



RURAL + CRITICAL

2014 Beaufort County Greenprint Summary of Primary Outcomes

Planning Areas (**Not official districts. Planning areas were selected for this planning exercise based on similarity of characteristics).

1. Beaufort/Port Royal Planning Area
2. Northern Beaufort County Planning Area
3. Lady's Island Planning Area
4. St. Helena Planning Area
5. Bluffton Planning Area
6. Okatie Planning Area
7. Daufuskie Planning Area
8. Hilton Head Planning Area

Beaufort/Port Royal Planning Area

Background

The Beaufort/ Port Royal area is a popular tourist destination known for its unique history. Beaufort and Port Royal, located on Port Royal Island, are popular places to visit, tour, and stay. History, adventure and natural beauty attract both tourists and vigorous people looking to enjoy an active and idealistic lifestyle.

One of the largest economic sectors in Beaufort is the military presence in and around the community. Beaufort's military bases employ thousands of jobs directly and indirectly, and combined are the largest employer in Beaufort County. Port Royal is home to Marine Corps Recruit Depot Parris Island and the Naval Hospital Beaufort. Beaufort supports the Beaufort Marine Corps Air Station, and protecting the economic vitality of these installations has been a goal of Beaufort County's Rural and Critical Lands program.

Beaufort is considered the heart of the Sea Islands. The city is renowned for its scenic location and for maintaining a historic character by preservation of its antebellum architecture. Beaufort has been featured among "Best Small Southern Town" a "Top 25 Small City Arts Destination" and a "Top 50 Adventure Town". Due in part to its attractive location and deep connections with history and culture, the tourism and hospitality industry is also a major economic sector. Nearly two million visitors a year come to Beaufort and the Sea Islands of northern Beaufort County, with spring and fall seasons being peak times.

Port Royal takes its name from the adjacent Port Royal Sound and is adjacent to the deepest natural harbor on the Atlantic coast. Port Royal boasts the only public shrimp dock in South Carolina. Its accessibility to the natural environment through walking trails, community beach, boardwalk, and observation tower helps Port Royal be recognized as one of America's leaders in small town New Urbanism.

The waters of Port Royal Sound are highly productive, nutrient rich and provide an essential resource that maintains populations of crabs, shrimp, and a high diversity of fish species. With so much food and habitat available, Port Royal Sound is home and reproductive grounds for many sportfish species such as red drum and cobia and other economically important marine species.

From a land planning perspective, most of Port Royal Island is either developed, or part of a future growth strategy for the municipalities. Other than recent changes involving the Marine Corps Air Station (see Greenprint discussion for Burton, Sheldon, Dale), most accept and encourage densification of the island. The land protection strategies for this planning sector, therefore, incorporate collaboration with municipal leaders to provide community open space. Each comprehensive plan dictates that providing these spaces is key to maintaining livability in a location highly desirable for development.

Land Protection Outcomes

Parks and Open Space-

These well-established cities have completed Comprehensive Plans or Master Plans which target areas for civic open space. These planning initiatives explored connectivity, usability, view sheds, historic properties, etc. There was broad consensus in favor of collaborating with partners to acquire strategic properties for open space, parks and wilderness, vistas.

Port of Port Royal-

Identify open space opportunities for the Port of Port Royal and surrounding areas, including connections for passive parks, trails, water access etc. Port Royal has some excellent examples of pocket wetlands that have been improved to not only function for water quality, but also to provide a community nature amenity. Many felt these features could be connected, or enhanced, and the redevelopment of the Port may provide unique open space opportunities to anchor any new development, and tie into the existing passive parks.

Enhancement of the Spanish Moss Trail-

The now developing Spanish Moss Trail is a key connector between the towns and northern Beaufort County and opportunities to complement and enhance this greenway is embraced.

Northern Beaufort County Planning Areas (Burton, Sheldon, Lobeco, and Dale)

Background

The northern portion of Beaufort County acts as the gateway to Beaufort County for travelers entering from Charleston, Hampton County or from Point South on Interstate 95. Most of Sheldon and Dale Townships are part one of the most pristine and ecologically sensitive areas in South Carolina known as the ACE Basin - - the confluence of the Ashepoo, Combahee and Edisto Rivers characterized by large undivided tracts of land for timbering, hunting or agriculture. In between the large "plantation" tracts, there are existing rural communities dispersed throughout the region, or in Dale's case, centered around a rural neighborhood district. There are a handful of upscale gated golf course communities in this region.

