October 13, 2014 Draft
Comprehensive Plan Five-Year Review (proposed deletions shown as ~~strikethroughs~~; proposed additions shown as red text)

Chapter 3.9 Priority Investment, Implementation, and Coordination Element

3.9.1: OVERVIEW

In 2007, the *South Carolina Priority Investment Act* (The Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for interjurisdictional coordination. The Act requires two new elements be included in Comprehensive Plans, the Transportation Element and the Priority Investment Element. It also expands the Housing Element to require counties (1) to analyze regulatory barriers that may impede the provision of affordable housing; and (2) to utilize market-based incentives to encourage development of affordable housing. The primary intent of the *Priority Investment Act* is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies. The significant challenge in meeting the requirements of The Act is the multi-jurisdictional nature of planning and public service provision in the County. As detailed throughout this Plan, many jurisdictions and agencies are involved in the provision of services and growth management in Charleston County. The multitude of service entities operating in the County requires extensive coordination.

Since its adoption in 1999, the Charleston County *Comprehensive Plan* has included an Intergovernmental Coordination Element with the goal of promoting regional cooperation and coordination in areas of mutual concern for Charleston County, internal municipalities, and its neighbors. The Intergovernmental Coordination Element has been expanded and included in this Plan update as the Priority Investment, Implementation, and Coordination Element. The approach to priority investment in Charleston County includes:

1. Strategies for ongoing coordination with adjacent jurisdictions, service providers, and other agencies;
2. Four major implementation initiatives; and
3. An implementation toolbox.

The four major initiatives for implementing this Plan prioritize the actions the County will take in an effort to coordinate land use, transportation, community facilities, and economic development. The primary components of these initiatives include the development of a Capital Improvements Plan and the coordinated provision of public services and facilities. The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council with adequate resources. As resources permit, the implementation should include a work program for land planning/growth management projects with a focus on coordinating with appropriate agencies and departments, strategies to consolidate services where appropriate, and maintenance strategies for County-provided services that protect the general health, safety, and welfare of the public such as 9-1-1 dispatch, EMS, fire, sheriff, detention center, drainage, stormwater, roads, and mosquito abatement.

Purpose and Intent

The Priority Investment, Implementation, and Coordination Element prioritizes the implementation actions for the County over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and municipalities with which the County should coordinate provision of services; reference elements of this Plan which identify locations for improvements to public facilities; support the prioritization of County funds; lay groundwork for intergovernmental coordination; and provide the implementation tools to accomplish the strategies of the Plan elements.

3.9.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The elements of this *Comprehensive Plan* identify where and how growth in Charleston County should take place over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment, Implementation, and Coordination Element. The County intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Charleston County General Fund;
- The Half-Cent Sales Tax Transportation Program;
- The Half-Cent Sales Tax Greenbelt Program;
- The Charleston County Grants Department (Community Development Block Grants); and
- The Charleston Area Transportation Study (CHATS) Program.

An example of projects recommended for expenditures of these funds are included in the Half-Cent Sales Tax Transportation Program and Greenbelt Program.

The strategies and implementation measures contained in this element are intended to work in concert with and support current County initiatives, such as the Half Cent Sales Tax Transportation Program, the Greenbelt ~~Plan~~Program, and Consolidated Dispatch to ensure that these efforts continue in the future. Summaries of the main focuses of the other Plan elements are listed below.

1. Land Use Element

~~The Land Use Element c~~Contains specific recommendations on the location, type, form, and intensity of growth which should occur in the County and coordinates these recommendations with the ~~use of an~~ Urban Growth Boundary ~~that~~ which delineates the Urban/Suburban Area and the Rural Area of the County. The Land Use Element contains specific guidelines for each of these areas which reference the provision of services appropriate to maintain and enhance their respective character. The character of the Rural Area has been identified in this Plan as a unique and valuable resource in the County. There are limited public facilities and services in the Rural Area. Moreover, there is an expectation that any new development will not negatively impact the rural character and will contribute its fair share to the costs associated with growth, such as provision of public facilities and services. The Plan includes guidelines for preservation of agricultural and rural landscapes, and makes it clear that roads and services should be of a high quality while maintaining and enhancing the rural character. Strategies and implementation measures for the Rural Area focus on improvement of quality without significant expansion of capacity which may encourage more suburban style growth.

Conversely, the Vision for this Plan encourages intensification and infill within the Urban/Suburban Area of the County. This area of the County includes the highest levels of public facilities and services giving it the greatest potential to support future growth. The prioritization of investment in the Urban/Suburban Area should be focused on ensuring that the capacity of roads, water and sewer service, public safety services, open space and recreational areas, and other community facilities meet the needs of the existing population and that appropriate levels of service are planned for future residents.

2. Economic Development Element

Includes strategies to balance business and employment growth with population growth.

3. Natural Resources Element and Cultural Resources Element

Focuses on strategies to preserve, protect, and enhance~~ment~~ the County's significant natural and cultural resources that contribute to the quality of life of its residents.

