

City of Beaufort
Comprehensive Land Use Plan
1998 – 2018

prepared for:

The City of Beaufort, South Carolina

1998

prepared by:

Robert and Company
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in association with:

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Introduction

The Comprehensive Land Use Plan is intended to provide direction for managing anticipated growth and change in the City of Beaufort in an orderly and balanced manner.

The Comprehensive Land Use Plan is not intended to dictate actual future land use activity locations, but rather to be a generalized guide for the City in making sound development decisions. The adoption of a Comprehensive Land Use Plan is designed to ensure that the designation and distribution of different land uses may be planned to meet the future economic, social, physical and environmental needs of the City.

The process used to prepare the Comprehensive Land Use Plan focused on a series of meetings conducted with the Comprehensive Plan Committee appointed by the City of Beaufort planning staff. The Comprehensive Plan Committee met bi-monthly from October, 1997 through June, 1998. In addition to these meetings were three Public Workshops held in October, January and April. The Public Workshops were designed to ensure that all issues were openly discussed and evaluated for inclusion in the development of the plan. The planning team provided detailed inventory and analysis maps and data for use during the workshops. These maps and data are included in the various elements of this report.

The following members of the Comprehensive Plan Committee and City staff members have been instrumental in the development of the Comprehensive Land Use Plan:

Alton Aimar, At-large Representative
David Cherry, Board of Architectural Review
Edward Dukes, Open Land Trust
Marvin Dukes III, Beaufort County Joint Planning Board
Rusty Fielden, Main Street Beaufort
Henrietta Gadsden, At-large Representative
Walter Hill, At-large Representative
Knut Knudson, Tourism Management Advisory Commission
Maxine Lutz, Park and tree Advisory Commission
Lt. Col. Larry McEnroe, Marine Corps Air Station
Mike McFee, Chamber of Commerce
Jim Neighbors, City Council Liaison
Dave Radford, Zoning Board of Appeals
David Schneider, Historic Beaufort Foundation
Yan Seiner, Beaufort Jasper Home Builders Association
Rebecca Trask, Development Advisory Commission

Gary Cannon, City Manager
Libby Anderson, City Planner