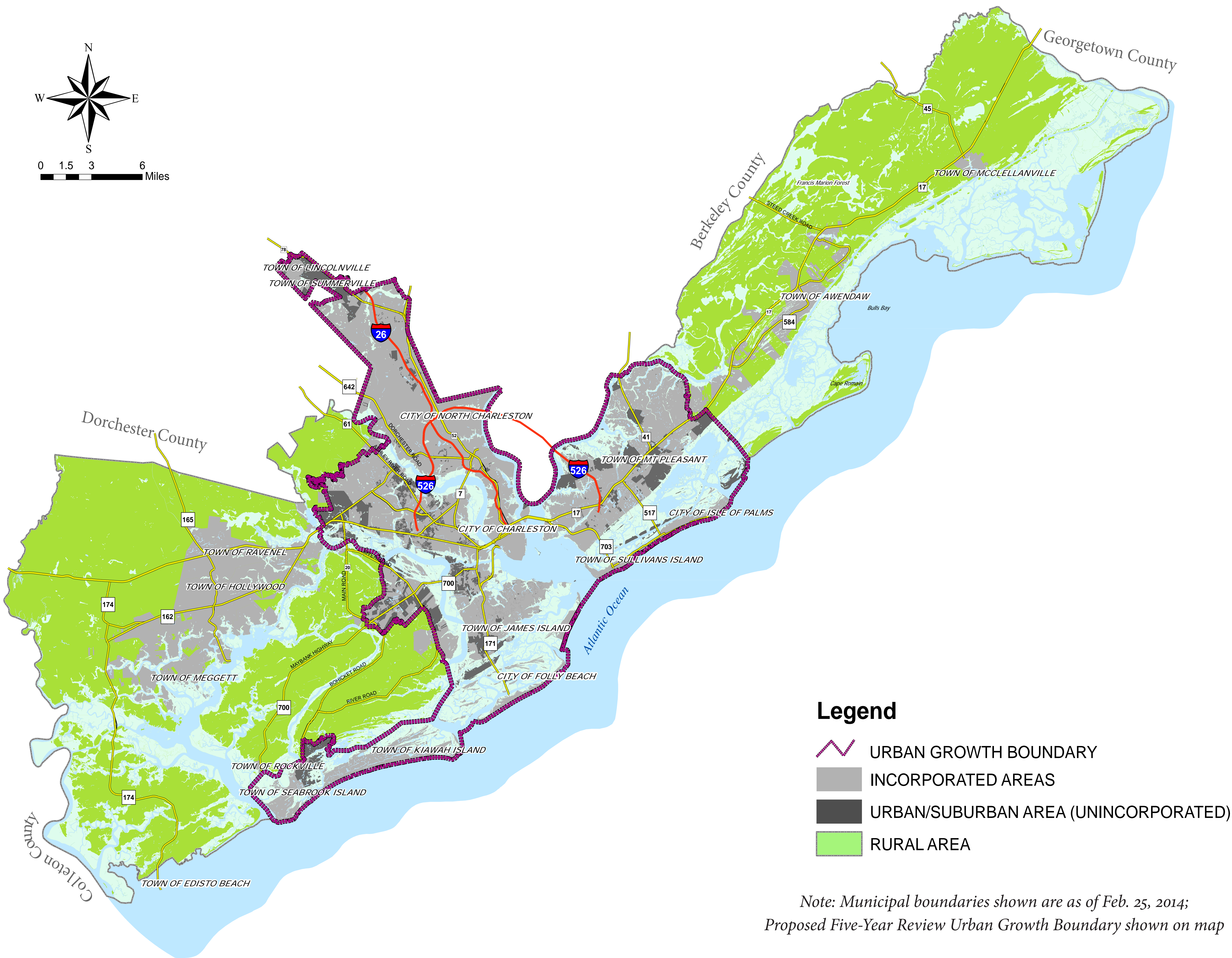


# Land Use Background



**Legend**

- URBAN GROWTH BOUNDARY
- INCORPORATED AREAS
- URBAN/SUBURBAN AREA (UNINCORPORATED)
- RURAL AREA

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

The history of land use planning in Charleston County has evolved over the last few decades. Prior to the adoption of the 1999 Comprehensive Plan, various areas in the County prepared individual land use plans to establish desired visions for their portion of the County. Starting in 1997, the County undertook their first comprehensive planning effort to bring these community level plans together into a consolidated vision for the County as a whole. One of the key themes that was relevant then and which carries forward today is the distinction between the characteristics of the rural landscape and the more urban character of the developed portions of the County.

In the 1999 Plan, a Suburban/Rural Area Edge was established as a tool to delineate the Rural Area from the Urban/Suburban Area of the County. During the five-year review of the Plan in 2003, the Suburban/Rural Area Edge was moved from Brownswood Road to Main Road on Johns Island, placing more of the County in the Urban/Suburban Area. An application to move the Suburban/Rural Area Edge back to its original location was approved in 2004. Over the years, the Suburban/Rural Area Edge came to be thought of as an Urban Growth Boundary (UGB), recognized by the public, the municipalities in the County, and other service providers. The 2008 Plan Update reflected this change in thinking, identifying the delineating line as the Urban Growth Boundary.



# Urban Growth Boundary



## Comprehensive Plan Update

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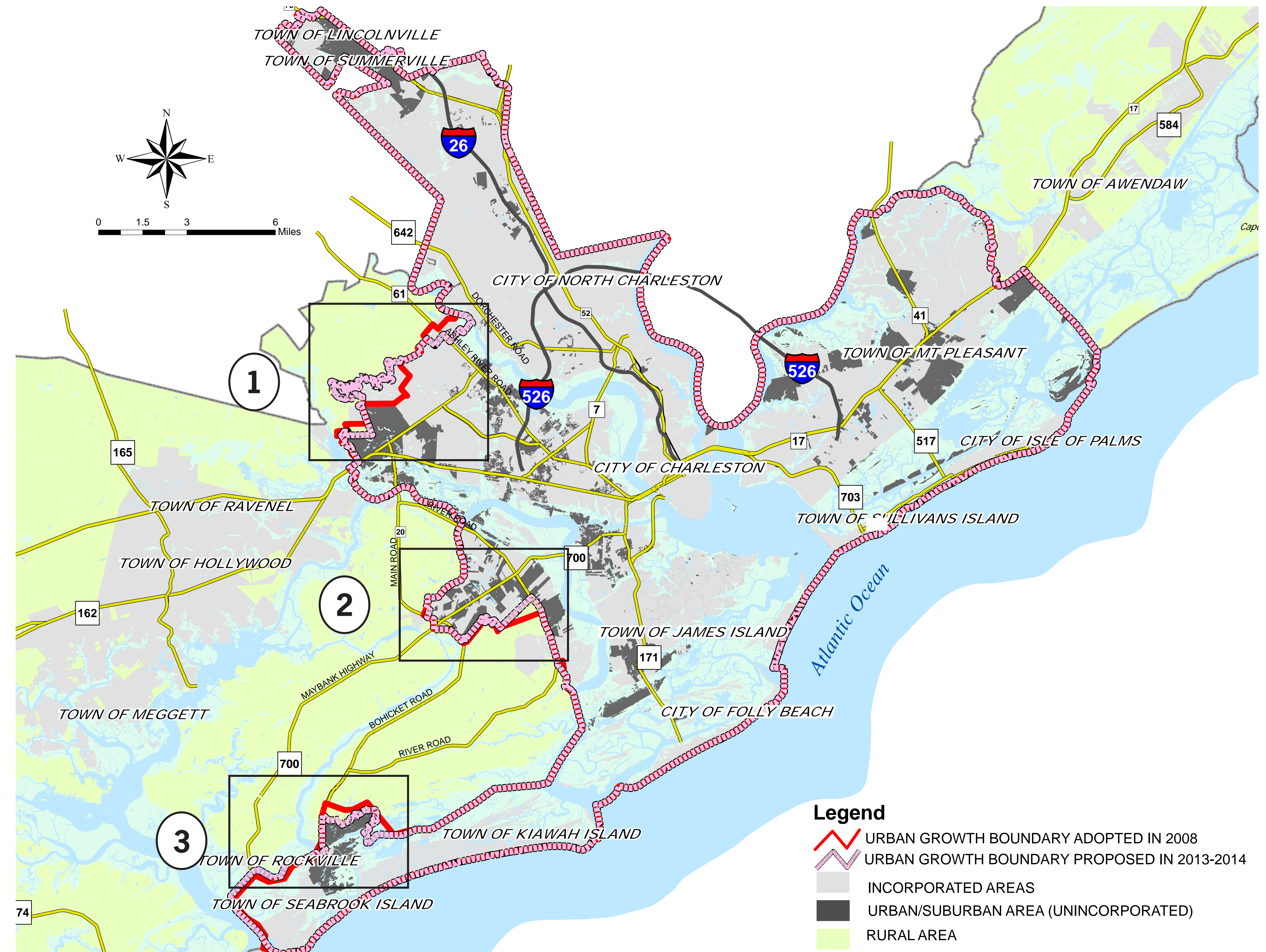
The **Urban Growth Boundary** (UGB) delineates two areas of the County:

- The **Urban/Suburban Area** is located within the Urban Growth Boundary and is characterized by a diverse mix of residential neighborhoods, business/industrial uses, road frontage development, and undeveloped areas. High levels of infrastructure and services and medium to high intensity development exist within the Urban/Suburban Area.
- The **Rural Area** is located outside of the Urban Growth Boundary and is identified by forests, tidal marshes and freshwater wetlands, which dominate the landscape. It is traversed by scenic rural roads and dotted with historic buildings and archaeological sites indigenous to the Lowcountry. Low levels of infrastructure and services and low intensity development exist within the Rural Area.

One of the main focuses of the 2013-2014 Five-Year Review is to review and revise the location of the County's Urban Growth Boundary, as appropriate, for consistency with the urban growth boundaries adopted by the City of Charleston and Town of Mount Pleasant and to better follow parcel boundaries and geographic features. The City of North Charleston has not adopted an urban growth boundary.