4. Population Element

Identifies ~~the~~ demographics trends ~~of the current and future population of the County~~ to help guide policy decisions that will meet the needs of current and future residents. ~~and to determine the future service needs of the population.~~

5. Housing Element

Includes strategies to ensure a sufficient supply of ~~a variety and diversity of~~ diverse, safe, and affordable housing types.

6. Transportation Element

Identifies the locations and types of improvements planned for the County's transportation systems for the next 20 years. The Transportation Element also references the *Comprehensive Transportation Plan* completed by the Transportation Advisory Board in 2006 which coordinates the recommended transportation improvements with the underlying land use recommendations carried forward in this Plan and provides recommendations for allocation of state and federal funding as well as the local Half Cent Sales Tax Program.

7. Community Facilities Element

Focuses on strategies to balance land use planning with the availability of public facilities and services.

8. Energy Element

Identifies strategies to promote the use of alternative energy sources and energy conservation measures that benefit our communities.

October 13, 2014 Draft
Comprehensive Plan Five-Year Review (proposed deletions shown as ~~strikethroughs~~; proposed additions shown as red text)

3.9.3: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION ELEMENT GOAL

Public infrastructure projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

Priority Investment, Implementation, and Coordination Element Needs

Priority Investment, Implementation, and Coordination Element needs include, but are not limited to, the following:

- Interjurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming, Fiscal Impact Assessment, and funding options;
- Encouraging intensification and infill within the Urban/Suburban Area while m~~M~~aintaining the ~~rural~~ character of the Rural Area; and
- Responding to changes by authorizing alternatives to conventional land use and development patterns.

3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES

The Priority Investment, Implementation, and Coordination Element prioritizes the ~~implementation~~ actions for the County over the next ten years ~~through strategies, implementation initiatives, and an implementation toolbox~~. The strategies contained in this Element ~~listed below,~~ together with the implementation initiatives that follow, are intended to lay the groundwork ~~for the implementation actions necessary~~ to meet the goals of this Plan. All of the strategies contain elements of the implementation initiatives. Those initiatives are explained in detail following the strategies listed below. Some of the strategies come from other elements of this Plan to be carried forward through implementation actions described in this element. Other strategies are aimed at interjurisdictional coordination and cooperation, which is another implementation action the County will take to meet the goals of this *Comprehensive Plan*. Additional tools the County can use to carry out the strategies of this Plan are included in the implementation toolbox, which is located in the appendix to the *Comprehensive Plan*. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing public services and infrastructure to serve new growth in the unincorporated County and across jurisdictions where the County is a major service provider.

PI 2. Prepare and update a five to ten year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the *Comprehensive Plan*.

PI 3. Review and update the *Zoning and Land Development Regulations Ordinance* to ensure these ~~standards~~ regulations reflect the recommendations of the *Comprehensive Plan* elements including but not limited to infill development within the Urban Growth Boundary, rural preservation, development quality, resource protection, housing affordability, and economic development.

PI 4. ~~Organize and carry out specific area plans in a~~ Coordinate ~~coordinated~~ efforts to address specific planning issues involving Charleston County including, but not limited to:

- ~~Developments of County Significance.~~
- Consistent land use plans and architectural standards among adjacent jurisdictions;
- Consistent ~~commercial corridor~~ overlay zoning districts among adjacent jurisdictions;
- Implementing the goals and strategies contained in the Berkeley-Charleston-Dorchester Housing Needs Assessment; and
- Provision of transportation alternatives among jurisdictions.

PI 5. Seek agreements with water providers, Designated Wastewater Management Agencies, and agencies providing wastewater treatment that will:

- Establish service area limits in support of the regional land use pattern adopted in the Charleston County *Comprehensive Plan*; and
- ~~Establish designated wastewater management agencies for unincorporated areas of Charleston County; and~~
- Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as

3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES CONTINUED

a *Comprehensive Plan* amendment and be approved by the BCDCOG as an amendment to the *Section 208 Water Quality Management Plan*. Wastewater treatment systems that are approved as part of Planned Developments or Form-Based Zoning Districts, or Development Agreements do not require amendments to the *Comprehensive Plan;* however, they may require amendments to the *208 Water Quality Management Plan*.

PI 6. ~~Work with municipalities to develop agreement on~~ Reinforce the location of the Urban Growth Boundary and the process and criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers in support of the ~~regional land use pattern adopted in the Charleston County Comprehensive~~ this Plan.

PI 7. ~~Develop a Council directed prioritized annual work program for all County operations and agencies that includes allocation of appropriate resources. This annual work program should be completed as part of the budget process.~~ Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.

PI 8. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.

PI 9. Continue regional coordination with Berkeley County, Dorchester County, and Colleton County to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services.

PI 10. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Charleston County.