The original County Comprehensive Plan anticipated development centered in and around designated Community Preservation Districts, with the rural landscape protected around these growth "nodes." The land use changes a bit after crossing the Whale Branch River into Burton, moving from a largely rural development pattern into a mixed and/or transitional area. Suburban communities (new and old) have been developed through the region and the Marine Corps Air Station and industrial parks are located here, as well as a smaller scale rural community.

Land Protection Outcomes

Residential Encroachment and the Marine Corps Air Station

One of the primary stakeholders in this region is the Marine Corps Air Station (MCAS). Due to the flight operations at the Air Station and associated noise, the County and City of Beaufort have adopted Air Installations Compatible Use Zones (AICUZ). These zones are a good representation of areas where high density residential development may be incompatible with operations at the base, as such, there is a high priority for protecting land around the base from new residential development. The Department of Defense has a program called the "Readiness and Environmental Protection Initiative" (REPI) which dedicates federal funds to purchase conservation easements to buffer military installations. The program requires a local funding match for these purchases, which Beaufort County's Rural and Critical Land Program can provide. Strategic planning occurs annually between the administrators of the RCLP and the MCAS staff to identify target properties for preservation. This work has been updated recently as new AICUZ maps are generated due to the introduction of F-35 aircraft.

Rural Landscape Protection-

The County Planning Department has identified Community Preservation Districts as areas for rural community growth and development. Additionally, Rural Business Districts have been identified to provide growth "nodes" and services for rural areas. From a land protection standpoint to fully achieve rural land stabilization means identifying areas appropriate for growth, and protecting lands from development outside those areas. The goal for rural land stabilization is to protect the larger parcels in the district to avoid the potential for urban sprawl. These parcels are mostly agriculture or silviculture, and are good candidates for purchased conservation/agriculture easements.

Aesthetics/ Protection of Scenic Entry to Beaufort County-

As stated above, the Planning Department has worked diligently in rural areas to direct growth into specifically identified areas, and to develop ordinances which protect the rural aesthetic and character of this region. There are few places this is more important than in Sheldon Township. Acting as the entry to northern Beaufort County it sets the stage for Beaufort County and for the ACE Basin (see notes below). In previous years, some landowners annexed into other jurisdictions to allow for up-zoning to allow intense commercial and residential development that would have tremendous impact to the region. Land protection that keeps unsightly, or inappropriate development from occurring at the gateway to the County was considered an important criteria.

Compatible Industrial Development Corridors around MCAS-

In addition to the growth management strategy for residential encroachment for the Air Station, there is an opportunity that was highlighted during planning sessions related to economic development. While residential development is often considered incompatible with the installation, industrial development may not be. In evaluating land protection patterns, there is an obvious corridor of large lands which might be candidates for industrial areas buffered by protected lands. Although outside of the scope of Rural and Critical Land Program, this is a unique opportunity for the County to consider, partnering land protection and economic development.

Farmland Protection-

Similar to the rural land stabilization criteria identified above, farmland protection also emerged as a criteria. This could translate to partnerships with USDA Farm and Ranchland Protection Program to leverage federal funds to protect and promote working farms.

Spanish Moss Trail-

The future growth for the Spanish Moss Trail traverses this planning district. The trail itself or properties which may provide access or amenities for the trail were discussed as targets.

Natural Resource Protection (Islands)-

There are numerous mid to large islands in this planning district that are worthy of protection. Inherently, islands play an important ecological role for migratory bird and wildlife habitat. These islands emerged as protection candidates.

The ACE Basin-

The ACE Basin Focus Area was established in 1986 and represents the confluence and drainage basins for the Ashepoo, Combahee and Edisto River systems. Arguably one of the most successful land protection initiatives nationwide involving large intact timber and hunting tracts which could have developed into large planned communities, have been predominantly protected through private donations of land or conservation easements, or acquisition by federal agencies. This has led to one of the largest ecologically protected regions on the East Coast. A large portion of the focus area falls in Beaufort County, and a strong criteria for this program is to protect or expand the ACE Basin Focus Area from development.