County staff coordinated with staff from the City of Charleston and Town of Mount Pleasant to review the respective urban growth boundaries. In some areas, the County proposed revisions to better align with the urban growth boundaries adopted by the two municipalities. In other areas, the County did not revise its Urban Growth Boundary, but encouraged the two municipalities to review their respective urban growth boundaries.

## Urban Growth Boundary Changes Proposed in Five-Year Review



Zoomed in maps of the following areas are available at the next board:

1. St. Andrews Area;
2. Northern Johns Island; and
3. Southern Johns Island.

Note: All property owners affected by the proposed changes were notified on May 30, 2014 of public workshops.

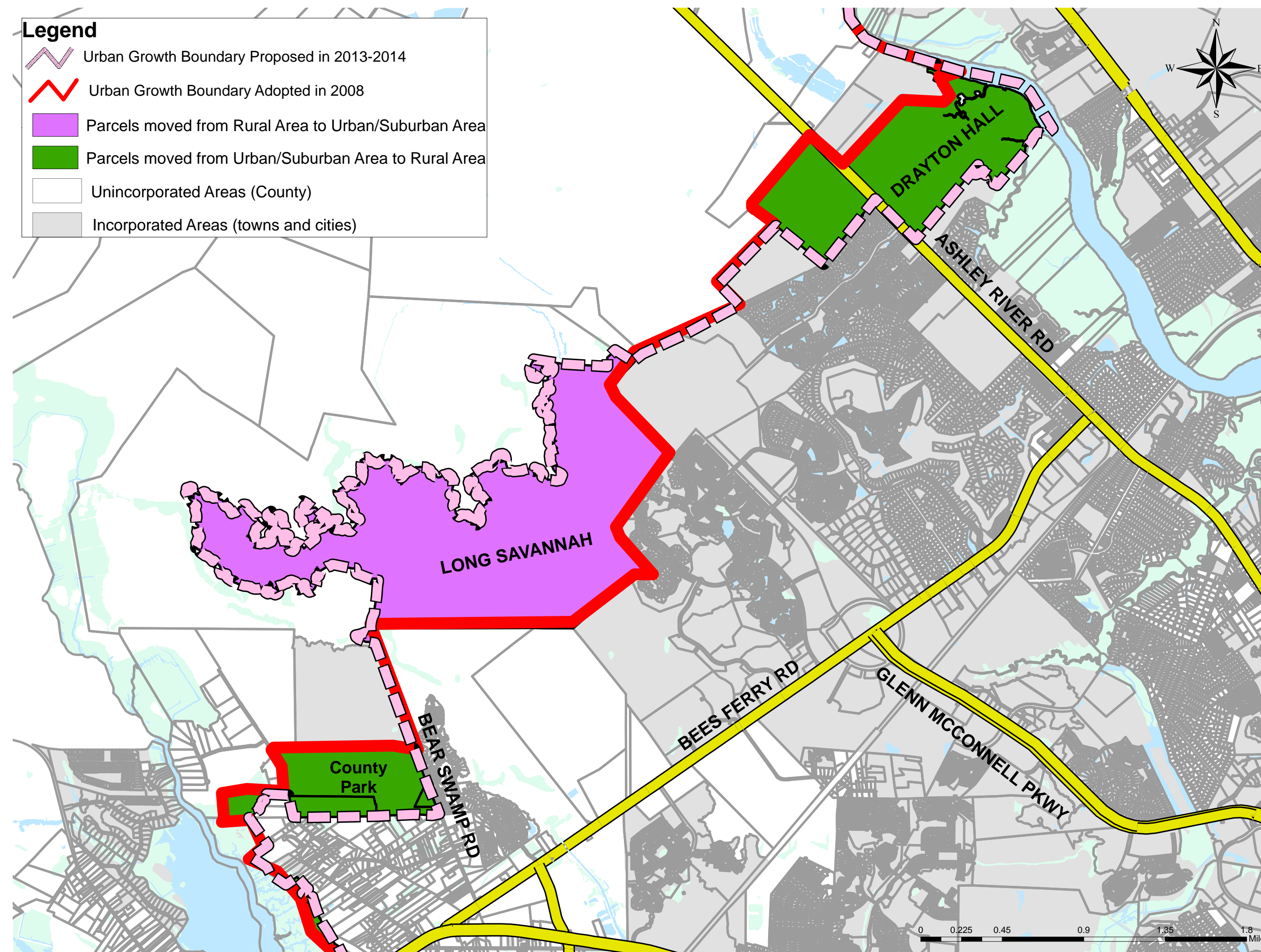


# Proposed Revisions to the Urban Growth Boundary

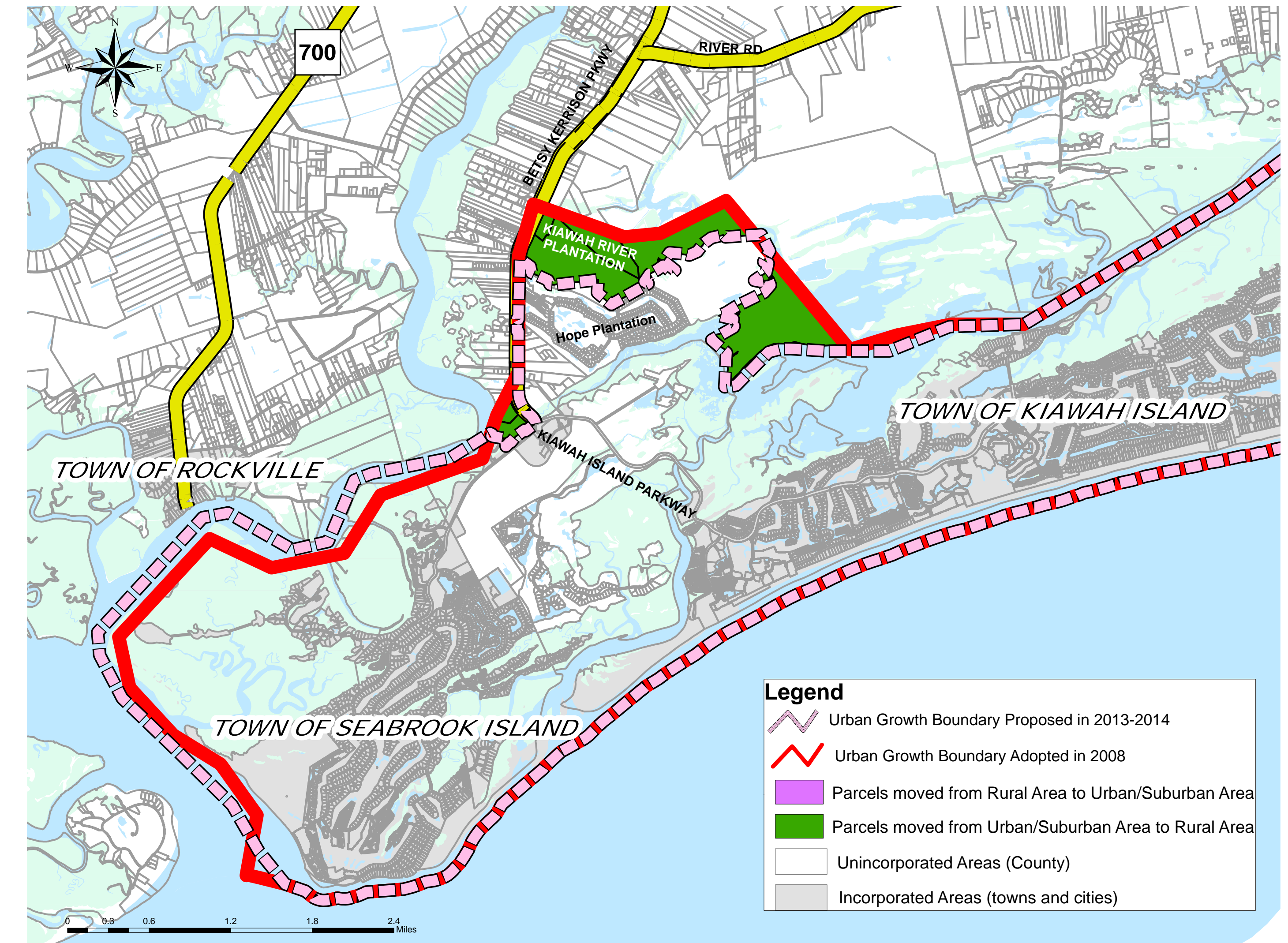


**Comprehensive Plan Update**  
Guiding the future for a lasting Lowcountry.

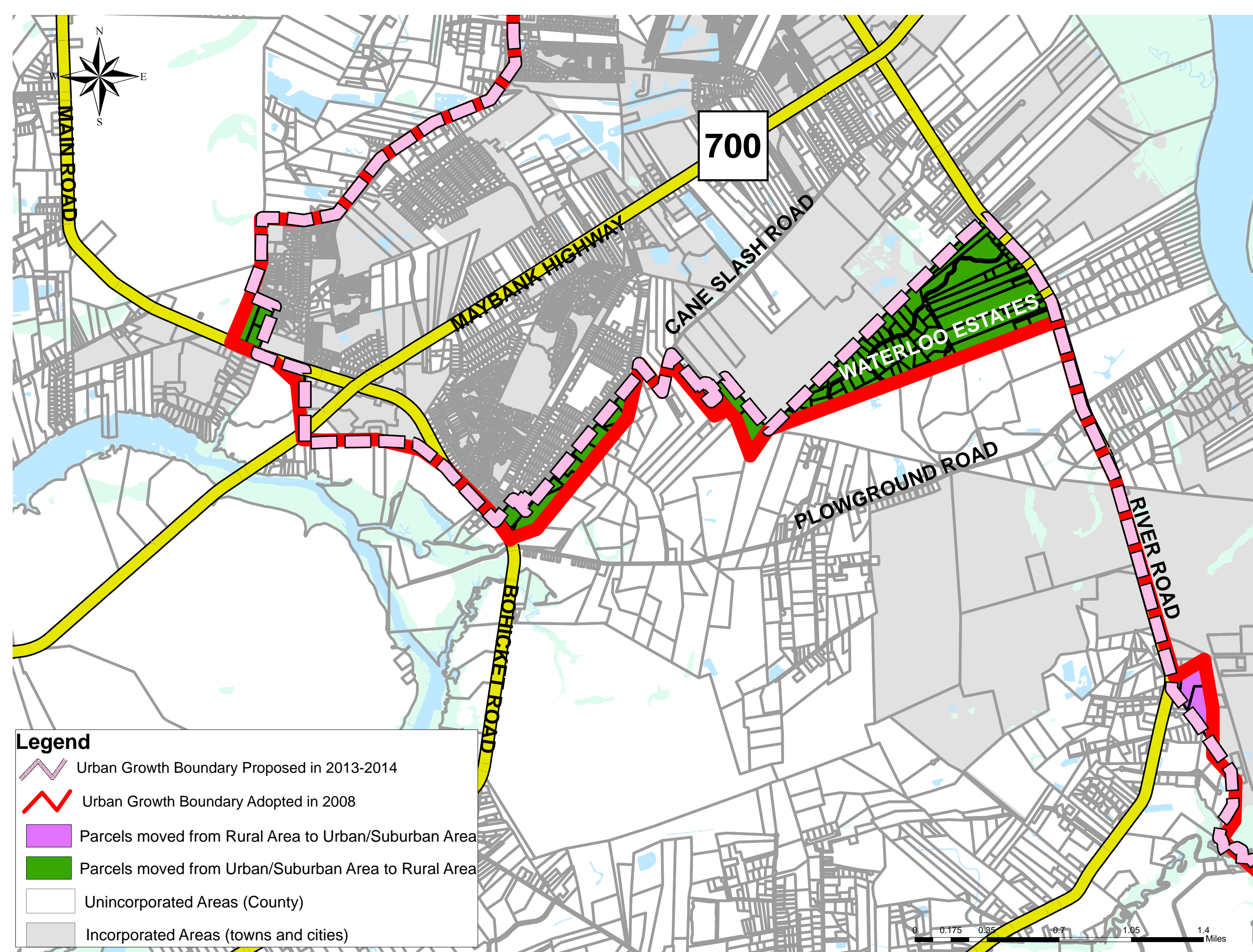
