

2011

Monday, July 25 through Friday, July 29, 2011
Sustaining Military Readiness Conference
Connecting Missions, Resources, and Communities



Implementing the MCAS Beaufort JLUS Plan—Transfer of Development Rights Program

July 28, 2011



Lowcountry Council of Governments

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Foundation Concepts(1)

- Added protection against encroachment for Air Station.
- Potential compensation for some landowners affected by AICUZ overlay zone.
- Three-pronged community involvement—property owners, elected officials, public/private sector technical committee

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Foundation Concepts (2)

- A tool for all three jurisdictions to implement goals and objectives of Plans.
- Possible **incentive/reward** for developers implementing planning goals.
- In current absence of active real estate market, bank will permit implementation of the program to begin.

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A Long JLUS Plan Process

- Began in October 1999, with the first Steering Committee meeting
- 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.
- TDR program proposed as a non-cash form of compensation for affected property owners.

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TDR Study Launched Fall 2007

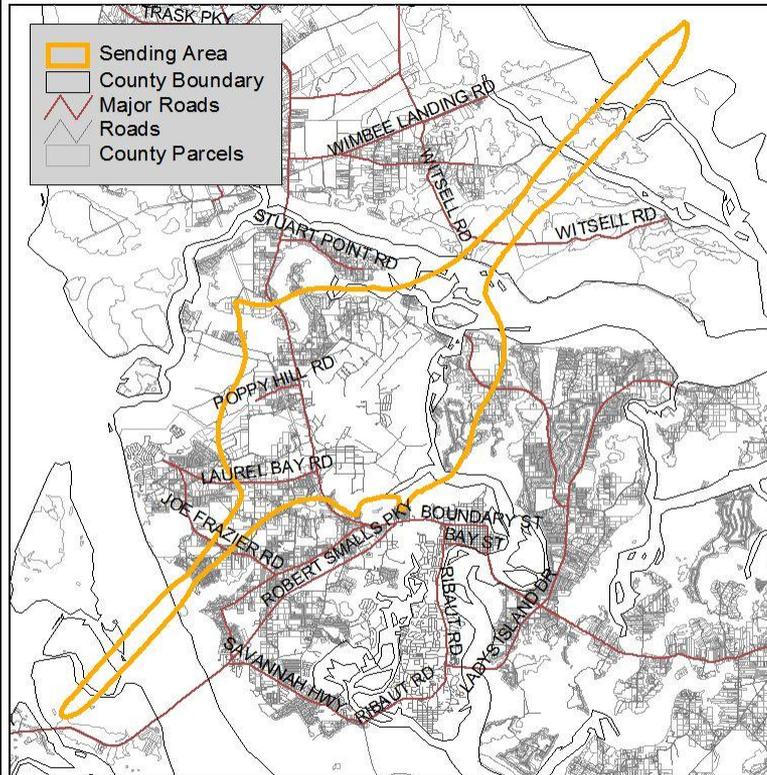
Sending Area Review

- Evaluated all 3,295 parcels in sending area
- 485 of parcels (939 acres) candidates for TDR program
- 858 potential TDRs = 2,574 *additional* residential units (3:1)



FIGURE 1 Sending Area

FIGURE 1 Sending Area



Created by BBPC - November, 2007

Data source: Beaufort County GIS



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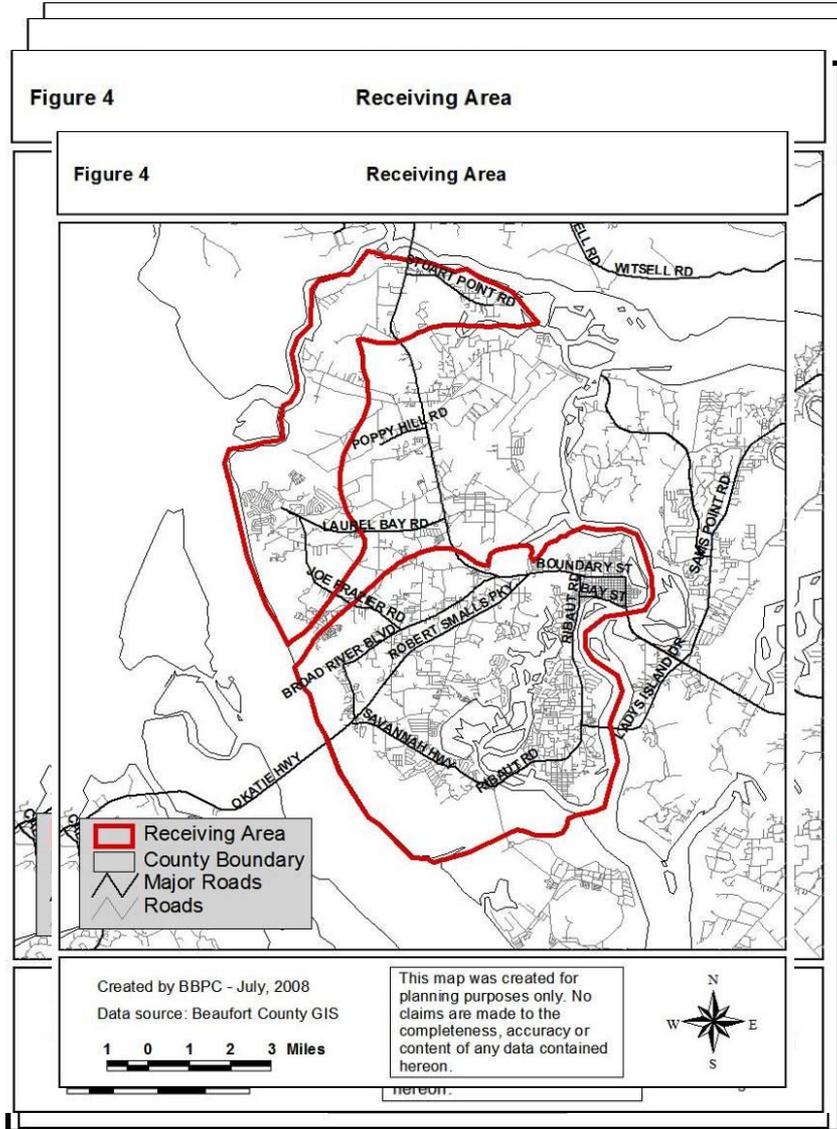
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TDR Study

