide local matching funds to the Lowcountry Regional Home Consortium (comprised of Beaufort, Colleton, Jasper and Hampton Counties), which is eligible to receive Home Investment Partnership Funds (HOME) and American Dream Down Payment Assistance Funds from HUD. The funds can be used to increase the affordable housing stock by providing down payment assistance to eligible first time homebuyers; sustaining homes through home repair; assisting with the development of new homeowner and rental units; providing assistance for infrastructure; and encouraging involvement of community based non-profit homeownership initiatives.

- P  Work with other neighboring jurisdictions to facilitate a higher level of coordination with the Technical College of the Lowcountry and the University of South Carolina Beaufort to establish research and development facilities to provide workforce development and stimulate high-tech entrepreneurial activities in the region.

- P  Work with neighboring jurisdictions in Beaufort County to 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

<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
			X		X
					X
X					X

Strategies

same level of service standard for these facilities, that is consistent and coordinated with the LOS adopted by the other Participating Local Governments.

- N  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.
- P  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.
- N  Develop an Overall Funding Strategy: The following factors should guide the selection of revenue sources to address the capital and operating funding gap:
 - 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.
- P  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.

	<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
N  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.	X		X			
P  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.	X					
N  Develop an Overall Funding Strategy: The following factors should guide the selection of revenue sources to address the capital and operating funding gap: <ul style="list-style-type: none"> • 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. 	X	X				
P  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.			X			

Strategies

- N  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.

- P  Explore New Institutional Arrangements: Where appropriate, new institutional arrangements to facilitate multi-jurisdictional cooperation on funding issues should be explored.

- P  Continue to maintain a good relationship and foster coordination and planning with Parris Island.

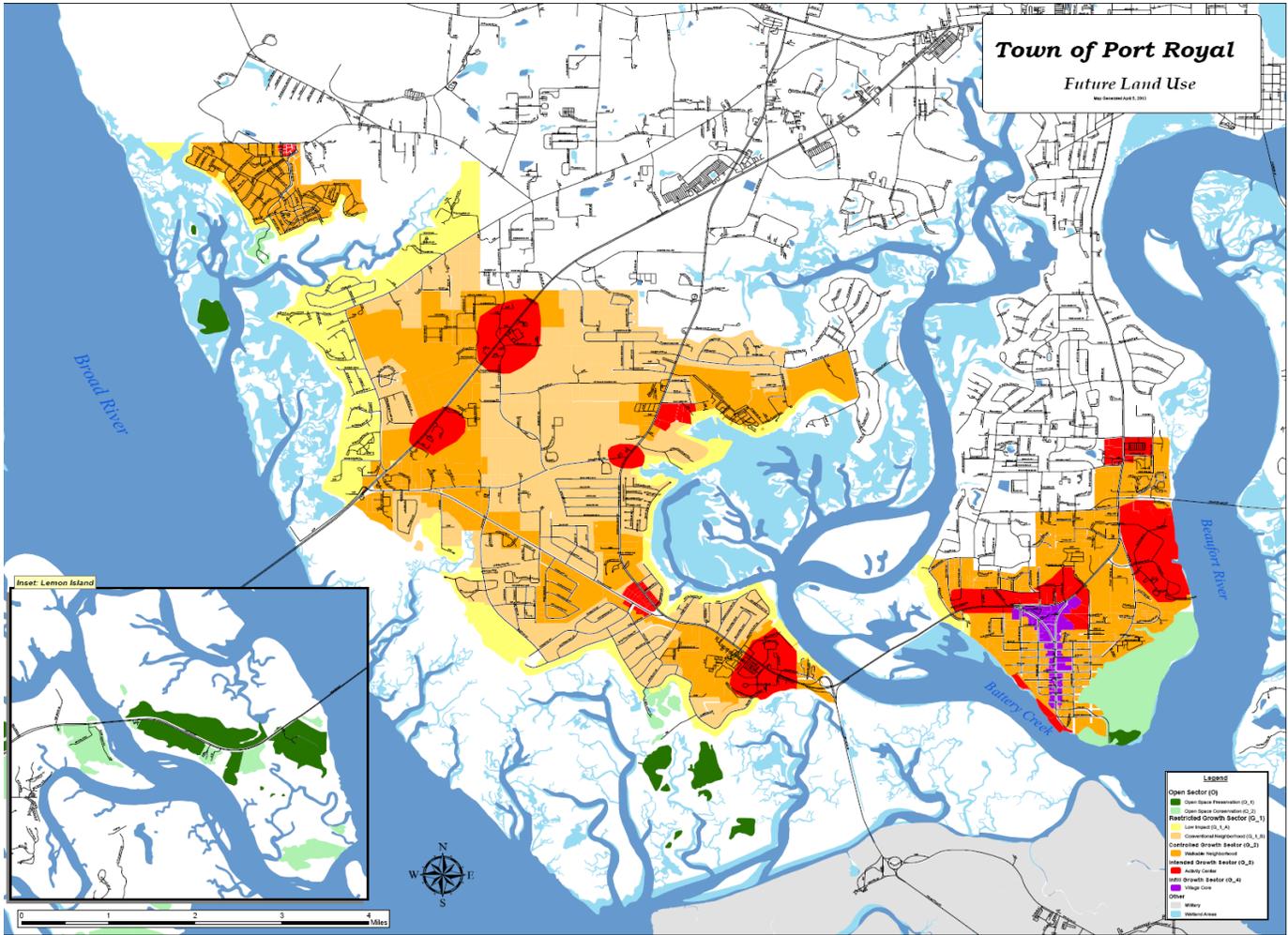
<i>Plan</i>	<i>Policy</i>	<i>Program</i>	<i>Action</i>	<i>Regulatory</i>	<i>Other</i>
	X				
					X
X					