## 1. ST. ANDREWS AREA



## 3. SOUTHERN JOHNS ISLAND



## 2. NORTHERN JOHNS ISLAND



## Results of Proposed Urban Growth Boundary Revisions:

- Approximately 1,759 acres (1,249 unincorporated acres) moved from the Urban/Suburban Area to the Rural Area, noted in **green** on maps.
- Approximately 1,212 acres (3 unincorporated acres) moved from the Rural Area to the Urban/Suburban Area, noted in **purple** on maps.

*Note: All property owners affected by the proposed changes were notified on May 30, 2014 of public workshops.*

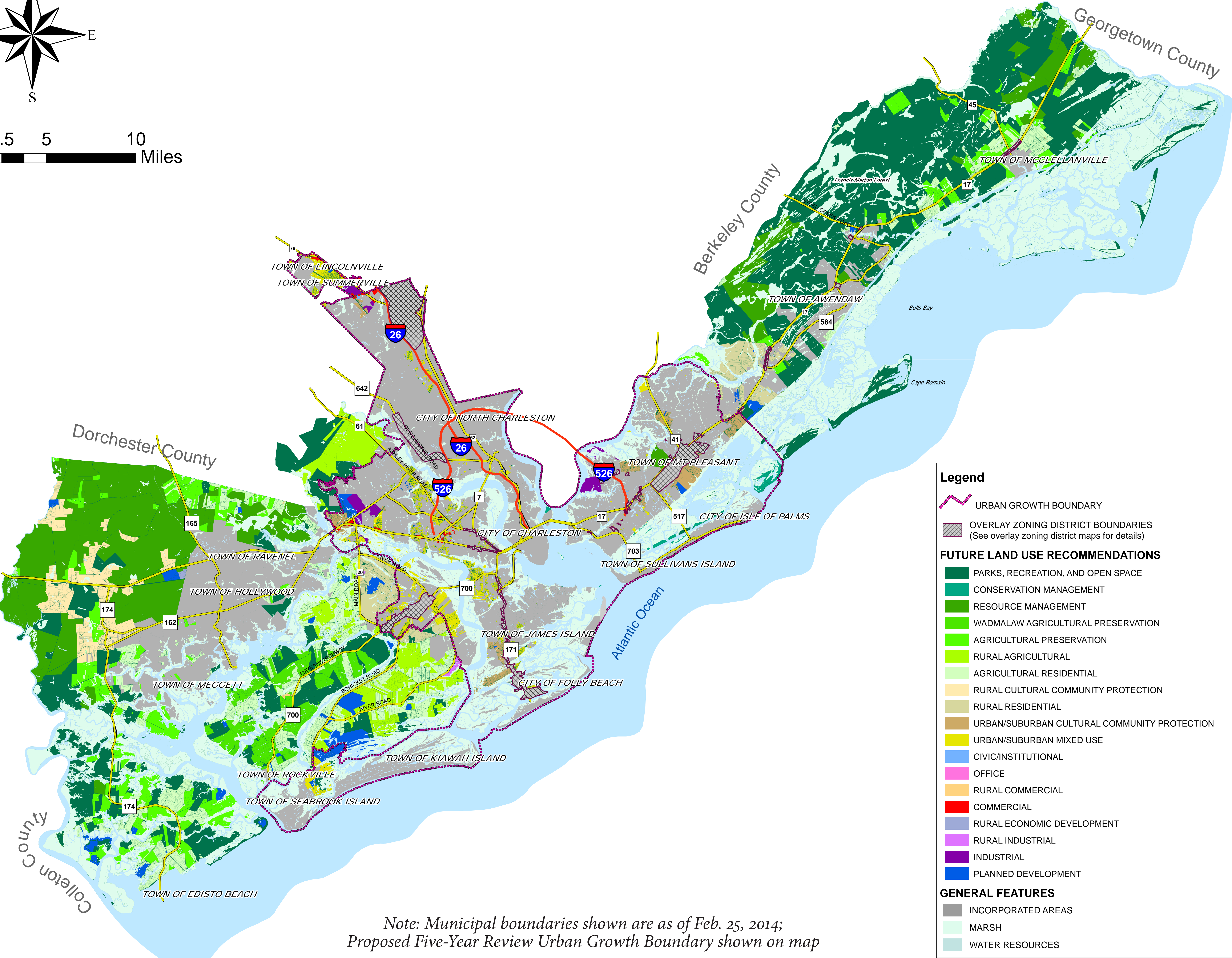
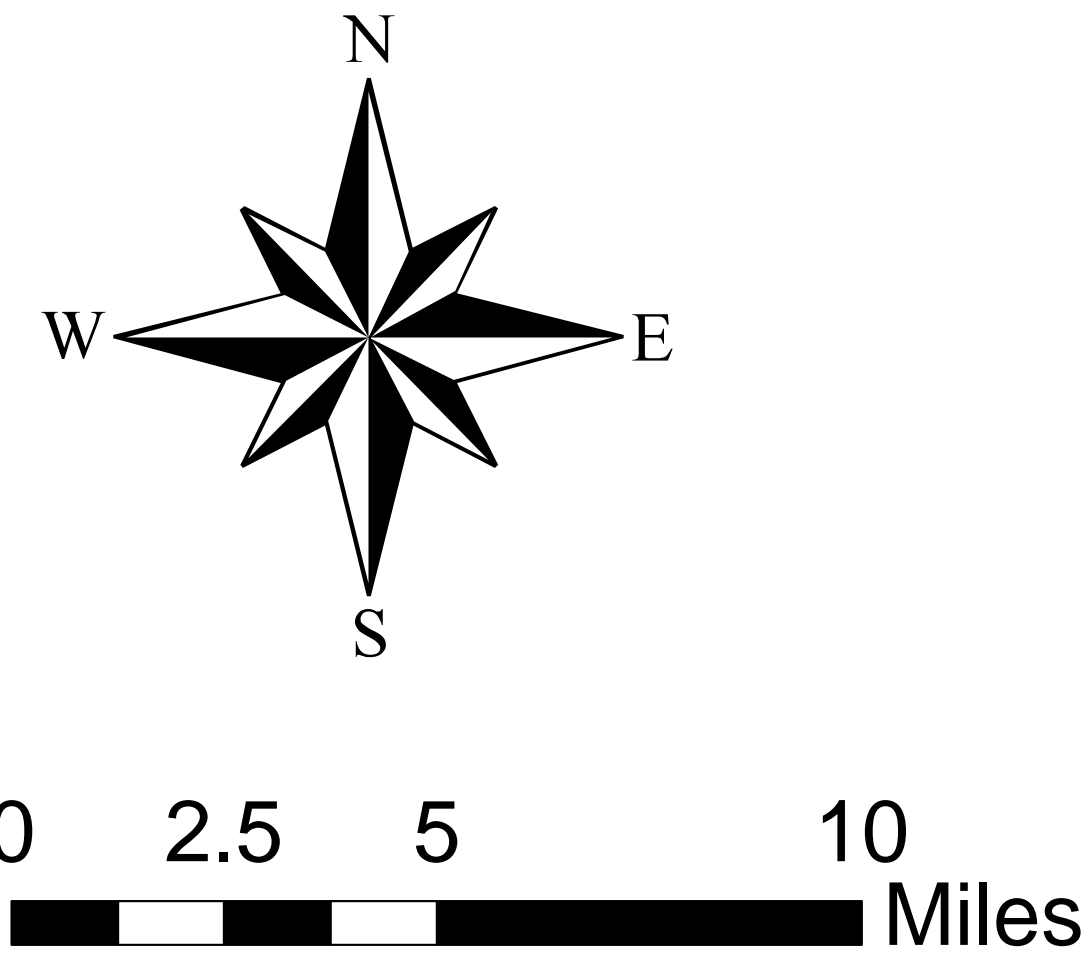


# Future Land Use Map



## Comprehensive Plan Update

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

As part of the 2013-2014 Five-Year Review, some of the Future Land Use (FLU) categories are proposed to be revised to be compatible with changing demographic trends and community needs and desires:

**Parks, Recreation, and Open Space**, a category in the Rural and Urban/Suburban Areas, provides for lands intended to remain in a predominantly natural state; lands that have been protected through permanent conservation easements or are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation.

