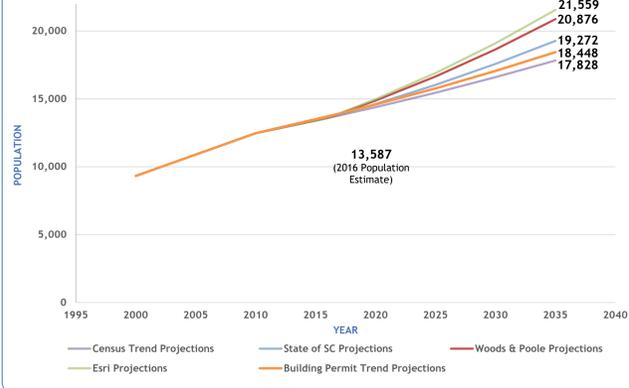


## BACKGROUND

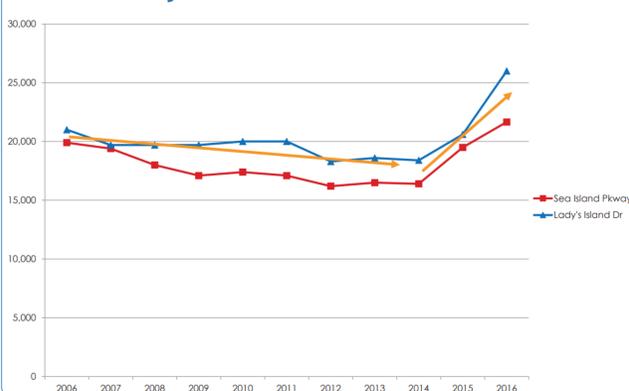
Lady's Island has experienced a significant amount of growth over the past several years. This growth brings opportunities, like an increased tax base, new neighbors, shopping, and employment opportunities. It also leads to new challenges and questions about the Island's future. Some of the most visible impacts of development are its impacts on traffic, the natural environment, and the Lowcountry community character that is part of the charm of Lady's Island. Consider the things you value most about the island, and how you think it should look in 5, 10, or even 50 years from now.

**Lady's Island Growth Projections**



The Lady's Island Growth Projections chart above shows multiple growth projection scenarios. All of them indicate that rapid growth is likely to continue.

**Lady's Island Traffic Volumes**



The Lady's Island Traffic Volumes chart shows that vehicle traffic has increased. Exploring alternative travel modes and development patterns is an opportunity.

Source: Stantec Study as reported in the *Designing Lady's Island Report*

# GROWTH MANAGEMENT: OPPORTUNITIES AND STRATEGIES

## What are the potential impacts of growth?

Communities across the Southeastern United States are experiencing growth and development, including Lady's Island. Below are some key trends and policy trade-offs to consider.



community character



traffic congestion



quality of life



natural systems



infrastructure capacity

## KEY FINDINGS:

The Lady's Island Area Plan steering committee made the following findings based upon review of data and policy analyses and public feedback.

- Substantial additional growth possible
- Existing zoning allows 9,000 additional residential units and over 2 million square feet of commercial growth
- Concern about impacts on natural systems and infrastructure
- Traffic congestion growing
- Plans for road capacity improvements
- Growth will likely exceed planned road capacity if left unchecked
- Concern about unintended consequence of more road capacity - encouraging more growth
- Emergency evacuation is critical
- Businesses providing services and employment opportunities that allow residents to meet needs are welcomed when located in planned areas
- Indefinite growth will eventually reach saturation and threaten the capacity of the island's natural and infrastructure system
- Approaches are needed to manage ultimate buildout to sustainable levels

## STRATEGIES:

Growth management strategies are being explored to address the findings and challenges listed in the left-hand column. Some of the strategies could be implemented in the near-term while others should be considered as long-term strategies that could take decades to implement.

- Limit the geographic expansion of growth by adjusting the growth boundaries
- Moderate the pace of growth to allow for adequate planning to absorb its impacts
- Preserve the rural character in the north
- Explore ways to reduce rural densities
- Mitigate impacts of growth through impact analyses, demonstration of adequate infrastructure, natural resource preservation as part of the development process
- Explore possible reduction of additional build-out under existing approved PUDs
- Continue to permanently preserve open space through acquisition, conservation easements, and open space set-asides during development review process
- Encourage multiple modes of transportation to reduce automobile traffic
- Continue to encourage mixed uses in pedestrian-friendly environments that support more walking and less dependency on driving
- Encourage uses that reduce the need to leave the island for services and employment

# LADY'S ISLAND AREA PLAN



## Growth Boundaries for Northern Beaufort County

The Northern Beaufort County Regional Plan provided a model for implementing the regional growth management strategies and establishes growth boundaries. These growth boundaries identify those areas where the municipalities are likely to grow and provide services. Areas beyond the growth boundary are considered rural areas that should be preserved.

Growth boundaries allow for the county and the municipalities to plan for their future growth in an efficient and predictable manner. Growth boundaries also allow the county to plan for protection and preservation of rural areas and focus its attention on countywide issues in a cooperative manner with municipalities.

