

## **BEAUFORT COMPREHENSIVE PLAN PUBLIC WORKSHOP #3 -- April 1, 1998**

Lee Walton, Robert and Company  
Deana Poss, Robert and Company  
Fredalyn Frasier, EDAW

### Attendees:

Gary Cannon, Beaufort City Manager  
Judy Nash, Beaufort Planning  
5 members of the Comprehensive Plan Committee  
10 additional citizens of Beaufort

### **Summary Minutes of Public Workshop #3**

#### Introductions:

Opening of the meeting by Gary Cannon.

#### Presentations:

Lee Walton of Robert and Company updated workshop attendees on the progress of the comprehensive planning process. Fredalyn Frasier followed with brief presentations concerning findings for the economics and transportation research related to the plan. Lee Walton presented the method for preparing land use maps for the plan and presented a conceptual future land use diagram for Beaufort.

Working Sessions: Economics, Economic Development, Transportation and Land Use

#### Economics and Economic Development:

Economics has been the driving factor to growth and development throughout Beaufort's history. The city should continue to recognize this and seek ways to further economic expansion and diversification.

Beaufort needs to focus on growing certain economic sectors in order to build a good balanced and diversified economy. There are opportunities in the technology, medical, and other industries to bring in professional and managerial jobs needed to achieve this. Beaufort should work towards building its capacity to accommodate these industries through improved education, technical training, and land use allocation.

Redevelopment of commercial areas in the city should focus on improving the conditions for small business to prosper. Incentives are needed to encourage small business owners to

rehabilitate their buildings, properties and activities.

Tourism must continue to be considered an important industry. Tourists should be encouraged to stay overnight and make greater contributions to the economy.

Business as well as Public Facilities should be aware of the growing elderly population in Beaufort County and should prepare to serve this population.

#### Transportation:

Beaufort's transportation system should be considered in terms of offering many modes of travel. Needs include bike racks and pathways, consideration for golf cart or small personal vehicle usage in town, a trolley system, etc.

The transportation system should be planned at a regional level in order to solve problems in Beaufort. The alleviation of damaging traffic on Carteret Street and Ribaut Road relates directly to transportation decisions at the County and State level.

Local non-vehicular transportation facilities should continue to be developed in Beaufort. As Beaufort has the potential to be a very walkable city, sidewalk improvements should be encouraged. In future developments, sidewalks and greenways should be designed so as to connect areas of the city with safe and enjoyable pedestrian and bicycle routes.

The solutions to downtown traffic problems should be considered in two forms: Personal solutions or encouraging non-vehicular transportation modes. Vehicular limitations such as restricting auto traffic in certain areas.

#### Land Use:

The city's plans for future land use should coordinate with those of the county and with Port Royal. This will facilitate any issues of annexation as well as future land use disputes.

Beaufort's land use plan should encourage redevelopment in several areas:

Boundary Street from the cemetery out: Commercial properties in this area are restricted by parking requirements. These businesses should be encouraged to grow as neighborhood-oriented businesses with easy pedestrian connections to the adjacent residential neighborhoods.

Intersection at 21: Mixed-use development at the intersection of Robert Smalls Parkway and Boundary Street is a great idea.

Parking in the rear of commercial properties should be encouraged.

Land use planning should seek to preserve the many scenic qualities of Beaufort. The acquisition of easements as has been practiced on the Point by the city could be an approach of the Open Land Trust to preserving views from Ribaut Road, Bay Street and other scenic areas.

Land should be allocated for the development of industries, but should not be “industrial” in the conventional sense. Business Parks should be developed in appropriate areas for professional and back-office type businesses. Manufacturing industry should be restrained within the city due to the lack of open area.

Corridor preservation and development of greenway connections should be pursued along Beaufort’s major thoroughfares such as Smalls Parkway, Boundary Street and Ribaut Road. One solution to the heavy traffic and pedestrian unfriendliness on Ribaut Road is to “boulevard” the street with added sidewalk infrastructure and landscaped medians and right-of-ways.