Lady's Island Planning Area

Background

Lady's Island has multiple communities and land use patterns that make up the planning district:

- The northern portion of the island, including Coosaw and Judge Islands are very low density/rural neighborhoods with many low lying and or pristine areas.
- Parts of northern Lady's Island are under the MCAS AICUZ.
- The middle section of the island is almost fully developed with suburban densities, and older planned communities.
- The southern portion of Lady's Island also is predominantly planned communities.

As a result, the issues facing this planning district closely resemble those of Hilton Head Island. Many stakeholders were desirous for the County and RCLP where appropriate to provide these provide community amenities and connections. Those that are appropriate for this discussion have been included.

Lady's Island has been identified as a unique habitat for some declining wildlife species, including Painted Buntings and Scarlet King Snakes. There are areas where the population of these species is considered environmentally significant; however, the land use pattern does not really allow for land protection to significantly impact these species. As with many Sea Islands it plays an important role for migratory birds and provides critical habitat for many species.

Land Protection Outcomes

Growth Management

- Traffic alleviation: Large, undeveloped tracts near or within subdivisions should be protected due to carrying capacity of Middle Rd. and Brickyard Point Rd. Many stakeholders felt it would be negative to have to widen these roads.
- Traffic, environment and passive park: Several stakeholders were concerned about development that might affect the intersection and capacity issues on Meridian Rd.

Bike paths and Connections

- Keep/undo/avert the "suburban" landscape issue by identifying multi-modal paths and connections. (Brickyard to Bluff Farms to Newpoint, to Seaside, Whitehall to High School to Crystal Lake to Hazel Farms) There was much discussion amongst stakeholders regarding the location and design of any bike paths. Generally, it was felt that road shoulders are not adequate for bike connections, the shoulders are dangerous with stripping. Stakeholders encouraged the County to identify smaller paths which may be identified for connectivity, experience or alternatives to driving.

Passive Park Opportunities-

Residents expressed high regard for Crystal Lake Park and would like to see more lands protected for this experience and to counter the suburban landscape.

St. Helena Planning Area

Background

St. Helena exemplifies Lowcountry history. Native American populations gave way to the founding of colonial settlements, with agriculture being the mainstay of the new communities. Farming occurred at a variety of scales, from large plantation operations that grew sea island cotton and indigo, to the small gardens tended by extended families. To grow was to survive, and this ethos wove its way in the history of the island and its people.

Across the island, opportunities abound to protect diverse agricultural operations, prime agricultural land not yet in production, as well as substantial natural woodlands and planted timber operations. Many if not all of these properties bring with them a rich link to our past, along with the possibility of assembling contiguous

conservation. There is a true need for the preservation of the island's rural, agricultural nature as well as its irreplaceable cultural attributes.

Prior to the passage of the first Beaufort County Comprehensive Plan, there was tremendous development pressure on St. Helena Island. The large tracts of farmland were highly sought by developers and realtors. The County passed rural zoning, which may not be adequate to protect the landscape. There has long been fear that if a few of the large tracts turned into residential planned communities, it would bring an extension of water and sewer lines that would spur growth uprooting local communities, and raising taxes.

As such, proactive protection of rural lands on St. Helena Island leading to rural landscape stabilization was one of the primary goals for this program. Since its inception, the County has successfully partnered with USDA and through its Farm Bill program started supporting and promoting local farmers, as well as protecting the landscape from sprawling development.

Much of St. Helena Island remains in agricultural production, or has the potential for agricultural production. The use of conservation easements would ensure that the project land stay in agricultural production in perpetuity. The easement essentially bars all subdivision and improvements except for farm support buildings. While the focus is agricultural land, diverse land types can be present on any project parcel. As example, mixed woodlands, woodlands corridors and wooded buffers will likely stay intact as an aesthetic contribution, while providing enhanced habitat for wildlife. By protecting native habitat adjacent to larger agricultural parcels, there is an ability to preserve the rural, agricultural nature of the island while simultaneously minimizing impacts of these operations on our fragile, unique waterways. Moreover, projects protected through the initiative would substantially reduce the potential for large-scale residential development that would significantly impair adjacent waterways, and in turn the major rivers and sounds.

Land Protection Outcomes

Rural Land Stabilization-

There are still large farms on this beautiful sea island which provide a threat of conversion from farmland to residential. Were this to happen, even with rural zoning densities, the pressure to bring infrastructure such as water and sewer would increase. There would be the potential that one large residential development could start a domino effect leading to increase development pressure, and an increase in taxes for rural residents. The leading protection criteria was identified as protection for large farms against development.