PI 11. Continue coordinating with SCDOT and BCDCOG to enhance transportation planning in Charleston County, focused upon the following:

- Identification of roadway improvements in future updates of the *CHATS Plan* and the *Five-Year Transportation Improvement Plan* (TIP) that support the development pattern in the Charleston County *Comprehensive Plan*;
- Long-term planning for state highways that supports the goals of the Charleston County *Comprehensive Plan*;
- Design of state highways that supports the goals of the Charleston County *Comprehensive Plan*; and
- Funding implementation of the adopted CHATS Plan Actions to enhance transit use and funding implementation of the *CHATS Long-Range Public Transportation Plan*.

PI 12. Continue Emergency Planning coordination with Berkeley County, Dorchester County, and the South Carolina Emergency Preparedness Division to adequately plan for ~~hurricanes and other possible~~ natural and man-made disasters.

PI 13. Coordinate land use planning with the Charleston County School District.

PI 14. Continue efforts to develop a regional database sharing Geographic Information System (GIS) data among municipalities, counties, the BCDCOG, ~~and~~ state and federal resource management agencies, and other relevant stakeholders.

PI 15. Provide for allowances in the *Zoning and Land Development Regulations Ordinance* for potential new energy and sustainability endeavors.

PI 16. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.

PI 17. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to implement the Form-Based Zoning District strategies for each Element of this *Comprehensive Plan*.

3.9.5: IMPLEMENTATION INITIATIVES

The following are the four Major Implementation Initiatives for the County to carry out some of the strategies recommended in this Plan. These specific work tasks should be reviewed annually and, based on available resources, the County Council should create an annual work plan for implementing the *Comprehensive*

Plan through these initiatives. These recommendations include the general tasks to be completed and an overview of what would be required. A full description including case studies is included in the appendix document titled The Charleston County *Comprehensive Plan Implementation Toolbox*. The four initiatives are:

A. Area Specific Strategic Planning;
B. Capital Facility Program, Fiscal Impact Analysis, and Funding Options;
C. Interjurisdictional Coordination; and
D. Rural Preservation.

A. Area Specific Strategic Planning

The following tasks are a strategic component of a work plan ~~for implementation of~~ to implement the *Comprehensive Plan*. The prioritization is detailed for each action. A Council-directed work program for the Planning Department should be established annually based on available resources.

These tasks will help implement this Plan by coordinating land use with the provision of public facilities and transportation initiatives. Many of them will require intergovernmental coordination to ensure ~~aspects of~~ development ~~are~~ is consistent across jurisdictional lines. They can also be used to further the land use, population, and housing goals of the County. Future planning efforts should be approached to affirmatively answer as many of the following questions as possible ~~to be consistent with the intent of this Comprehensive Plan~~:

- Does the proposed plan coordinate land use with the Urban Growth Boundary policies including Rural Preservation?
- Does the proposed plan include mixed use centers?
- Does the proposed plan ~~include provisions for~~ encourage affordable and workforce housing?
- Does the proposed plan promote sustainable development practices?
- Does the proposed plan follow community form and quality standards?
- Does the proposed plan integrate transitional standards?

Major Planning Efforts

The intent of the County in identifying major planning efforts is to establish a process by which multi-jurisdictional agreements can be made ~~between the County and adjacent jurisdictions and agencies~~ to ensure coordinated land use planning and provision of public services. To ~~accomplish coordinated efforts~~achieve coordination, the County may enlist a third party to facilitate the process, which would involve extensive participation ~~from~~ of the public ~~and representatives of the impacted~~

~~jurisdictions~~.

TABLE 3.9.1: PRIORITY RECOMMENDATIONS FOR MAJOR PLANNING EFFORTS

Area	Recommended Time Frame*	Intergovernmental Coordination
~~Highway 17 North to the County Boundary (including all areas outside the National Forest)~~	~~1-2 Years~~	~~Towns of Mount Pleasant, Awendaw, and McClellanville~~
~~West County/MeadWestvaco Area~~	~~1-2 Years~~	~~Towns of Hollywood, Meggett, Ravenel~~
~~Southern Portion of Johns Island~~	~~1-2 Years~~	~~Towns of Kiawah Island and Seabrook Island~~
Reinforce the location of the Urban Growth Boundary	**1-2 Years**	**City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers**
Proposed Spring Grove Development (formerly East Edisto)	**1-2 Years**	**Towns of Hollywood, Meggett, and Ravenel**

**Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.*

Urban Growth Boundary

As discussed in the Land Use Element, the Urban Growth Boundary is a growth management tool that is used by the County to create a regional approach to growth. For the Urban Growth Boundary to be effective, jurisdictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and relevant service providers must collaborate regarding the location of the Urban Growth Boundary and the criteria and process to change its location.

The City of North Charleston has not adopted an Urban Growth Boundary. Therefore, the Urban Growth Boundaries adopted by the City of Charleston, Town of Mount Pleasant, and Charleston County should be located in a coordinated manner. During the *2013/2014 Five-Year Review* of the County's Plan, the County reviewed the location of its Urban Growth Boundary relative to the locations of those adopted by the City of Charleston and Town of Mount Pleasant. The County's Urban Growth Boundary was revised in specific locations to match those adopted by the other jurisdictions, as appropriate; however, there are still slight variations. These variations should be rectified and the necessary adjustments adopted by each jurisdiction. The jurisdictions should also coordinate to draft and adopt the criteria and process to move the Urban Growth Boundary and approach service providers regarding provision of services such as public water and sewer outside the Urban Growth Boundary.