This data replaces Table 5.2: Port Royal Building Permits on Page 58 of The Town of Port Royal Comprehensive Plan 2009

Table 5.2: Port Royal Building Permits

YEAR	Single-Family		Multi-Family		Commercial		Square Feet	Mobile Homes		Repair & Remodel		Expanded Residential	
	# of Permits	Value of Permits	# of Permits	Value of Permitted	# of Permits	Value of Permits		# of Permits	Value of Permits	# of Permits	Value of Permits	# of Permits	Value of Permits
1997	18		92		4		26,070						
1998	17		38		4		26,043						
1999	35		0		6		121,740						
2000	28	\$1,862,260.00	0		4		17,085						
2001	30	\$2,220,188.00	0		5		12,620						
2002	22	\$2,583,000.00	232	\$10,660,000.00	4	\$10,995,500.00	4,000	2	\$62,689.00	50	\$243,538.00	23	\$234,064.00
2003	29	\$2,998,110.00	0	\$0.00	4	\$1,061,500.00	14624	2	\$118,486.00	36	\$99,174.00	14	\$217,995.00
2004	44	\$5,204,592.00	144	\$8,630,442.00	13	\$1,137,000.00	46,920	3	\$175,495.00	39	\$140,748.00	11	\$111,233.00
2005	60	\$8,023,506.00	168	\$8,550,000.00	5	\$4,654,267.00	97,890	0	\$0.00	40	\$207,285.00	10	\$119,675.00
2006	80	\$12,611,876.00	0	\$0.00	5	\$6,476,703.00	171,150	0	\$0.00	30	\$258,015.00	8	\$157,575.00
2007	228	\$30,059,907.00	240	\$13,193,281.00	4	\$1,917,372.00	22,306	2	\$54,423.00	48	\$378,431.00	7	\$55,402.00
2008	109	\$14,505,082.00	0	\$0.00	2	\$586,000.00	6700	0	\$0.00	47	\$245,565.00	10	\$197,590.00
2009	78	\$ 13,611,825.00	0	\$0.00	0	\$0.00	0	1	\$500.00	44	\$192,102.00	9	\$143,493.00
2010	45	\$7,687,342.00	0	\$0.00	3	\$7,386,410.00	34,191	1	\$80,900.00	34	\$222,841.00	10	\$263,105.00
2011	54	\$11,424,683.00	60	\$3,180,000.00	0	\$0.00	0	2	\$65,371.00	52	\$200,898.00	7	\$131,950.00
2012	66	\$15,039,057.00	0	0	1	\$231,179.00	1,635	1	\$47,839.00	36	\$419,426.00	4	\$38,157.00
2013	108	\$23,027,883.00	0	0	0	0	0	0	0	44	\$465,794.00	8	\$65,003.00