Highway Buffers-

There remains a strong interest in protecting the rural character and scenic drives on the island from commercial development especially along roadways. Stakeholders felt that continued efforts to support the zoning ordinance by removing development threats for these areas was important.

Cultural/Historic Mariculture Access-

There were concerns about privatization/development of all traditional/cultural water access spots, and suggested an effort to identify, protect or restore these access areas.

Protect critical sites for maintaining traditional mariculture uses (Dopson, Bradley, Gay, etc.)

Historic/Cultural Protection-

Protect areas designated National Landmark

Identify and protection culturally significant access to water on Polawana Rd.

Bluffton Planning Area

Background

Bluffton is characterized by water. Its name originates from its place on the bluff of the May River which winds through the center of town. The New River forms the southwest boundary of the town, and the Okatie River lies at its northern edge. This unique characteristic is the backdrop to land protection strategies. Protecting water quality is one of the primary challenges in this district. The Town of Bluffton grew tremendously between the 2000 and 2010 census, making it the fastest growing municipality in South Carolina. Its location across U.S. Route 278 between Hilton Head Island and Interstate 95 makes it a prime location for development.

The development pattern consists predominantly of planned residential communities, with intense commercial along major thoroughfares. An increase in storm water runoff has accompanied rapid development and engineered solutions have led to water quality decline in Bluffton's river systems. Outside of the planned communities there are vestiges of the former rural landscapes, that once had farms and hunting lands. Some of these timber tracts are quite large and have been managed for generations. Additionally, the existence of State and Federal Wilderness Preserves, with Victoria Bluff, Waddell Mariculture Center, and the Pinckney Island Wildlife Refuge offer unique wilderness experiences for the public, and offer the opportunity to expand on landscape-scale conservation.

Land Protection Outcomes

Water Quality Protection-

- Buffers for rivers and streams, e.g. by in fee or conservation easement parcels along the rivers that could develop. Continuing the work of the program for the May, New and Okatie Rivers.
- Restore and protect river and drainage connectors, Colleton to May, Okatie to May, etc.
- Purchase/protect land that could prove critical for water quality filtering.
- Consider purchasing large lands for wildlife. The sprawling development pattern has concentrated wildlife populations into wetland drainage basins, increasing fecal coliform. If wilderness preserves allowed for disbursement, pressure would decline.

Rural Landscape Protection-

- Numerous stakeholders indicated that the County should protect the last remaining iconic rural landscape in Bluffton, found on Pinckney Colony Rd. These horse farms and small farms emerged as a high priority for many for continued purchased easements to ensure this remaining iconic landscape is not lost. The County has protected some smaller parcels in this region, and many felt this effort should continue.

Historical site protection

- Historical site protection emerged as important, including: Secession Oak and Squire Pope Carriage (across from Church of the Cross); praise houses; locations on Bridge Street, etc.

Growth Management

- Silviculture tracts: There are a handful of large unprotected lands in Bluffton that stakeholders felt should be protected. The Palmetto Bluff Managed Forest is not permanently protected, and there is a large private plantation adjacent to Victoria Bluff that some felt should be protected.

- Islands: Many of the large islands in Bluffton have been protected, however, the development pressure on the remaining lands was stated as a reason to protect them if possible.

Okatie Planning Area

Background

Okatie is a primarily rural area located in southern Beaufort County. Okatie takes its name from the nearby Okatie River, an estuary of the Port Royal Sound. Though several communities have annexed in the region, the majority of the Okatie district remains an unincorporated area with South Carolina Highway 170 being the main route through the planning district. For purposes of this exercise, the Okatie Planning Area includes the Beaufort County side (eastern) of Hwy 170 bordering the River near Hwy 278 and including the Cherry Point area, and the areas on both sides of the Highway between Cherry Point, the Chechessee area and ending at the Broad River Bridge.

The area between Cherry Point and the Broad River Bridge is mostly rural with a few planned communities. The southern portion of the district is a mix of residential, commercial and undeveloped parcels bordering the river.