Proposed Spring Grove Development

The proposed Spring Grove development (formerly East Edisto) encompasses approximately 14,500 acres in western Charleston County, spanning from south of Savannah Highway almost to the County boundary. For this property to be developed under the Development of County Significance provisions of this Plan and the *Zoning and Land Development Regulations Ordinance*, the following applications must be submitted to Charleston County for review and determination:

- Development Agreement;
- Development of County Significance;
- *Comprehensive Plan* Amendment; and
- Form-Based Zoning District (or other zoning map amendment application).

Developments of County Significance

Note: This section has been moved to Section 3.1.7.E of the Land Use Element; the wording was not changed.

~~Developments of County Significance are defined as proposed developments that (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and *Zoning and Land Development Regulations Ordinance*. The Plan recognizes that there are Rural Areas throughout the County which may at some time meet this definition and that they should be addressed through appropriate procedural requirements. The *Zoning and Land Development Regulations Ordinance* should be amended to establish protocol for submission requirements and review of Developments of County Significance. The following outlines an application, process, and criteria which shall be addressed in the *Zoning and Land Development Regulations Ordinance*.~~

~~Application~~

~~All applications for Developments of County Significance shall include a Comprehensive Plan amendment request(s) and Development Agreement request(s). Additionally, a Rezoning application may be submitted as part of the application for Developments of County Significance. An application to amend the Comprehensive Plan pursuant to the Developments of County Significance process may be approved by the County Council if it determines that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and the requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance.~~

~~Process~~

~~The process shall follow the procedure required by the Charleston County Zoning and Land Development Regulations Ordinance and South Carolina State Law in terms of public hearings, notifications, time-limits, and final determinations for Comprehensive Plan amendment requests, Development~~

October 13, 2014 Draft

Comprehensive Plan Five-Year Review (proposed deletions shown as ~~strikethroughs~~; proposed additions shown as red text)

~~**Criteria**~~

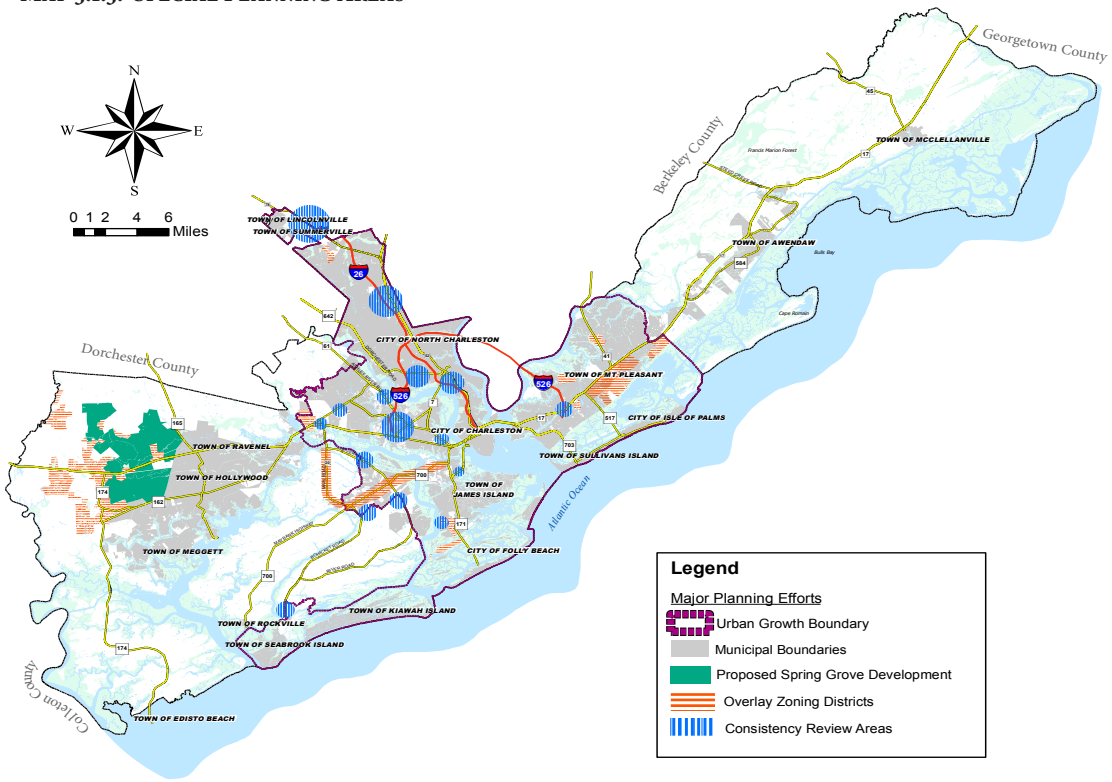
~~All applications shall include documentation addressing each element of the Charleston County Comprehensive Plan and shall at a minimum include the following:~~