Source: Town of Port Royal



This Future Land Use Map, adopted by Council April 10, 2013, replaces the Future Sector Land Use Map on page 72 of The Town of Port Royal Comprehensive Plan 2009.

Labor Statistics

The following tables replace Tables 8.1, 8.2, 8.3, 8.4, and 8.5 on pages 105 thru 109 of The Town of Port Royal Comprehensive Plan 2009.

Table 8.1: Employment Status						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
EMPLOYMENT STATUS						
Population 16 years and over	3,083	100	95,640	100	3,812,758	100
In labor force	2,253	73.1	59,093	61.8	1,974,222	63.4
Civilian labor force	1,824	59.2	49,996	52.3	1,938,195	62.2
Employed	1,659	53.8	47,862	50	1,824,700	58.6
Unemployed	165	5.4	2,134	2.2	113,495	3.6
Percent of civilian labor force	9	(X)	4.3	(X)	5.9	(X)
Armed Forces	429	13.9	9,097	9.5	36,027	1.2
Not in labor force	830	26.9	36,547	38.2	1,139,794	36.6
Females 16 years and over	1,640	100	47,427	100	1,626,362	100
In labor force	1,050	64	25,002	52.7	935,656	57.5
Civilian labor force	967	59	23,691	50	928,772	57.1
Employed	857	52.3	22,539	47.5	868,936	53.4
Own children under 6 years	443	100	9,137	100	297,176	100
All parents in family in labor force	317	71.6	5,197	56.9	186,013	62.6

Source: US Census Bureau

Table 8.2: Industry and Labor Force Characteristics (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Employed civilian population 16 years and over	1,659	100	47,862	100	1,824,700	100
OCCUPATION						
Management, professional, & related	546	32.9	15,454	32.3	530,117	29.1
Service	333	20.1	9,085	19	268,661	14.7
Sales and office	515	31	12,742	26.6	459,724	25.2
Farming, fishing, and forestry	24	1.4	325	0.7	10,679	0.6
Construction, extraction, and maintenance	123	7.4	6,401	13.4	209,048	11.5
Production, transportation, and material moving	118	7.1	3,855	8.1	346,471	19

Source: US Census Bureau

Table 8.3: Industry Characteristics (2010)

	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
INDUSTRY						
Agriculture, forestry, fishing and hunting, and mining	31	1.9	445	0.9	20,785	1.1
Construction	189	11.4	6,508	13.6	150,608	8.3
Manufacturing	60	3.6	2,158	4.5	354,386	19.4
Wholesale trade	46	2.8	1,149	2.4	60,503	3.3
Retail trade	220	13.3	6,451	13.5	217,604	11.9
Transportation and warehousing, and utilities	35	2.1	1,698	3.5	91,698	5
Information	28	1.7	1,303	2.7	38,554	2.1
Finance, insurance, real estate, and rental and leasing	159	9.6	3,752	7.8	102,764	5.6
Professional, scientific, management, administrative, and waste management services	92	5.5	4,538	9.5	125,514	6.9
Educational, health and social services	337	20.3	8,149	17	339,708	18.6
Arts, entertainment, recreation, accommodation and food services	183	11	6,771	14.1	151,099	8.3
Other services (except public administration)	125	7.5	2,190	4.6	85,794	4.7
Public administration	154	9.3	2,750	5.7	85,683	4.7
CLASS OF WORKER						
Private wage and salary workers	1,121	67.6	35,538	74.3	1,425,333	78.1
Government workers	438	26.4	8,017	16.8	289,867	15.9
Self-employed workers in own not incorporated business	88	5.3	4,129	8.6	104,649	5.7
Unpaid family workers	12	0.7	178	0.4	4,851	0.3

