

August 7, 2006

To: Bill Rauch, Mayor

From: Scott Dadson, City Manager

Cc: Libby Anderson

Re: Conceptual Growth Scenarios, Northern Beaufort Plan.

I have reviewed the Conceptual Growth Scenarios being discussed by the Steering Committee. I wanted to take this opportunity to clarify some information as presented by the consultants and add some information that I feel would be beneficial to the planning process.

Scenario 1 states that it is “generally” matching existing conditions as far as the County Comprehensive Plan and that Growth Scenario 2 is an “expansion” of the urban services to include all of Port Royal Island and Lady’s Island. While that may be the case in the County Comp Plan, it should be noted that the Comp Plan for the City of Beaufort includes in its annexation policy, the inclusion of all of Port Royal Island as permitted through annexation agreement with the Town of Port Royal and Lady’s Island and the smaller adjoining islands. Thus, Scenario 2 is more “generally” matching the current conditions of growth per the Beaufort City Comprehensive Plan.

While negotiations continue on the Clarendon/McLeod Annexations, I believe it important to bring to bear some numbers that will be important to consider regarding their impacts on the planning process. While the number of units proposed was initially 16,000, this number has been cut. For planning purposes, and specifically the Northern Beaufort Plan, a more appropriate number is 8000 units. The actual number of units finally built will be considerably fewer than this estimate. 8000 units is therefore a very conservative estimate for planning purposes. It would also be prudent to consider commercial square footage at 1.5 Million square feet, which is half (½) of the original proposal of 3,300,000. Further, any relationship of units per acre need to be considered in light of the “type of development” that might be agreed to in this process.

On the subject of very conservative estimates, it should also be noted that there are several numbers floating about regarding development in other parts of Northern Beaufort County. For example, highway planning purposes in relation to the \$.01 sales tax states that only 2379 units will ever be built, into the future, on Lady’s and St. Helena Islands. In the last County Comp plan, this number is 2869 units. However, if one looks at the School District study entitled “Beaufort County School District Build-out Report” dated January 2005 by DeJong, the number of un-built units is 4,229. I believe it important for this planning committee to come to grips with these numbers in order to properly plan for the future.