- ~~Seventy-five percent (75%) of the land included in the application shall be either private land permanently restricted by deed restriction or conservation easement to clustered or unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations. The application shall identify the amount of acreage available for clustered rural density; said acreage shall be excluded from the seventy-five percent (75%) calculation.~~
- ~~A historic and archeological resource study;~~
- ~~Preservation, mitigation and/or management of significant cultural, historic and archaeological sites, resources and landscapes;~~
- ~~Information regarding the location, density and intensity of proposed land uses for the first five years of the proposed project and projections for each subsequent five year time period until buildout;~~
- ~~An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;~~
- ~~An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;~~
- ~~Inclusion of a variety of housing ownership types and affordability;~~
- ~~Economic development information such as economic feasibility analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact on the local economy and employment market;~~
- ~~Fiscal impact analysis of the public infrastructure needs;~~
- ~~List needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities;~~
- ~~Traffic impact study;~~
- ~~Interconnected and complete transportation network;~~
- ~~Analysis of public transit alternatives;Provision of trans~~

~~***Highway 17 North District***~~

~~The Highway 17 North District is an area of concern because of current annexation and development trends and because all~~

Map 3.1.3: Special Planning Areas



Notes:
Municipal boundaries shown are as of Feb. 25, 2014;
Proposed Five-Year Review Urban Growth Boundary shown on map

~~traffic in this area relies principally on US Highway 17 for access. Annexations that allow higher development densities than permitted in the County are placing pressure on County service provision. The recommended implementation strategy to address these concerns is a coordinated planning effort resulting in the creation of a special overlay district adopted by the County (as an amendment to the Future Land Use Plan and the Zoning and Land Development Regulations Ordinance), the Town of Mount Pleasant, the Town of Awendaw, and the Town of McClellanville. The overlay should include regulations to support the rural character by addressing the following:~~

- ~~Clustering commercial uses at nodes to provide services to local populations~~
- ~~Commercial design standards including:~~
- ~~Scale and siting criteria~~
- ~~Architectural standards & building materials~~
- ~~Signage~~
- ~~Lighting~~
- ~~Access and orientation~~
- ~~Parking and loading design~~
- ~~Buffers and landscaping~~
- ~~Utility lines~~
- ~~Pedestrian access~~
- ~~Low density residential and agricultural uses in between nodes~~
- ~~Scenic roadway protection and deep setback~~
- ~~Tree preservation~~

~~Area Plans~~ Urban/Suburban Area Review

Implementation of the Urban/Suburban Future Land Use Designation

The Land Use Element includes a new Urban/Suburban Future Land Use designation, Urban/Suburban Mixed Use, that takes the place of the former low and medium/high density residential future land use designations. The Urban/Suburban Mixed Use designation allows for mixed use, higher density development in the Urban/Suburban Area of the County where public infrastructure and services exist, implementing the County's policy to direct growth to the Urban/Suburban Area. This new future land use designation must be implemented in the *Zoning and Land Development Regulations Ordinance*. Such implementation must be coordinated with adjacent jurisdictions and may take the form of new zoning districts that include new or revised density, intensity, and dimensional standards, as well as changes to the uses allowed in various Urban/Suburban Area zoning districts. The character of existing development should be taken into account when implementing this initiative.

Consistency Review

The map entitled "Special Planning Areas" (*Map 3.1.3*) identifies areas in the Urban/Suburban Area of Charleston County that ~~are experiencing immediate development pressures and~~ require further study regarding land use, zoning, and site design consistency with adjacent jurisdictions. ~~issues.~~ The recommended implementation strategy for these areas is to review the consistency between the existing land uses, future land use recommendations, and zoning of these properties and coordinate with ~~create consistent area plans coordinated with~~ adjacent jurisdictions, affected agencies, and the public to make any necessary adjustments. This could result in amendments to the ~~*Future Land Use Plan*~~ *Comprehensive Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

Table 3.9.2: Priority Recommendations for ~~Area Plans~~ the Urban/Suburban Area review

Area	Recommended Time Frame	Intergovernmental Coordination
~~Bees Ferry Road~~	~~1-2 Years~~	~~Economic Development, City of Charleston~~
~~West Ashley (Belgrade Road/ Savage Road)~~	~~3-5 Years~~	~~City of Charleston~~
~~Highway 78~~	~~3-5 Years~~	~~Lincolnville, Summerville, North Charleston, and Berkeley County~~
~~Johns Island Area~~	~~3-5 Years~~	~~City of Charleston~~
Implementation of the Urban/ Suburban Future Land Use Designation	**1-2 Years**	**All municipalities within the Urban Growth Boundary**
Consistency Review	**1-2 Years**	**All applicable jurisdictions**