Source: US Census Bureau

Table 8.4: Commuting Methods (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
COMMUTING TO WORK						
Workers 16 years and over	2,061	100	55,790	100	1,822,969	100
Car, truck, or van -- drove alone	1,579	76.6	39,709	71.2	1,447,338	79.4
Car, truck, or van -- carpooled	288	14	8,021	14.4	255,857	14
Public transportation (including taxicab)	12	0.6	663	1.2	15,468	0.8
Walked	117	5.7	3,063	5.5	42,567	2.3
Other means	22	1.1	1,724	3.1	23,504	1.3
Worked at home	43	2.1	2,610	4.7	38,235	2.1
Mean travel time to work (minutes)	18.6	(X)	23.3	(X)	24.3	(X)

Source: US Census Bureau

Housing

The following tables replace Tables 10.1, 10.2, 10.3, 10.4, 10.5 and 10.6 on pages 126 thru 130 of The Town of Port Royal Comprehensive Plan 2009.

Table 10.1: Housing Types (2000)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,749	100	60,509	100	1,753,670	100
UNITS IN STRUCTURE						
1-unit, detached	763	43.6	34,893	57.7	1,078,678	61.5
1-unit, attached	117	6.7	3,279	5.4	40,185	2.3
2 units	85	4.9	1,052	1.7	43,607	2.5
3 or 4 units	280	16	2,759	4.6	57,981	3.3
5 to 9 units	74	4.2	2,956	4.9	77,598	4.4
10 to 19 units	71	4.1	1,443	2.4	41,561	2.4
20 or more units	96	5.5	5,035	8.3	56,005	3.2
Mobile home	254	14.5	9,001	14.9	355,499	20.3
Boat, RV, van, etc.	9	0.5	91	0.2	2,556	0.1

Source: US. Census Bureau

Table 10.2: Residential Building Permits				
	Single-Family		Multi-Family	
Year	# of Permits	Value of Permits	# of Permits	Value of Permits
2000	28	\$1,862,260	0	NA
2001	30	\$2,220,188	0	NA
2002	22	\$2,583,000	232	\$10,660,000
2003	29	\$2,998,110	0	NA
2004	44	\$5,204,592	144	\$8,630,442
2005	60	\$8,023,506	168	\$8,550,000
2006	80	\$12,611,876	0	NA
2007	228	\$30,059,907	240	\$13,193,281
2008	109	\$14,505,082	0	NA
2009	78	\$ 13,611,825.00	0	\$0.00
2010	45	\$7,687,342.00	0	\$0.00
2011	54	\$11,424,683.00	60	\$3,180,000.00
2012	66	\$15,039,057.00	0	0
2013	108	\$23,027,883.00	0	0

Source: Town of Port Royal

Table 10.3: Age of Housing (2000)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,749	100	60,509	100	1,753,670	100
YEAR STRUCTURE BUILT						
1999 to March 2000	64	3.7	3,518	5.8	63,539	3.6
1995 to 1998	242	13.8	10,893	18	206,016	11.7
1990 to 1994	129	7.4	8,459	14	184,176	10.5
1980 to 1989	538	30.8	18,193	30.1	362,092	20.6
1970 to 1979	258	14.8	10,154	16.8	349,513	19.9
1960 to 1969	197	11.3	4,423	7.3	227,757	13
1940 to 1959	291	16.6	3,930	6.5	253,438	14.5
1939 or earlier	30	1.7	939	1.6	107,139	6.1