### Rural Area

**Rural Cultural Community Protection** is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. Future development should be compatible with the existing community and the residential density should not exceed one dwelling per acre.

### Urban/Suburban Area

**Urban/Suburban Cultural Community Protection** replaces the Residential/Special Management category and is intended to protect and promote the culture and unique development patterns of existing, historic communities located within the Urban/Suburban Area. Future development should be compatible with existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre.

**Urban/Suburban Mixed Use** combines the existing “Mixed Style Residential” and “Suburban Residential” categories and encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Densities of four or more dwellings per acre should be allowed.

**Legend**

URBAN GROWTH BOUNDARY

OVERLAY ZONING DISTRICT BOUNDARIES  
(See overlay zoning district maps for details)

**FUTURE LAND USE RECOMMENDATIONS**

PARKS, RECREATION, AND OPEN SPACE

CONSERVATION MANAGEMENT

RESOURCE MANAGEMENT

WADMALAW AGRICULTURAL PRESERVATION

AGRICULTURAL PRESERVATION

RURAL AGRICULTURAL

AGRICULTURAL RESIDENTIAL

RURAL CULTURAL COMMUNITY PROTECTION

RURAL RESIDENTIAL

URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION

URBAN/SUBURBAN MIXED USE

CIVIC/INSTITUTIONAL

OFFICE

RURAL COMMERCIAL

COMMERCIAL

RURAL ECONOMIC DEVELOPMENT

RURAL INDUSTRIAL

INDUSTRIAL

PLANNED DEVELOPMENT

**GENERAL FEATURES**

INCORPORATED AREAS

MARSH

WATER RESOURCES



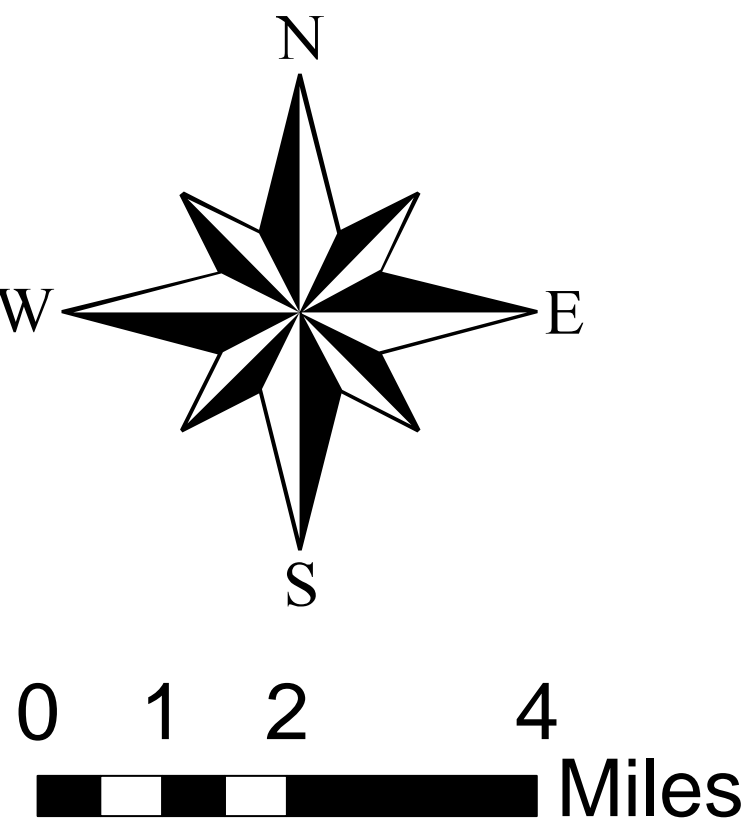
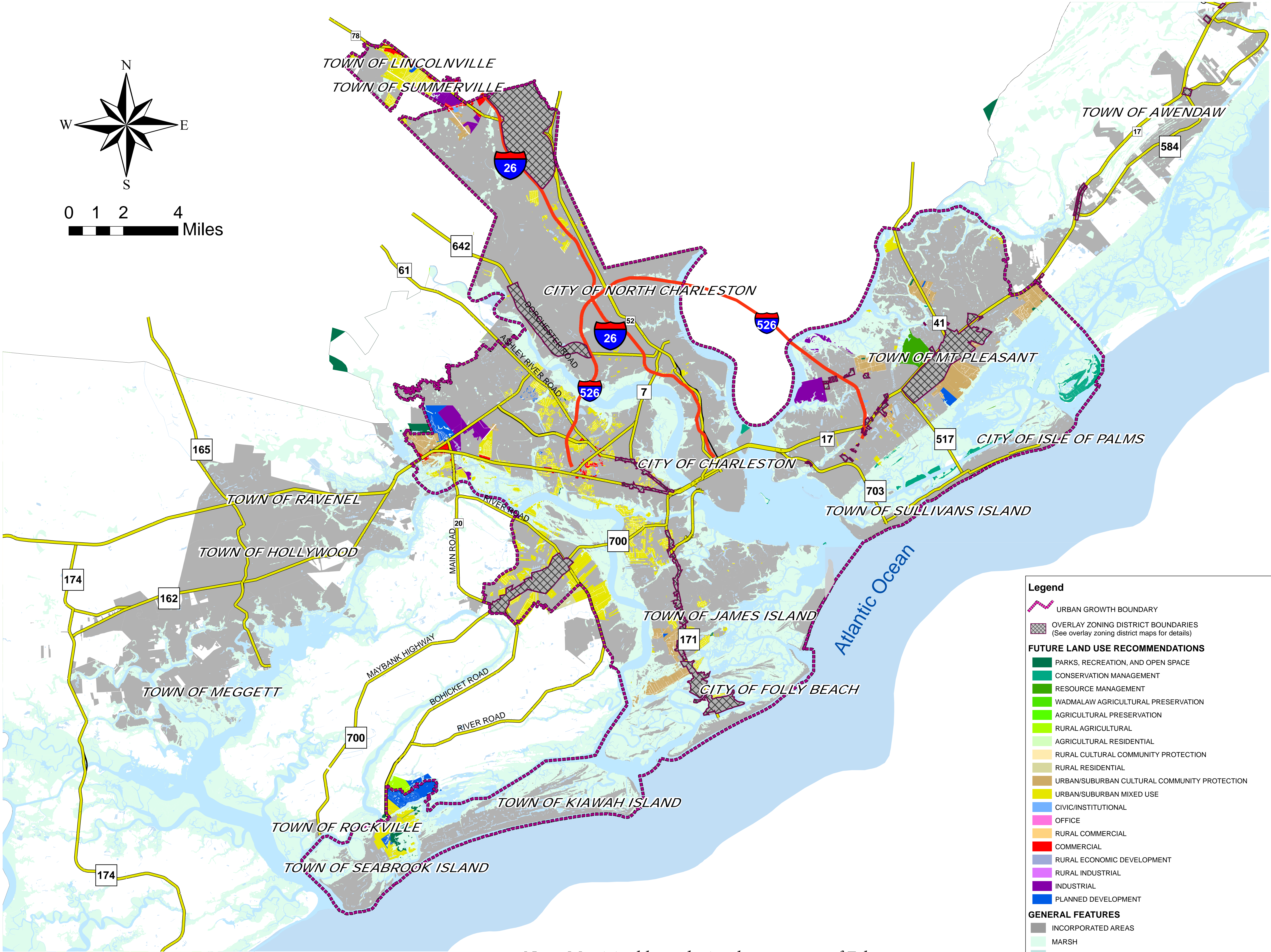
# Future Land Use Map

(Urban/Suburban Area Detail)



## Comprehensive Plan Update

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### Future Land Use Residential Density

RURAL AREA	
Future Land Use Designations	Residential Density Guidelines
Conservation Management	Consistent with the Natural Resource Management (NRM) District contained in the Zoning and Land Development Regulations Ordinance
Resource Management	1 dwelling per 25 acres
Wadmalaw Island Agricultural Preservation	1 dwelling per 15 acres to 1 dwelling per 7 acres*
Agricultural Preservation	1 dwelling per 10 acres to 1 dwelling per 5 acres
Rural Agriculture	1 dwelling per 8 acres to 1 dwelling per 4 acres
Rural Residential	1 dwelling per 3 acres to 1 dwelling per acre
Agricultural Residential	1 dwelling per 5 acres to 1 dwelling per acre
Rural Cultural Community Protection	1 dwelling per 25 acres to 1 dwelling per acre <b>Not permitted on Wadmalaw or Edisto Islands</b>

\*The area of a parcel in the Wadmalaw Agricultural Preservation designation within 1,000 feet of the OCRM Critical Line has a maximum density of 1 dwelling unit per 3 acres.