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Rural Area Review

Table 3.9.3: Priority Recommendations for the Rural Area review

Area	Recommended Time Frame	Intergovernmental Coordination
Implementation of the Rural Residential Future Land Use Designation	**1-2 Years**	**City of Charleston and Town of Mount Pleasant**
Consistency Review	**1-2 Years**	**All applicable jurisdictions**

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Implementation of the Rural Residential Future Land Use Designation

Properties in the Rural Residential Future Land Use category are located in the Rural Area of the County along the eastern and western edges of the Urban Growth Boundary. This Future Land Use designation is currently implemented in the *Zoning and Land Development Regulations Ordinance* through the Rural Residential (RR-3) zoning district. This zoning district allows a maximum density of one dwelling per three acres, which is the base density recommended by this Future Land Use category. The *Zoning and Land Development Regulations Ordinance* should be amended to allow development on properties in the Rural Residential (RR-3) zoning district to occur at one dwelling per acre, consistent with the *Comprehensive Plan* future land use density recommendation, when specific criteria are met. Such criteria should include distance from the Urban Growth Boundary, frontage along major roads, and buffers from lower intensity uses. These amendments should be coordinated with the City of Charleston and Town of Mount Pleasant as they have similar future land use recommendations and zoning for adjacent properties.

Consistency Review

The map entitled "Special Planning Areas" (*Map 3.1.3*) also identifies areas in the Rural Area of Charleston County that require further study regarding land use, zoning, and site design consistency with adjacent jurisdictions. The recommended implementation strategy for these areas is to review the consistency between the existing land uses, future land use recommendations, and zoning of these properties and coordinate with adjacent jurisdictions, affected agencies, and the public to make any necessary adjustments. This could result in amendments to the *Comprehensive Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

~~*Special Corridors*~~

~~The Special Corridors identified in this Plan include the Maybank Highway Corridor Overlay District and Main Road from its intersection with River Road to Maybank Highway, including Kitford Road. The recommended implementation strategy to ensure coordinated planning between the County and the City of Charleston in the Maybank Highway corridor is to work with the City of Charleston and the public to implement consistent land use and design standards. This could result in amendments to the *Future Land Use Plan* and/or the *Zoning and Land Development Regulations Ordinance*.The recommended strategy to ensure a cohesive land use pattern for Main Road is to create an overlay district for Main Road from its intersection with River Road to Maybank Highway, including Kitford Road. The process should include participation from the public and any impacted jurisdictions. This could result in amendments to the *Future Land Use Plan* and/or the *Zoning and Land Development Regulations Ordinance.*~~

Overlay Zoning Districts

Map 3.1.3: Special Planning Areas identifies both currently adopted overlay zoning districts that need to be reviewed and areas of the County where new overlay zoning districts should be created. The purpose of these overlay zoning districts is to ensure that land use and design standards implement the desires of the community and are coordinated among relevant jurisdictions. Each overlay zoning district is described below.

Table 3.9.3 4: Priority Recommendations ~~for Special Corridors~~ Overlay Zoning Districts

Area	Recommended Time Frame	Intergovernmental Coordination
Maybank Highway Corridor Overlay Zoning District (consistency with the Johns Island Plan and extension onto James Island)	1-2 Years	City of Charleston
Main Road (River Road to Maybank Highway including Kitford Road)	1-2 Years	City of Charleston
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	1-2 Years	Town of Mount Pleasant
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	1-2 Years	Applicable jurisdictions and service providers
Rural Area Cultural Community Protection Overlay Zoning District	1-2 Years	Applicable jurisdictions and service providers
Aircraft Accident Potential Zones and high noise zones surrounding Joint Base Charleston	3-5 Years	BCDCOG and City of North Charleston

Time frame conditional based on availability of adequate resources, to be directed and reviewed annually by County Council.

Maybank Highway Corridor Overlay Zoning District

Map 3.1.8, Maybank Highway Corridor Overlay Zoning District in the Land Use Element illustrates the existing Maybank Highway Corridor Overlay Zoning District located on Johns Island. This overlay zoning district was developed in coordination with the residents of Johns Island and the City of Charleston in the late 1980s/early 1990s. Since that time, many changes affecting this corridor have taken place, including:

- The City of Charleston revised their Maybank Highway Corridor Overlay Zoning District, adopting land use, density, and site design standards that differ from those adopted by Charleston County;
- Charleston County Council approved the construction of the final leg of Interstate

526 from West Ashley, across Johns Island, and onto James Island; and

- Properties located along the James Island portion of Maybank Highway that were formerly part of the previous Town of James Island are now in the unincorporated County. The land use plan for these properties has not been addressed in several years due to their incorporation in the previous Town.

The recommended implementation strategy is to review this overlay zoning district in light of the changes described above, work with the public and the City of Charleston to make revisions as appropriate, and extend the overlay zoning district along Maybank Highway on James Island.

Main Road Corridor Overlay Zoning District

Land uses along Main Road, also located on Johns Island, vary from rural and agricultural residential uses to intensive commercial and industrial development. The recommended strategy to ensure a cohesive land use pattern for this area is to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road to Maybank Highway, including Kitford Road.

Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area

In 2007, Charleston County worked with the public, the Coastal Communities Foundation, and the Town of Mount Pleasant to incorporate the Sweetgrass Basket Stand Special Consideration Area into the Mount Pleasant Overlay Zoning District. The purpose of the Sweetgrass Basket Stand Special Consideration Area is to implement cohesive land use patterns, zoning, and site design requirements. Since that time, Highway 17 North has been widened, plans for the extension of Hungry Neck Boulevard have been drafted, and the Town of Mount Pleasant has amended their overlay zoning district for this area. Additionally, there are plans to re-align Long Point Road with Old Georgetown Road at its intersection with Highway 17 North. The recommended strategy is to review this overlay zoning district in light of the changes described above, and work with the public and the Town of Mount Pleasant to make revisions as appropriate.

Urban/Suburban Area Cultural Community Protection Overlay Zoning District

The Land Use Element replaces the former Residential/Special Management Future Land Use designation with the Urban/Suburban Area Cultural Community Protection Future Land Use designation. This future land use category is intended to protect and promote the culture and unique development patterns of historic communities in the Urban/Suburban Area. Because it is a new future land use category, it must be implemented in the *Zoning and Land Development Regulations Ordinance*. The recommended strategy is to work with the residents of these communities and relevant jurisdictions and service providers to create overlay zoning districts customized to meet the needs of each individual community.

Rural Area Cultural Community Protection Overlay Zoning District

The Land Use Element includes a new future land use category called the Rural Area Cultural Community Protection Future Land Use designation, which is intended to protect and promote the culture and unique development patterns of historic communities in the Rural Area. Because it is a new future land use category, it must be implemented in the *Zoning and Land Development Regulations Ordinance*. The recommended strategy is to work with the residents of the communities that have been designated for this future land use category in the Plan, as well as with relevant jurisdictions and service providers, to create overlay zoning districts customized to meet the needs of each individual community.

Additional communities that meet the description of this future land use category should be identified in the future and corresponding amendments to the *Comprehensive Plan* and *Zoning and Land Development Regulations Ordinance* should be drafted in coordination with residents, relevant jurisdictions, and service providers.

Joint Base Charleston Overlay Zoning District

The relationship between a military installation and the surrounding communities is closely interconnected, where decisions made by leadership on both sides may have serious consequences for their respective installations and jurisdictions. Military installations are often critical to regional, state, and local economies, attracting jobs and workers and generating billions of dollars in economic activity and tax revenue (in Charleston, the annual impact is $3.3 billion). This economic driver in turn increases the demand for housing, public services, and infrastructure. However, as growth occurs and communities develop and expand, they often move closer to military lands, resulting in conflicting development types.

Incompatible residential and commercial development patterns are encroaching on Joint Base Charleston. Accident Potential Zones were identified in the *Air Installation Compatibility Use Zone (AICUZ) Study*, prepared by the Air Force in 2004. The AICUZ Study report offers guidelines and recommendations for zoning and regulatory changes in an effort to promote compatible land uses in areas subject to high aircraft noise levels and potential accidents around the base. Since local and county governments have responsibility for managing growth and protecting the health and safety of their citizens, they are encouraged to adopt and implement the recommendations in these guidelines. The recommended strategy is to develop an overlay zoning district in coordination with the public, Joint Base Charleston, the City of North Charleston, and the BCDCOG to identify appropriate land uses, residential densities, dimensional standards, site design standards, and review processes for properties surrounding Joint Base Charleston.

Zoning and Land Development Regulations Ordinance Updates

As a general implementation strategy, the County should review the *Zoning and Land Development Regulations Ordinance* to ensure conformance with the *Comprehensive Plan* goals and strategies. Updates may be needed to address modifications to the Plan ~~***Future Land Use Plan***~~ and include design standards to support the character of the Rural Area and Urban/Suburban Area of the County. The time frame for completion of this initiative should be ongoing to stay up to date with current planning in the County.

B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options

A Capital Improvements Plan (CIP) is a five- to six-year schedule of capital projects for public facilities including funding options which will be used to finance improvements. A strong CIP directs where development and redevelopment could be supported through infrastructure improvements. The types of public facilities in a CIP for Charleston County might include transportation, parks, public safety, and public buildings. A properly funded CIP is a fiscal business plan to meet the needs of the County. It takes stock of current levels of service for the included facilities, identifies deficiencies, and makes recommendations for needed improvements. To be successful, the CIP should take cues from the land use and development goals and strategies contained in this Plan that direct where and how growth should occur. ~~in the County. A strong CIP directs where development and redevelopment could be supported through infrastructure investments.~~