Source: US Census Bureau

Table 10.4: Value of Owner-Occupied Housing Units (2000)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Specified owner-occupied units	520	100	24,336	100	783,909	100
VALUE						
Less than \$50,000	26	5	632	2.6	103,516	13.2
\$50,000 to \$99,999	308	59.2	3,729	15.3	320,410	40.9
\$100,000 to \$149,999	88	16.9	3,556	14.6	173,497	22.1
\$150,000 to \$199,999	46	8.8	3,445	14.2	86,657	11.1
\$200,000 to \$299,999	27	5.2	5,246	21.6	58,246	7.4
\$300,000 to \$499,999	25	4.8	4,592	18.9	28,626	3.7
\$500,000 to \$999,999	0	0	2,428	10	9,893	1.3
\$1,000,000 or more	0	0	708	2.9	3,064	0.4
Median (dollars)	91,200	(X)	213,900	(X)	94,900	(X)

Source: US Census Bureau

Table 10.5: Gross Rent Rates (2000)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Specified renter-occupied units	904	100	12,120	100	421,146	100
GROSS RENT						
Less than \$200	0	0	338	2.8	27,496	6.5
\$200 to \$299	6	0.7	385	3.2	31,965	7.6
\$300 to \$499	97	10.7	1,567	12.9	122,673	29.1
\$500 to \$749	555	61.4	3,952	32.6	139,071	33
\$750 to \$999	122	13.5	2,722	22.5	40,644	9.7
\$1,000 to \$1,499	47	5.2	1,063	8.8	13,136	3.1
\$1,500 or more	0	0	518	4.3	4,277	1
No cash rent	77	8.5	1,575	13	41,884	9.9
Median (dollars)	652	(X)	690	(X)	510	(X)

Source: US Census Bureau

Table 10.6: Cost-Burdened Households (2000)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999						
Less than 15 percent	170	32.7	9,020	37.1	320,341	40.9
15 to 19 percent	83	16	3,933	16.2	136,112	17.4
20 to 24 percent	58	11.2	2,735	11.2	100,301	12.8
25 to 29 percent	73	14	2,378	9.8	64,940	8.3
30 to 34 percent	26	5	1,462	6	40,544	5.2
35 percent or more	110	21.2	4,645	19.1	112,189	14.3
Not computed	0	0	163	0.7	9,482	1.2
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999						
Less than 15 percent	149	16.5	1,658	13.7	80,320	19.1
15 to 19 percent	127	14	1,840	15.2	59,832	14.2
20 to 24 percent	143	15.8	1,734	14.3	50,027	11.9
25 to 29 percent	113	12.5	1,271	10.5	37,688	8.9
30 to 34 percent	110	12.2	926	7.6	27,365	6.5
35 percent or more	157	17.4	2,952	24.4	112,878	26.8
Not computed	105	11.6	1,739	14.3	53,036	12.6

Source: US Census Bureau

Population Statistics

The following tables replace Tables 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, and 12.9 on pages 138 thru 145 of The Town of Port Royal Comprehensive Plan 2009.

Table 12.3: Population by Gender & Age (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total population	10,678	100	162,233	100	4,625,364	100
Gender						
Male	6339	59.4	80089	49.4	2250101	48.6
Female	4339	40.6	82144	50.6	2375263	51.4
Age						
Under 5 years	799	7.5	10960	6.8	302297	6.5
5 to 9 years	532	5.0	9566	5.9	295853	6.4
10 to 14 years	364	3.4	8553	5.3	297286	6.4
15 to 19 years	1863	17.4	9956	6.1	328989	7.1
20 to 24 years	2635	24.7	11756	7.2	332494	7.2
25 to 34 years	1844	17.2	20137	12.4	592056	12.8
35 to 44 years	489	4.6	17534	10.8	601292	13.0
45 to 54 years	676	6.3	18580	11.4	659428	14.3
55 to 59 years	337	3.2	9886	6.1	303240	6.6
60 to 64 years	227	2.1	12273	7.6	280555	6.1
65 to 74 years	293	2.7	20137	12.4	369043	8.0
75 to 84 years	172	1.6	9698	6.0	192114	4.1
85 years and over	102	1.0	3197	2.0	70717	1.5
Median Age	22.9		40.6		37.9	