In terms of natural resources, South Carolina once considered the Okatie River an "outstanding resource water," a designation that recognizes a waterway's exceptional value in terms of its recreational use and ecological importance. Okatie has experienced residential development since the 1990s, including Sun City Hilton Head, Riverbend, and Oldfield. The Okatie has been designated impaired since 1995 because of high fecal coliform counts, which studies have attributed largely to increased development in the area. Fecal coliform is an indicator of other pollutants in the water. State and federal officials have studied pollutant loads in the river to determine the maximum amounts it can handle and stay healthy. Results show that pollutants need to be reduced up to 50% in the upper reaches of the Okatie watershed.

Degradation of water quality in the Okatie River has led to the County's commitment to the river's water quality. That commitment includes nearly \$25 million the County has spent on land and development rights in the Okatie watershed as it tries to protect the river's health and prevent further degradation.

This district also includes the Chechessee River and Broad River, both unspoiled systems that are integral to the Port Royal Sound estuary. This critical watershed has recently received attention as the focus of a research and education foundation created to document the importance of the system.

In the immediate area of these rivers, a slew of annexations from the rural Chechessee Community into the Town of Port Royal allowed for properties with intense residential zoning. The County and its conservation partners worked diligently to remove egregious development threats on some of the most sensitive islands, or most visible highway buffers to protect the environmentally sensitive and high profile transitional zone between southern and northern parts of the County. There is still work to be done to complete this conservation corridor.

The Okatie Planning district is a prime location where Beaufort County's land preservation efforts have and can continue to make a difference. Targeted land protections that remove the threats to water quality or protect a scenic and sensitive corridor are a good use of public funds to protect the traditional waters of our community.

Land Protection Outcomes

Growth management-

- Water quality protection: Continue efforts to protect key properties that if developed may have a detrimental effect on water quality in the Okatie River watershed.

- Rural character protection: Protect properties in rural areas that have annexed and become intensively zoned for development in the Chechessee River to Broad River Corridor to alleviate a sprawling development pattern.
- Scenic roadway protection: Many felt the corridor from Chechessee Road to the Broad River Bridge is highly scenic, and an extraordinary entry point for both north and southern destinations. The RCLP has successfully protected highway buffer parcels and many agreed this criteria was supported, protecting the area from commercial “stripping”

Natural Resource Protection-

Protect environmentally sensitive tracts or islands that may be slated for development. The waste transfer station property was discussed by numerous residents.

Daufuskie Island Planning Area

Background

The future direction of Daufuskie Island faces questions of division demonstrated by its current situation. This historic island between Hilton Head and Savannah is two cultures, with one on the ascent and one clinging to a distinct history.

On Daufuskie’s northeast side is the Haig Point Club, a private, member owned residential club with around 150 year-round residents and over 225 homes. The Daufuskie Resort, Melrose on the Beach is a vacation club with an emphasis on golf and tennis, and offering a private residential component, this is now a publicly accessible resort. The eastern side of the island is Oak Ridge; a small undeveloped oceanfront community is Bloody Point, a semi-private residential and golf club community.

The Daufuskie Island Code envisions resort development clustered in the existing areas on the northeast section of the island. With village type development desired on the island and the services it brings, planning staff believes that by clustering this development, it can meet the needs of the residents in a respectful manner.

The western part of the island is unincorporated land within a federally designated Historical District. Residents live in a variety of accommodations, from trailers to beautiful waterfront homes with private docks. This part of the island has excellent examples of Gullah homes. There are descendants of the Gullah people living in this area on land which they have owned since just after the Civil War.

This part of Daufuskie offers a glimpse of what other sea islands were like before bridges and causeways opened them to development. Most native residents of Daufuskie Island are descendants of freed slaves, who have made their living oystering and fishing for decades. The subject of Pat Conroy's novel, "The Water Is Wide", Daufuskie Island is still accessible only by boat. The island is also home to the First Union African Baptist Church, Daufuskie’s oldest building. The question is how to balance these two visions for Daufuskie’s future.

Land Protection Outcomes

Land protection to create a “destination”-

The land protection strategy for growth management was interesting, and was quite unique. There was robust discussion of using large-scale conservation (similar to a state/federal park) to create a destination for tourism on the island. Two large properties that are entitled, but undeveloped, emerged as large targets for protection, that with an appropriate partner could enhance and create a driver on the island.

Enhanced tourist experience-

Absent the larger land protection strategy, a smaller strategy was created to enhance the experience for residents and visitors on the island.