URBAN/SUBURBAN AREA	
Future Land Use Designations	Residential Density Guidelines
Residential/Special-Management <del>Urban/</del> <b>Suburban Cultural Community Protection</b>	1 to <del>3</del> <b>4</b> dwellings per acre
Suburban Residential/Residential Low-Density	2 to 4 dwellings per acre
Mixed-Style Residential/Residential Moderate-Density <del>Urban/</del> <b>Suburban Mixed Use</b>	<del>&gt;5</del> <b>4 or more</b> dwellings per acre

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



# Land Use Policies



## Comprehensive Plan Update

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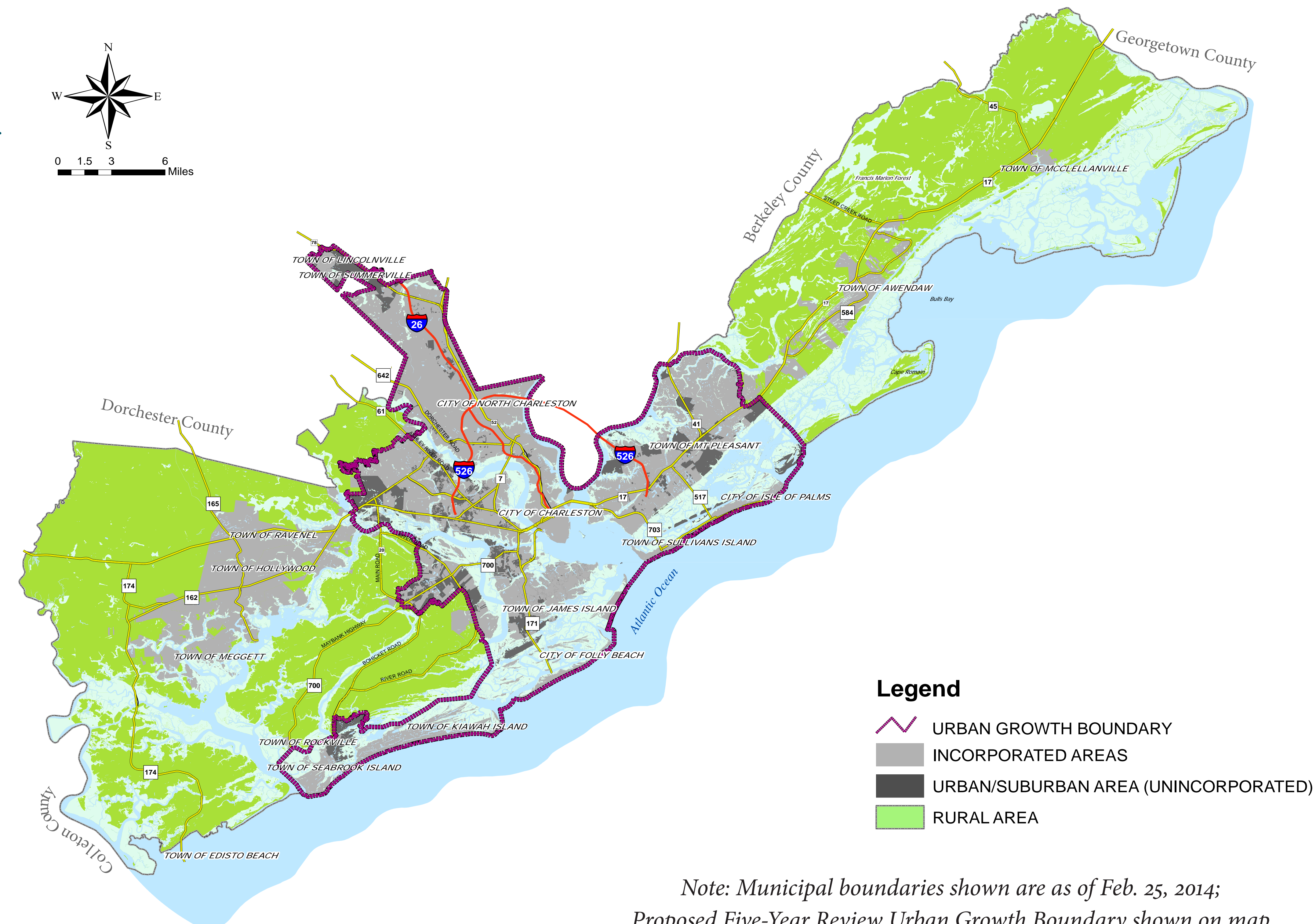
### GOAL

Land resources will ~~accommodate~~ **accommodate** high quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community **and public** facilities, and protects **cultural and** natural resources.

### STRATEGIES

- LU 1. Protect and enhance the environmental quality of: **freshwater and saltwater wetlands and recharge areas**; creek, marsh and river front lands; beaches; and access to beaches and waterways.
- LU 2. Implement design character that enhances the quality of development along commercial corridors **and** establish scenic corridors and ~~establish~~ areas of environmental and cultural significance.
- LU 3. Foster the rural character of land outside ~~suburban communities~~ **the Urban Growth Boundary**, encouraging lower density development.
- LU 4. Coordinate land use patterns with housing, employment and retail development to provide communities and neighborhoods where people can live and work.
- LU 5. ~~Encourage compact growth in already developed areas inside the Urban Growth Boundary and in designated business and industrial corridors.~~ **Reinforce the location of the Urban Growth Boundary and the criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.**
- LU 6. ~~Support~~ **Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites in** ~~inside the Urban Growth Boundary~~ **urban areas** over development in low growth areas, giving high priority to areas of greatest employment and residential density.
- LU 7. ~~Establish a Council directed annual work program for the planning department with adequate resources.~~ **Continue the Comprehensive Plan implementation initiatives adopted by County Council.**
- LU 8. Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.
- LU 9. Require that any application affecting County resources be reviewed for consistency with the **adopted Future** Land Use Plan.
- LU 10. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize a combination of land uses within communities, including residential, service, and employment uses.
- LU 11. **Density bonuses beyond the maximum density of the recommended future land use designation may be approved when affordable and/or workforce housing units are included in proposed developments in the Urban/Suburban Area, provided there is no negative effect on the existing community.**

### Growth Management





# Natural Resources



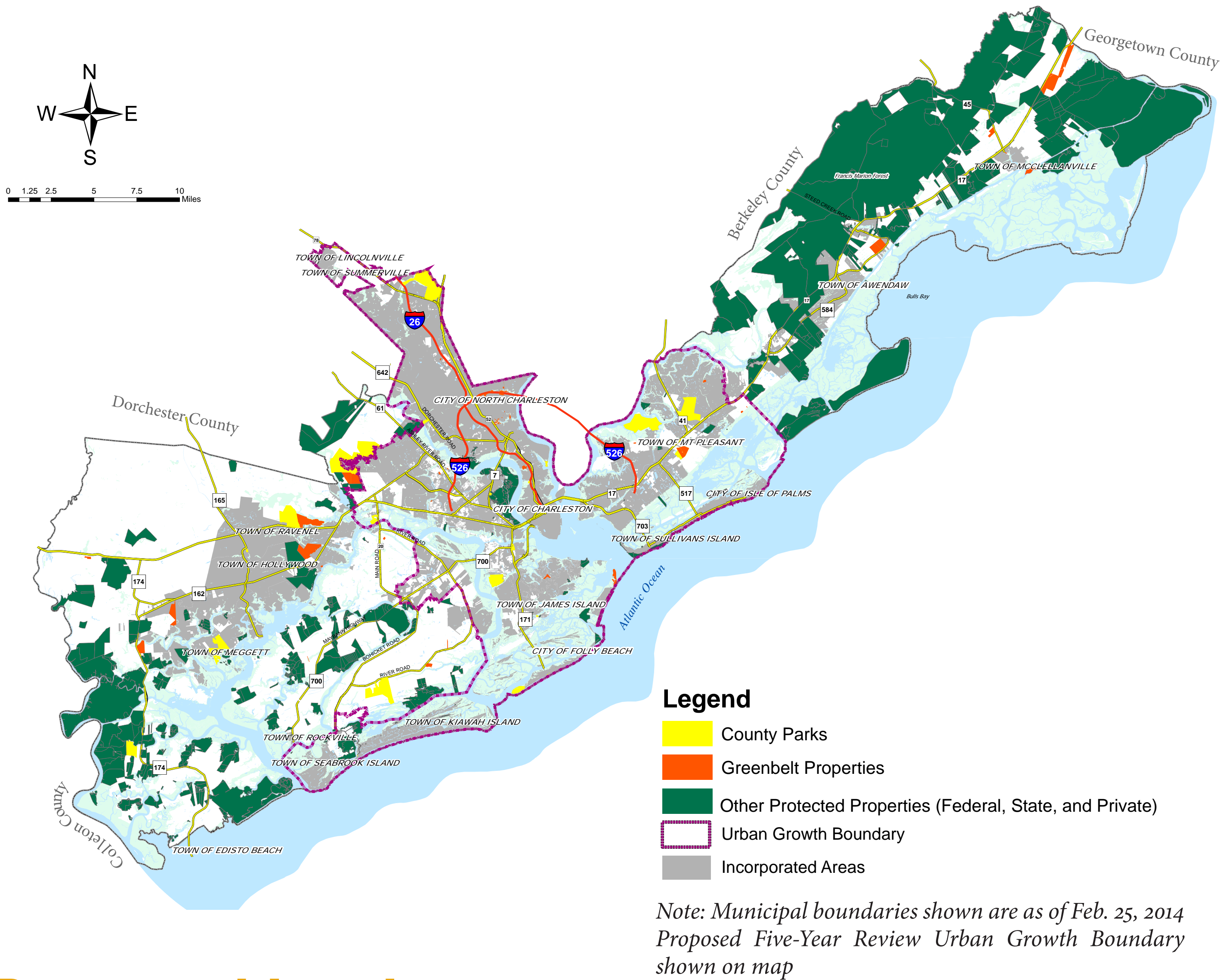
## GOAL

Unique Lowcountry natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitat, beaches and dunes, groundwater, forests, farmland soils, and air quality will be preserved, mitigated from any potential negative impacts of growth and development, and/or enhanced, where appropriate.