Source: US Census Bureau

Table 12.4: Population by Race (2010)

	Port Royal		Beaufort County		South Carolina	
RACE	Number	Percent	Number	Percent	Number	Percent
One race	10283	96.3	158900	97.9	4545429	98.3
White	7346	68.8	116606	71.9	3060000	66.2
Black or African American	2206	20.7	31290	19.3	1290684	27.9
Hispanic or Latino (of any race)	1421	13.3	19567	12.1	235682	5.1
American Indian and Alaska Native	63	0.6	481	0.3	19524	0.4
Asian	263	2.5	1889	1.2	59051	1.3
Asian Indian	45	0.4	244	0.2	15941	0.3
Chinese	35	0.3	357	0.2	9686	0.2
Filipino	65	0.6	460	0.3	10053	0.2
Japanese	29	0.3	175	0.1	2413	0.1
Korean	15	0.1	146	0.1	4876	0.1
Vietnamese	35	0.3	282	0.2	6801	0.1
Other Asian 1	39	0.4	225	0.1	9281	0.2
Native Hawaiian and Other Pacific Islander	12	0.1	119	0.1	2706	0.1
Native Hawaiian	1	0	24	0	570	0
Guamanian or Chamorro	1	0	56	0	1046	0
Samoan	3	0	12	0	225	0
Other Pacific Islander 2	7	0.1	27	0	865	0
Some other race	393	3.7	8515	5.2	113464	2.5
Two or more races	395	3.7	3333	2.1	79935	1.7

Source: US Census Bureau

Table 12.5: Households by Type (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total households	3029	100	64945	100	1801181	100
Family households (families)	1844	60.9	45322	69.8	1216415	67.5
With own children under 18 years	977	32.3	16573	25.5	509699	28.3
Married-couple family	1324	43.7	35966	55.4	849959	47.2
With own children under 18 years	657	21.7	11214	17.3	319204	17.7
Female householder, no husband present	401	13.2	6968	10.7	281102	15.6
With own children under 18 years	252	8.3	4123	6.3	151472	8.4
Nonfamily households	1185	39.1	19623	30.2	584766	32.5
Householder living alone	972	32.1	15809	24.3	477894	26.5
Householder 65 years and over	230	7.6	6710	10.4	166356	9.3
Households with individuals under 18 years	1052	34.7	18499	28.5	590942	32.8
Households with individuals 65 years and over	453	15	22431	34.5	459418	25.5
Average household size	2.35	(X)	2.42	(X)	2.49	(X)
Average family size	2.97	(X)	2.84	(X)	3.01	(X)

Source: US Census Bureau

Table 12.6: Educational Levels (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
SCHOOL ENROLLMENT						
Population 3 years and over enrolled in school	2678	100	33466	100	1148054	100
Nursery school, preschool	203	7.6	2945	8.8	66511	5.8
Kindergarten	81	3.0	1799	5.4	67763	5.9
Elementary school (grades 1-8)	646	24.1	14603	43.6	471501	41.1
High school (grades 9-12)	710	26.5	7055	21.1	249543	21.7
College or graduate school	1038	38.8	7064	21.1	292736	25.5
EDUCATIONAL ATTAINMENT						
Population 25 years and over	4063	100	105953	100	2981382	100
Less than 9th grade	90	2.2	3417	3.2	176143	5.9
9th to 12th grade, no diploma	275	6.8	6563	6.2	330359	11.1
High school graduate (includes equivalency)	1080	26.6	25667	24.2	931546	31.2
Some college, no degree	1096	27	22701	21.4	581690	19.5
Associate degree	377	9.3	8026	7.6	247448	8.3
Bachelor's degree	910	22.4	24594	23.2	462485	15.5
Graduate or professional degree	235	5.8	14985	14.1	251711	8.4
Percent high school graduate or higher	91.0	(X)	90.6	(X)	83.0	(X)
Percent bachelor's degree or higher	28.2	(X)	37.4	(X)	24.0	(X)