Receiving Area Review

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



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Good Planning Principles Promoted (1)

- Development on receiving area site must meet all other development requirements and regulations for that site.
- Allowable development on site determined during process of rezoning the receiving area site.

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Good Planning Principles Promoted (2)

- Planning Commissions to ensure program brings value to area and its residents and accommodates increases in density when and where appropriate.
- Use of TDR does not guarantee increase in density and not to be used to promote unsound development.

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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.

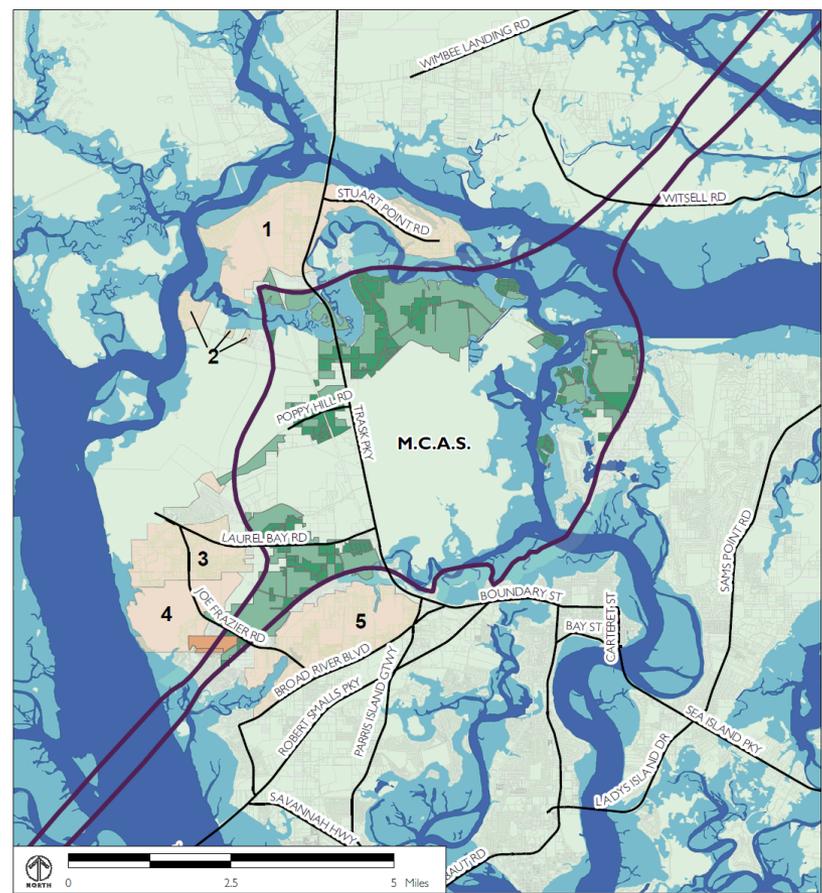
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Implementation and Management Plan

- Market conditions changed since 2007, and more support for TDR program.
- 1403 TDRs in sending area because of decision to include small parcels owned by individuals or families.
- Receiving areas limited to locations in Beaufort County slated for growth.



AICUZ Boundary	Receiving Areas
Sending Areas	1 Seabrook Area
Rural Residential	2 Clarendon Road Area
Rural	3 Laurel Bay Road Area
Suburban	4 Cherokee Farms Road Area
	5 Battery Creek High School Area

Source: Beaufort County GIS

FIGURE ES-1
 DRAFT SENDING-RECEIVING-AREAS

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Management Structure

- Beaufort County to take on regulatory and administrative role.
- Bank to be established with original \$250,000 from state and an additional \$250,000 from Federal Government.

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Current Status

- Beaufort County TDR Ordinance passed June 14, 2011.
- Resolutions of support provided by City of Beaufort and Town of Port Royal.
- Task Force working on setting up recommended management structure.