In addition to the creation of a CIP, the County should conduct a Fiscal Impact Analysis to determine the cost of providing services and infrastructure to new development. A Fiscal Impact Analysis evaluates the revenue and costs associated with new development either on a per unit basis or as a marginal increase to the County's overall operations. ~~The results of~~ A Fiscal Impact Analysis can help the County in the preparation of a CIP by determining the costs of additional ~~demand for~~ facilities ~~based on~~ to service housing and business growth.~~,~~ ~~thus allowing the County to adjust protocol for funding improvements~~ It will also allow the County to prepare funding to ensure high levels of service are maintained and keep pace with growth. Understanding the fiscal impact ~~of growth~~ is the first step in ensuring that new growth will contribute its fair share to the costs with which it is associated ~~with growth~~. Funding options that may be used to fund capital improvements include:

- Impact Fees - a one-time fee based on the cost associated with providing capital improvements to new homes or businesses. This fee is a per unit exaction paid at the time property is developed or purchased.
- Property Tax - a tax collected by the County based on the appraised value of a real asset.
- Capital Project Sales Tax - a sales tax collected for the express purpose of funding capital projects. The County is currently using a one-half cent sales tax to fund road, transit, drainage, and open space projects.

In considering any funding option, the following items should be addressed:

1. Identify the needed capital improvement(s);
2. Identify the costs of the capital improvement(s); and
3. Identify funding support for the improvement(s).

Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, ~~must~~ should have a financial mitigation plan.

C. Interjurisdictional Coordination

The unique circumstances of the jurisdictional boundaries and service provision in the Charleston region make ~~interjurisdictional~~ coordination necessary in order to have successful implementation of this Plan. Interjurisdictional coordination can be informal such as regular meetings between staff ~~of various agencies and jurisdictions~~ and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions ~~for a particular purpose~~. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

1. Formalize the Urban Growth Boundary (UGB)

- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed-to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

2. ~~Explore the possibility of the County becoming~~ Continue the County's role as a Designated Management Agency under the Section 208 Water Quality Management Plan administered by the BCDCOG. The benefits of ~~becoming~~ being a Designated Management Agency include:

- Provides the County with a seat at the decision-making table;
- Gives the County a critical role in determining how wastewater disposal needs are addressed in the unincorporated areas of the County;
- Provides greater assurance of compliance with the County's *Comprehensive Plan* and overall goals and objectives;
- Encourages development review process to look at wastewater treatment first;
- Provides a means for coordination with the County's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management planning and implementation;

- Allows the County to determine its ~~their~~ level of participation in water quality planning.

3. Coordinate County policy governing County services regarding developments that do not comply with the Comprehensive Plan, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.
4. Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.
5. Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.

D. Rural Preservation

Preservation of the natural and cultivated rural character of the Lowcountry landscape ~~was~~ is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique Lowcountry rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the Rural Area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Lowcountry landscapes. The County should institute programs to support the preservation of rural character. The County has already taken many steps in this direction by having a future land use plan and zoning regulations that protect the Rural Area and creating the County Council Agricultural Issues Advisory Committee, which is focused on fostering agri-business in Charleston County and South Carolina. This Plan carries forward the Rural Area designation and strengthens the strategies to protect and preserve the unique features of the Lowcountry rural landscape. Further efforts the County may explore to build on past successes include:

1. Formalizing the Urban Growth Boundary (UGB):

- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

2. Exploring ways, through zoning, to encourage and allow rural and agricultural businesses to prosper through farm and agricultural related activities. Such methods could include:

- Expanding agriculture and agricultural uses in districts;
- Allowing niche farming, agri-tourism, and agri-tainment uses such as hay rides and corn mazes; and
- Creating a rural industrial district to provide services and employment opportunities for rural residents.

3. Providing for conservation subdivisions as a development option to preserve open space; and
4. Exploring programs that promote local food production and consumption.

3.9.6. IMPLEMENTATION TOOLBOX

The following list includes additional tools the County can use to carry out the goals and strategies of this Plan. Some of these tools are already utilized by Charleston County, such as the *Charleston County Greenbelt ~~Plan~~Program* and the *Zoning and Land Development Regulations Ordinance*. Some of these tools have been mentioned previously in this document, while others are listed to ensure their inclusion should the County decide to use them. Each of these tools is explained in more detail including case studies and technical information in the appendix document *Charleston County Implementation Toolbox*.

- The *Zoning and Land Development Regulations Ordinance*;
- The *Charleston County Greenbelt Plan*;
- The *Charleston County Comprehensive Transportation Plan*;
- Design Standards;
- Conservation Subdivisions;
- Property Maintenance Standards;
- Solid Waste Management Plan;
- Stormwater Program;
- Public Private Partnerships;
- Capital Improvement Plans;
- Fiscal Impact Analysis;
- Development Agreements;
- Intergovernmental/Interjurisdictional Agreements;
- Impact Assessment Studies;
- Adequate Public Facilities Program;
- Transfer of Development Rights/Purchase of Development Rights;
- Funding Options;
- Impact Fees;
- Property Tax;
- Capital Project Sales Tax;
- Transportation Authority Sales Tax;
- Real Estate Transfer Fee;
- Local Option Gas Tax; and
- Tax Increment Finance District.