

## Beaufort Area

### Joint Land Use Studies—Past and Present

June 18, 2014



Lowcountry Council of Governments

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### A Long Joint Land Use (JLUS) Plan Process at MCAS Beaufort

- Began in October 1999, with the first Steering Committee meeting
- Lowcountry COG project manager because many jurisdictions and organizations involved.
- Plan completed in August 2004 and adopted by Policy Committee (successor to Steering Committee)
- Councils of Beaufort County, City of Beaufort and Town of Port Royal adopted unanimously in September and October 2004

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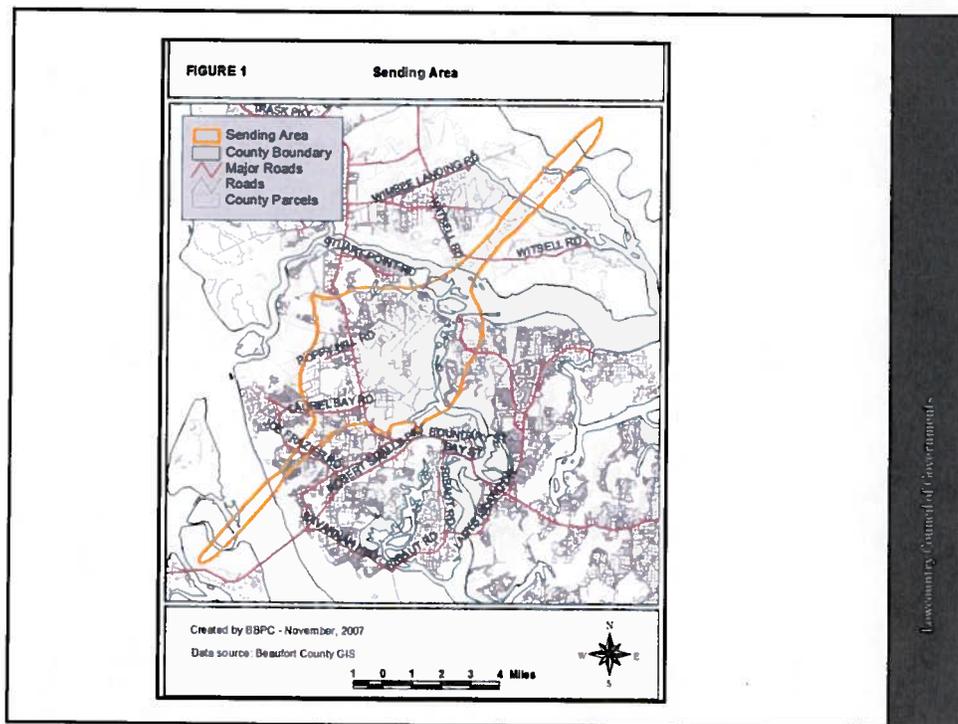
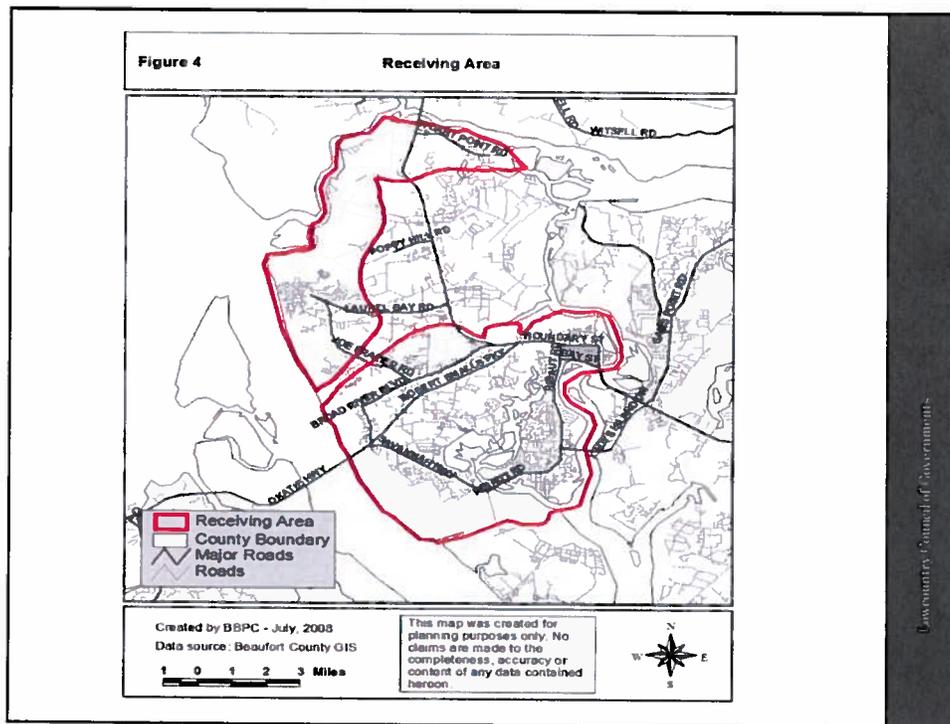
## AICUZ Approvals Process Shorter, but Not Easy

- September to December 2006 to convince elected officials to support the Overlay Zoning, that was considered downzoning by some.
- Transfer of Development Rights (TDR) program proposed as a non-cash form of compensation for affected owners of smaller properties.

## TDR Study Launched Fall 2007

### Receiving Area Review

Proposed receiving area consisted of land within the Northern Beaufort County Regional Growth Area capable of accommodating increased growth and density.



## Implementation and Management Plan

- January 2009. \$250,000 received from State of South Carolina as seed money for TDR bank.
- Fall 2009. Implementation and Management Plan preparation begins.

## TDR Progress

- Beaufort County TDR Ordinance passed June 14, 2011.
- Resolutions of support provided by City of Beaufort and Town of Port Royal.
- Consultation meetings with sending area property owner.
- Will start with smaller parcels first and target those who were “downzoned” by AICUZ.

## New JLUS Project: MCAS Beaufort and MCRD Parris Island

- Update 2004 JLUS plan for MCAS
- First JLUS for PI
- Move forward with TDR Program Management
- To be completed during first half of 2015

## The Lowcountry JLUS is a 13-month cooperative planning effort, which includes:

- An assessment of existing land use conditions near both MCAS Beaufort and MCRD Parris Island, to include potential perceived incompatible land uses, if any;
- An assessment of potential future civilian and military land use conditions, to include projected incompatible uses, if any;
- A Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis that provides a framework for assessing existing and future conditions and prioritizing recommendations; and
- Strategies to promote compatible land use planning around the Marine Corps installations and the surrounding communities.

## What is the purpose of the JLUS?

- To promote compatible land use, growth, and economic development in the region near both MCAS Beaufort and MCRD Parris Island,
- To protect public safety and quality of life, and
- To sustain the mission of the Marine Corps in Beaufort County in the long-term.



<http://www.lowcountry-jlus.org/>