## STRATEGIES

- NR 1. Maintain or adopt additional amendments to the Zoning and Land Development Regulations Ordinance to ensure that sensitive and important natural resources are protected prior to, during, and after development activities.
- NR 2. Continue protecting critical and natural resource areas by designating them for very low intensity uses in the future land use recommendations and the Zoning and Land Development Regulations Ordinance.
- NR 3. Promote sustainable, low impact development practices including but not limited to stormwater management, maintenance of vegetative cover, Critical Line buffers and setbacks, and areas, conservation set-asides in development plans and others through special area plans and the Zoning and Land Development Regulations Ordinance.
- NR 4. Promote sustainable development patterns by concentrating high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and encouraging low intensity development in the Rural Area to protect sensitive and unique natural resources. areas with existing public facilities where transportation and related services are available (the Urban/Suburban Area) and protecting sensitive or unique natural resources, permitting only limited low intensity uses in the Rural Area.
- NR 5. Work with the Charleston County Greenbelt Plan Program and participating non-profit agencies to implement the Comprehensive Greenbelt Plan and provide incentives for protection of natural resources using methods such as conservation easements to place land into permanent protection and provide development incentives such as density bonuses for land set-asides through land development regulations.
- NR 6. Explore the feasibility of establishing a public/private/multi-jurisdictional transfer of development rights program.
- NR 7. Investigate the Fire Wise guidelines and Wild Land Interface Building Code and use these tools to evaluate the Zoning and Land Development Regulations Ordinance for possible amendments to incorporate standards to protect rural residents from the danger of wildfires.
- NR 8. Continue to promote best management practices, including prescribed burning where appropriate, in forest maintenance, timber harvesting and agricultural production.
- NR 9. Continue to support local agricultural and timber operations through incentives such as tax relief initiatives to owners who keep their property in agricultural or timber production through methods such as the Present Use Value program and voluntary agricultural and forestal areas/communities.
- NR 10. Continue protecting water quality through implementation of the NPDES Phase II Stormwater Management Program.
- NR 11. ~~Charleston County should~~ Work with applicable jurisdictions in the Region, the BCDCOG and SCDHEC to adopt and implement a regional groundwater management plan.
- NR 12. Encourage sustainable landscaping including that includes attractive environments that are in balance with the local climate and require minimal use of fertilizers and pesticides, while at the same time conserving water.
- NR 13. Adopt innovative planning and zoning techniques such as Form-Based Zoning and Multiple-Use Overlay Zoning District regulations to authorize the combination of land uses in compact development patterns.
- NR 14. Continue the efforts of the Charleston County Council Agricultural Issues Advisory Committee to identify ways to foster agriculture, agri-business, and forestry in the County and across South Carolina including but not limited to supporting state and local enabling legislation such as the Tourist Oriented Directional Signage Program and voluntary agricultural and forestal areas/communities.
- NR 15. Administer and implement the Charleston County Local Comprehensive Beach Management Plan as approved by Charleston County Council and SC DHEC-OCRM, adoption pending.

Legend  
Proposed deletions shown as strikethroughs;  
Proposed additions shown as red text.



Protected Lands



# Cultural Resources



## Comprehensive Plan Update

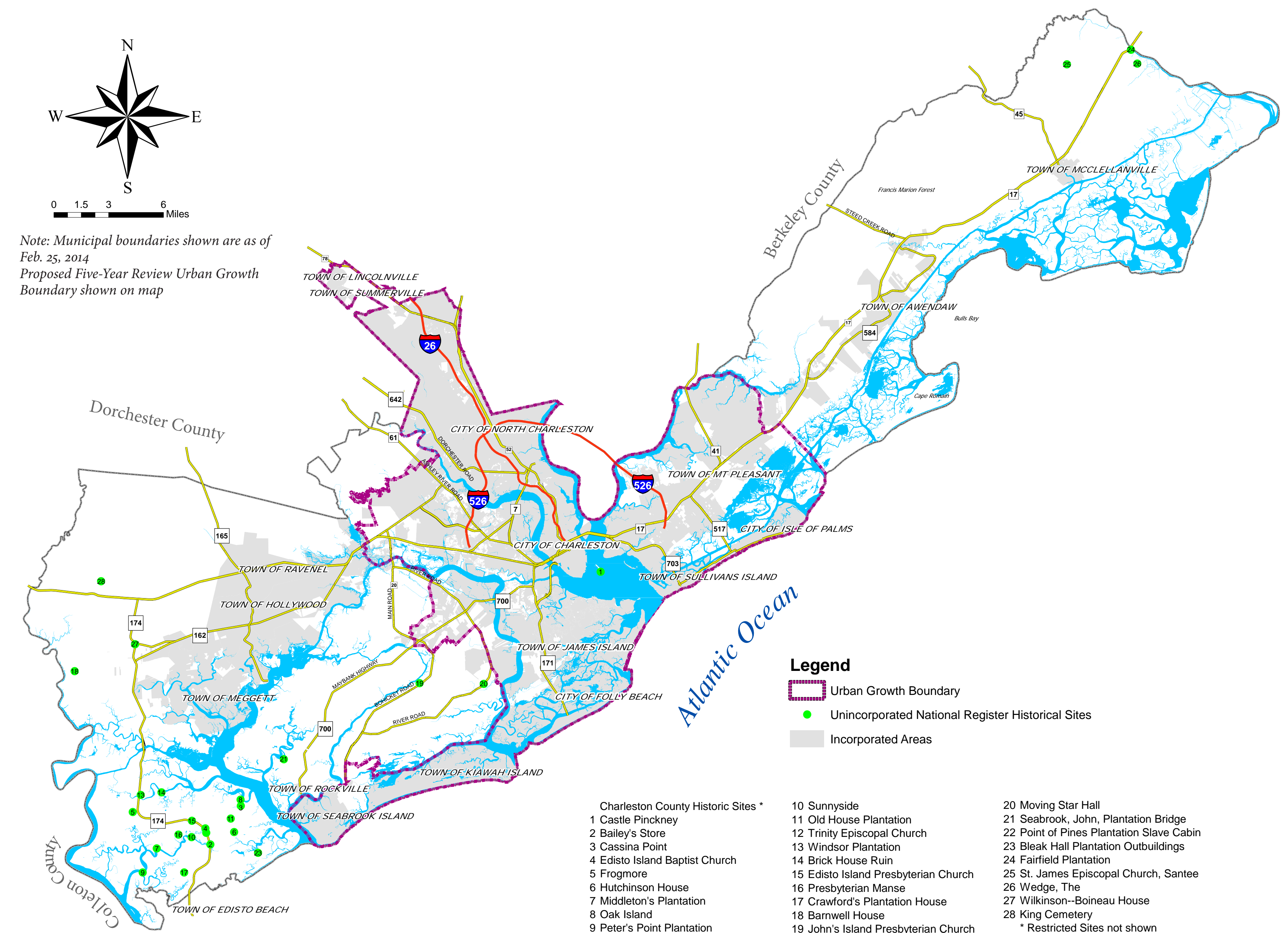
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### GOAL

Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) will be preserved and protected from potential negative impacts of growth and development.

### STRATEGIES

- CR 1. Pursue grant opportunities to update the historical/architectural survey for Charleston County, with emphasis on areas not previously surveyed, and promote continued preservation of local historic sites and structures, including applying for federal historic preservation grants, as administered by the South Carolina State Historic Preservation Office.
- ~~CR 12. Review and update where appropriate the existing Support policies, incentives, and plans that encourage historic preservation and protection of cultural and archaeological resources such as the Gullah Geechee Cultural Heritage Corridor. protection ordinances.~~
- ~~CR 3. Continue completion of the existing historic preservation and archaeological resource area surveys for the portions of the County not included in these or other similar surveys. [note: combined with CR 1]~~
- CR 3. Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.
- CR 4. Require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.
- CR 5. Monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.
- CR 6. Protect rural historic landscapes from development that may be out of character with their inherent rural attributes.
- CR 7. ~~Periodically review~~ Maintain and update development standards that preserve scenic and historic roadways and vistas. ~~to make sure they are consistent with adopted ordinances.~~
- CR 8. Utilize planning and zoning techniques to protect family historic communities and settlement areas or neighborhoods and other areas of



### Sites listed on the National Register of Historic Places

(This map does not include restricted sites)

cultural significance. utilizing zoning techniques that protect the unique built character of these areas.

- CR 9. Consider possible tax relief initiatives to owners who rehabilitate historically significant property.
- CR 10. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.
- CR 11. Continue to promote historic preservation in Charleston County.
- CR 12. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote and protect cultural and archaeological resources.
- CR 13. Explore options to create a local program to protect locally significant historic and cultural resources.