Historical Resources-

Historic resources that form the back bone of the indigenous architecture and cultural feel of Daufuskie should be preserved. The Daufuskie island Historical Foundation and other interested organizations should continue to strive for preservation. Sites such as the First Union African Baptist Church should be buffered from incompatible development

Quality of Life-

- Numerous scenic drives or canopy roads emerged as candidates for protection and stakeholders felt they should continue to be a reminder of the island's past.
- Beachfront access, always a challenge in balancing sea island development should be acquired. Opening access to more beachfront is both a preservation goal and an economic goal.

Hilton Head Island Planning District

Background

Protecting land on Hilton Head requires a different approach than conservation in undeveloped parts of Beaufort County. Hilton Head is a dense community and opportunities to acquire wide swaths of open space are few and far between. Smaller purchases of targeted resources, are how conservation is achieved on Hilton Head, sometimes with many partners coming to bear on the objective.

The Town of Hilton Head Island is sensitive to land conservation. It is well known for its eco-friendly development. The Town's Natural Resources Division enforces the Land Management Ordinance which minimizes the ecological impact of development. The Town maintains several public beach access points and Hilton Head voters have approved several multi-million dollar land-buying bond referendums.

This sensitivity follows the unique character of Hilton Head. The island has a rich history that started with seasonal occupation by Native Americans thousands of years ago, and continued with European exploration and to the present day occupation by part-time and year round residents, and a booming tourist population.

Almost fully developed, this ocean front island is one of the most popular vacation destinations in the southeast. Drawn not only for its built amenities, its extraordinary natural resources, and strong foundation of land preservation create a unique experience for visitors.

There remains a strong desire for land protection both on-island and throughout the County by Hilton Head residents. Another strong criteria working in favor of conservation on Hilton Head is the availability of outside funding. Voter support for land conservation referendums has generated resources to match Beaufort County's Rural and Critical Land funds. This allows both programs to make wise, strategic use of resources.

Land Protection Outcomes

Historical/Cultural Protection-

Historic Mitchellville remains a high target for land protection from many stakeholders. To date, the County and the Town have been successful in protecting numerous undeveloped parcels in this area. There was broad consensus that this work should continue. The approach in the future may be far more complicated and expensive as some properties have been developed, and others have concerns about clear title (heirs property), however, the former Mitchellville site received broad public support for restoration and protection. Further analysis and a strategy for achievable protection targets should follow prioritizing lands and acquisition amounts.

Growth Management-

- Protection: The desire to protect “critical lands” remains a large priority for many stakeholders on the Island and is consistent with the Town’s effort. Stakeholders support the County and Town’s ability to protect lands that present an “Over-Development threat”. This criteria was also supported for land protection off island, and in other parts of the County, e.g. stakeholders support the idea of land protection generally even without a specific target in mind. Protection of the land should ameliorate development problems like water quality decline and traffic congestion.
- Traffic alleviation: The Town of Hilton Head has been monitoring closely the intersection of Squire Pope Road and Hwy 278 for traffic congestion. There are several large parcels of land in the immediate vicinity of this intersection that could lead to a failing intersection were they to develop. As such these parcels were added as potential land protection targets for growth management.

Quality of Life-

- Public Access and Open Space: There was strong support for public waterfront access and/or redevelopment. The Town has quietly been working to protect land along Skull Creek. There was support for this effort, and additional efforts in this area both waterfront and for numerous undeveloped parcels on the interior in the Squire Pope area. The Town has recently protected numerous lands in this area, and there is room to further this focus area and/or partner with the County.
- Public Beach Access: Almost every stakeholder group referenced public beach access as a need for the island. This is difficult to translate into target parcels, with a few exceptions, however, it is an important criteria that should allow for target parcels to be added by the Town or County as needed.
- Eco tourism: Land protection can promote the Island’s largest industry, tourism. Funding kayak launches, bike paths and trails, and beach and water access supports a sustainable community. Given Hilton Head is oriented around an attraction to the natural environment and conservation is integral to this approach, this criteria remains important to stakeholders.
- Buffer/Vista Opportunities: Both sides of the Broad River emerged for continued protection efforts. Due to the intense development on the north side, the belief is that smaller vista opportunities or occasional waterfront access may be achievable and worthwhile. Efforts by the Town should continue on the southern side to expand protection. Additionally, the entry to Hilton Head Island emerged as a vista protection area.