Source: US Census Bureau

Table 12.7: Income (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Households	2382	100	64042	100	1768255	100
Less than \$10,000	165	6.9	3485	5.4	161142	9.1
\$10,000 to \$14,999	112	4.7	2672	4.2	116431	6.6
\$15,000 to \$24,999	185	7.8	5138	8.0	222966	12.6
\$25,000 to \$34,999	437	18.3	7350	11.5	206332	11.7
\$35,000 to \$49,999	551	23.1	9499	14.8	262173	14.8
\$50,000 to \$74,999	422	17.7	12620	19.7	321185	18.2
\$75,000 to \$99,999	296	12.4	8168	12.8	196742	11.1
\$100,000 to \$149,999	128	5.4	8215	12.8	181342	10.3
\$150,000 to \$199,999	55	2.3	2805	4.4	54660	3.1
\$200,000 or more	31	1.3	4090	6.4	45282	2.6
Median household income (dollars)	43626	(X)	56581	(X)	44623	(X)

Source: US Census Bureau

Table 12.8: Additional Sources of Income (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
With earnings	2026	85.1	45865	71.6	1339472	75.8
Mean earnings (dollars)	52227	(X)	66093	(X)	60584	(X)
With Social Security income	530	22.3	25513	39.8	566586	32.0
Mean Social Security income (dollars)	14604	(X)	20214	(X)	16714	(X)
With Supplemental Security Income	72	3.0	1566	2.4	76276	4.3
Mean Supplemental Security Income (dollars)	9307	(X)	9271	(X)	8273	(X)
With public assistance income	56	2.4	740	1.2	31342	1.8
Mean public assistance income (dollars)	1521	(X)	3747	(X)	3189	(X)
With retirement income	320	13.4	17657	27.6	352142	19.9
Mean retirement income (dollars)	18026	(X)	38049	(X)	21904	(X)

Source: US Census Bureau

Table 12.9: Income Levels (2010)						
	Port Royal		Beaufort County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Families	1453	100	44267	100	1192051	100
Less than \$10,000	126	8.7	1575	3.6	72263	7.1
\$10,000 to \$14,999	20	1.4	959	2.2	45908	5.1
\$15,000 to \$24,999	116	8.0	2697	6.1	121206	12.5
\$25,000 to \$34,999	139	9.6	4172	9.4	126148	13.3
\$35,000 to \$49,999	397	27.3	6303	14.2	173170	18.7
\$50,000 to \$74,999	277	19.1	9159	20.7	240290	22.4
\$75,000 to \$99,999	204	14.0	6211	14.0	164162	10.6
\$100,000 to \$149,999	88	6.1	6987	15.8	159371	6.8
\$150,000 to \$199,999	55	3.8	2561	5.8	49124	1.6
\$200,000 or more	31	2.1	3643	8.2	40409	1.9
Median family income (dollars)	48614	(X)	66996	(X)	55058	(X)
Per capita income (dollars)	18661	(X)	32725	(X)	23906	(X)
Median earnings (dollars):						
Male full-time, year-round workers	26392	(X)	42126	(X)	42597	(X)
Female full-time, year-round workers	30471	(X)	34854	(X)	32524	(X)

Source: US Census Bureau