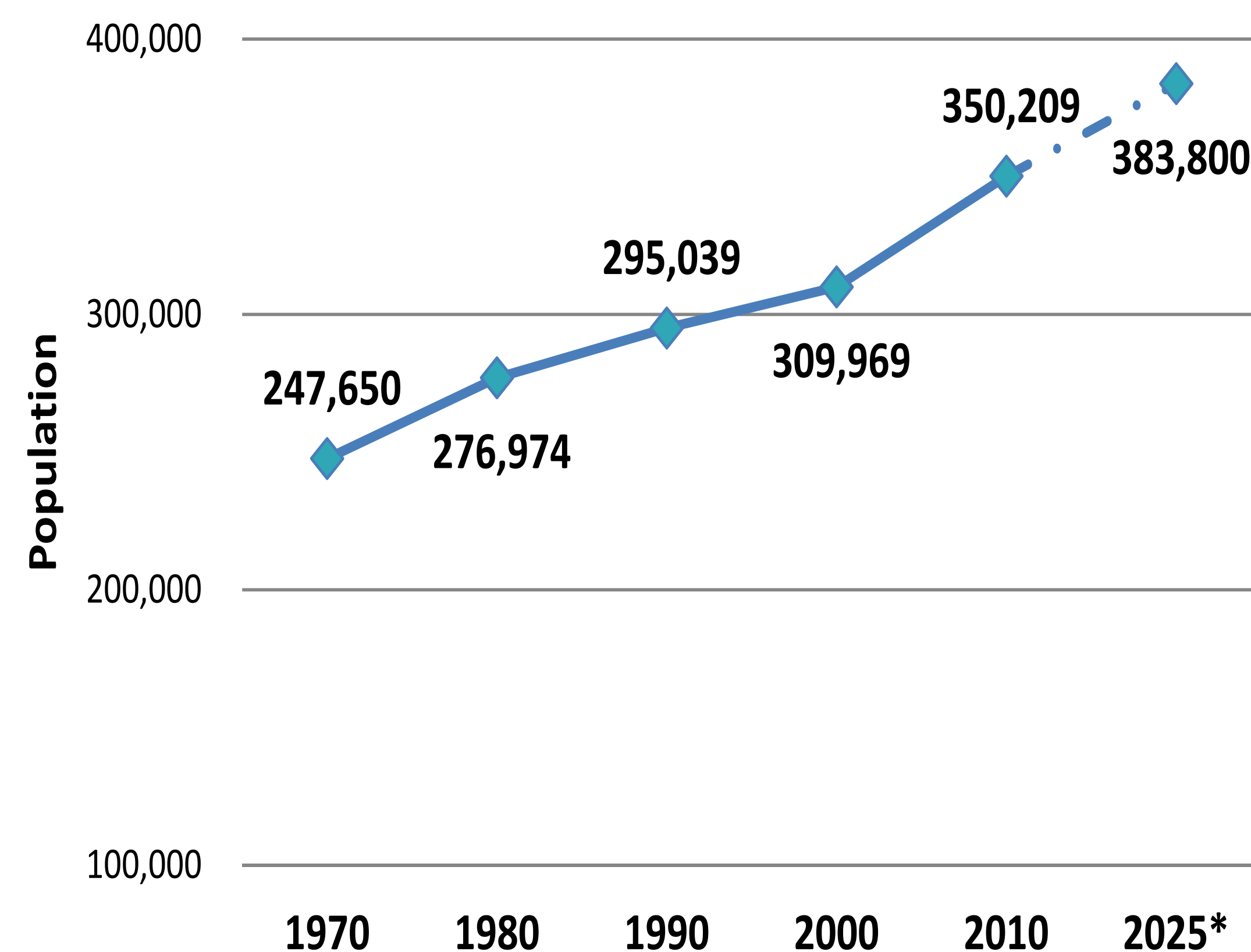
# Population



### FIVE-YEAR REVIEW: UPDATED EXISTING CONDITIONS

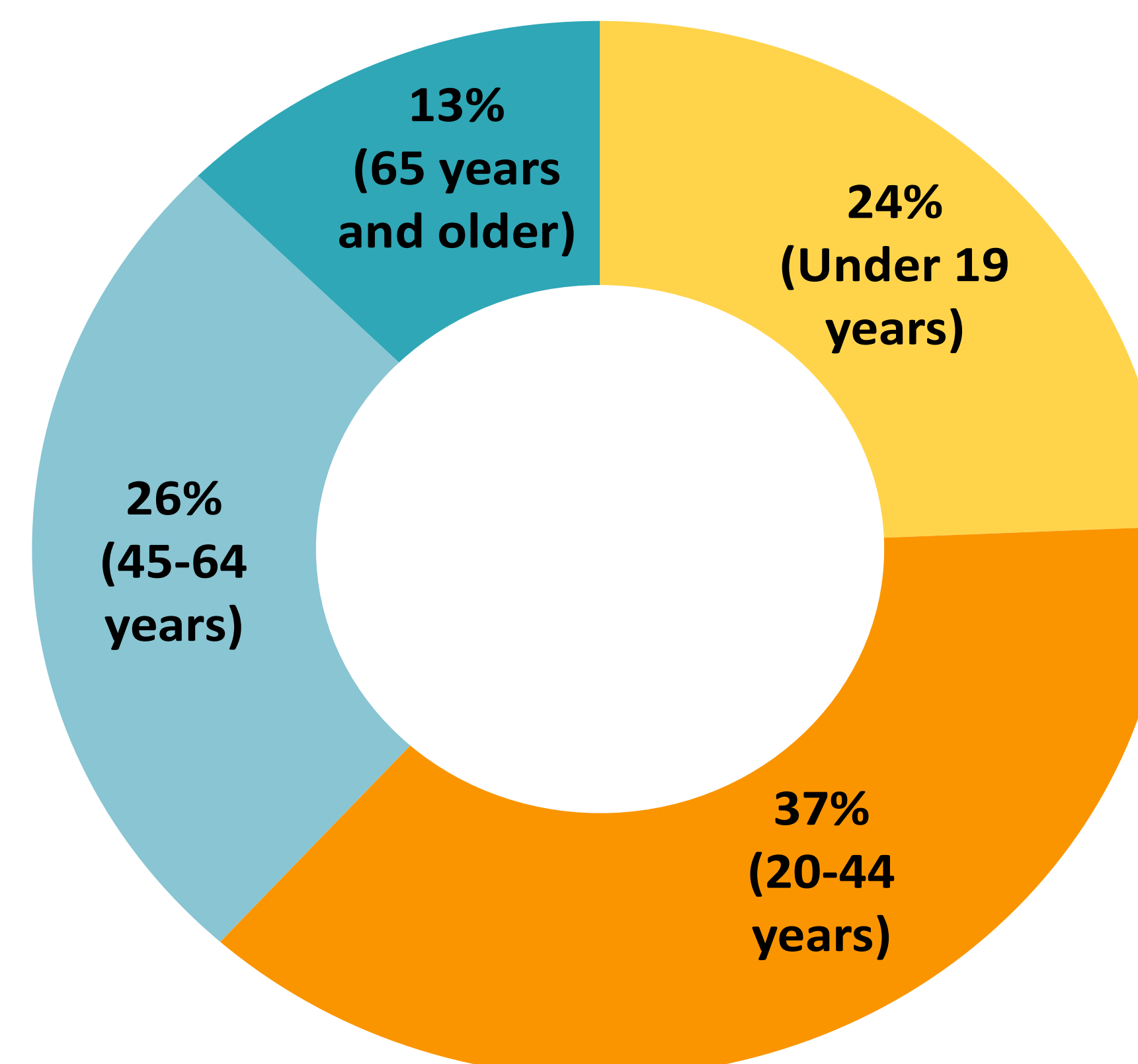
Recent demographic shifts that will affect future policy-making have been occurring at the local and national levels. Populations are increasing, aging, and diversifying racially and ethnically. Charleston County, like much of the South, is experiencing these demographic shifts.

Charleston County Population Growth, 1970-2025



\*2025 projection provided by the BCDCOG utilizing data from the SC Office of Research & Statistics. Sources: U.S. Census Bureau; American Community Survey

Charleston County Age Distribution, 2011



Source: American Community Survey Five-Year Estimates, 2007-2011

The population is not only increasing in Charleston County, but also in Berkeley and Dorchester Counties. By 2025, the regional population is projected to reach 771,000 residents. As the region grows, planning for current and future residents will be even more critical. As Charleston County is both an employment center and vacation destination, the County must also plan for the daytime residents and tourists that travel here daily.

The general population is aging, and this is no different in Charleston County. In 2011, 39% of the County's population was over the age of 45. Planning for an aging community should emphasize the need for enhanced transportation options, diverse housing alternatives, and increased community facilities and public services.

### GOAL

A socio-economically diverse and growing population will be accommodated by Charleston County in an environmentally and fiscally sustainable manner with particular attention to low to moderate income residents

### STRATEGIES

- P 1. Monitor population growth trends and demographic shifts as indicators of population change and use this information to guide future updates to the Comprehensive Plan.
- P 2. ~~Continue to monitor and update the Demand Analysis to identify how the County will accommodate growth in the future.~~
- P 3. Develop land use strategies and implementation measures that address the needs of the aging population.
- P 4. Support a diverse population through land development regulations which accommodate a range of housing, **transportation**, and employment **opportunities**.
- P 5. Continue to monitor and evaluate population, **and** cultural shifts, and national trends for their potential impacts on land use and development patterns.
- P 6. Adopt innovative planning and zoning techniques such as Form-Based Zoning and Multiple Use Overlay Zoning District regulations that ~~focus on the form and mix of land uses in the land use plans to support~~ **encourage** diverse communities **and respect culture and history**.
- P 7. **Identify new mechanisms (such as social media outlets and innovative community workshops) to engage the County's younger population in the community planning process.**



# Housing



## Comprehensive Plan Update

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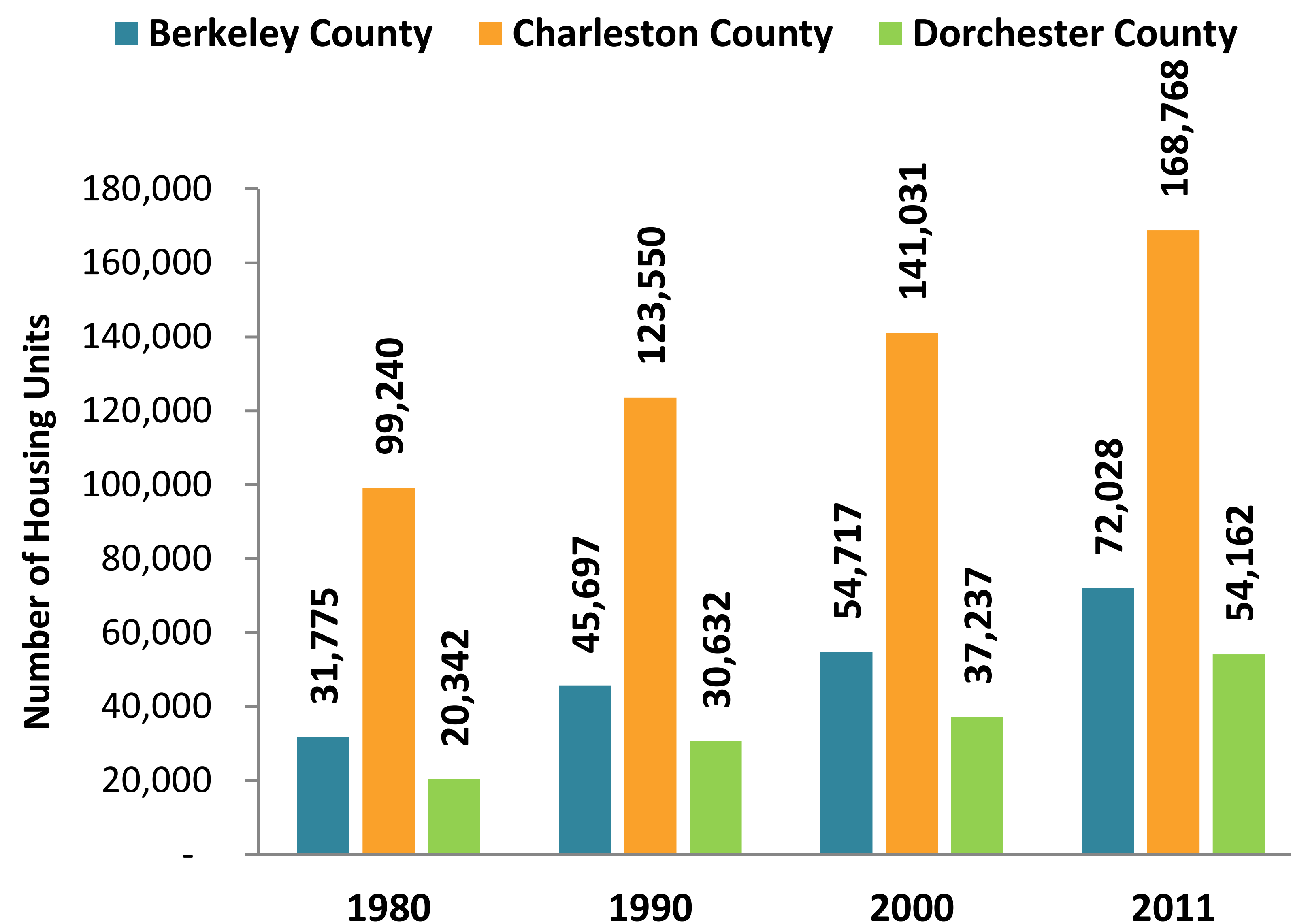
### FIVE-YEAR REVIEW: UPDATED EXISTING CONDITIONS

Housing costs and preferences are changing nationwide, and similar trends have been apparent in the Lowcountry. Understanding the County's existing housing inventory and market is critical to planning for the future.

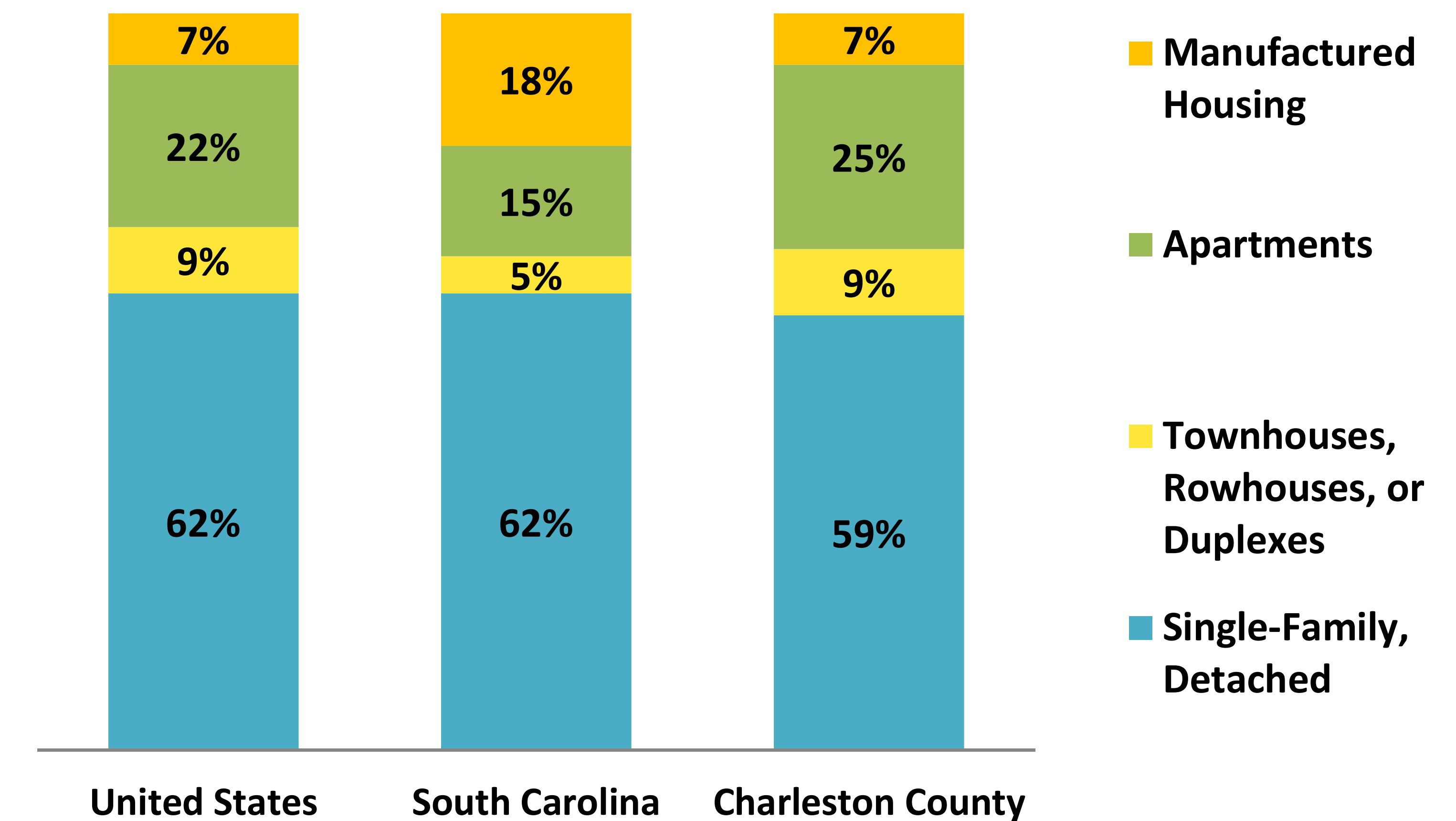
### HOUSING STATISTICS

As the region's population has increased, the number of housing units has increased to keep pace. In 2011, 294,958 housing units existed in the region, and 57% of those are in Charleston County.

### TOTAL HOUSING UNITS BY COUNTY, 1980-2011



### HOUSING TYPE DISTRIBUTION, 2011



59% of the County's existing housing is in the form of single-family detached homes. In the future, the housing stock may need to further diversify to meet the needs of current and future residents. Alternative housing types such as townhouses, rowhouses, apartments, and live/work housing can offer more affordable options for residents.

### HOUSING TRENDS IN CHARLESTON COUNTY

- **Increasing number of single-person households** - 56,035 households, 39% of all households, were single-person in 2010
- **Increasing home values** - the median sales price in 2013 was \$250,652 compared to \$228,500 in 2012
- **Housing costs are outpacing wage growth** - regional wages have grown almost 20% since 2005; however, the region's average wage is only 85% of the national average wage
- **Changing housing preferences** - increased appeal for renting, down sizing, and living in walkable urban and suburban environments in close proximity to employment and amenities is being seen across the nation.



# Housing



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

### HOUSING GOAL

Quality and **housing that is** affordable housing will be encouraged for people of all ages, incomes, and physical abilities

### HOUSING STRATEGIES

- H 1. Coordinate with adjacent jurisdictions, the ~~Lowcountry Housing Trust~~ **SC Community Loan Fund**, and other affordable housing agencies in pursuit of supplying affordable housing **that is affordable to all residents**.
- H 2. Continue to support funding for affordable and workforce housing agencies such as the ~~Lowcountry Housing Trust~~ **SC Community Loan Fund**.
- H 3. ~~Continue to identify solutions for obstacles to creation of affordable housing in the County Zoning and Land Development Regulations Ordinance, development approval processes, and fee structures. [combined with H 11]~~
- H 4. Develop incentives in the Zoning and Land Development Regulations Ordinance, such as density bonuses, transfers of density and mixed use development provisions to promote a ~~variety and diversity of~~ **diverse affordable housing types options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation**, particularly in the Urban/Suburban Area.
- H 5. Continue to allow density bonuses in planned developments and the use of accessory dwelling units ~~in the Rural Area~~ to promote **affordable housing that is affordable to all residents, including but not limited to for low and moderate income households**.
- H 6. ~~Establish special management areas to~~ Support existing communities and maintain existing housing stock.
- H 7. ~~Continue to enforce the Building Code and Beautification Section of the Charleston County Code of Ordinances (Ordinance #1227)~~ and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition **that meet all FEMA requirements**.
- H 8. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to promote mixed-use developments with diverse housing options in walking distance to services, retail, and employment opportunities.
- H 9. Continue to encourage provision of ~~workforce housing~~ **that is affordable to all residents and meets the needs of the diversifying population (e.g., through rental apartments, townhouses, duplexes, and first time home buyer initiatives)**.
- H 10. ~~Continue to enforce the Residential Building Code to protect the general health, safety and welfare of the population. [combined with H 7]~~
- H 11. Charleston County should be proactive in promoting affordable housing **that is affordable to all residents** through incentives and removal of regulatory barriers.
- H 12. **Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the Zoning and Land Development Regulations Ordinance and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.**





# Economic Development



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

### GOAL

Charleston County will be an integral part of a strong, diverse, and growing regional economy, providing economic opportunities for its citizens and fostering fiscal health for County government services and facilities.

### STRATEGIES

- ED 1. Encourage and support initiatives to maintain and improve the business climate through property tax relief, stream-lined regulatory processes, and addition of infrastructure critical to business.
- ED 2. Encourage mixed-use developments in proximity to neighborhoods to provide for business growth and development and to provide retail and personal services to local residents.
- ED 3. ~~Provide~~ **Support** incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.
- ED 4. Designate land with regional access and access to services and amenities for business uses to support growth of new and existing sectors of employment.
- ED 5. Support economic development objectives ~~within~~ **of** the Berkeley-Charleston-Dorchester Council of Governments Region.
- ED 6. ~~Focus~~ **Encourage** Rural Area economic development efforts on agri-tourism and other employment opportunities that provide jobs for the local population and promote community sustainability.
- ED 7. Promote and enhance agricultural activities in the Rural Area by providing incentives to keep land in active agricultural production.
- ED 8. Support economic development objectives through land use regulations that encourage high quality and affordable housing supplies to support workforce housing opportunities in the County.
- ED 9. Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations.
- ED 10. Continue to highlight the natural and agricultural heritage of the Lowcountry in promotional materials for economic development.



- ED 11. Continue to promote the development and maintenance of all infrastructure including: services, amenities, and transportation networks that support economic development activities. This would include capital improvement plans and coordinated priority investment.
- ED 12. Utilize Intergovernmental Agreements with other municipalities, agencies, and jurisdictions to strategically focus regional resources on prime economic development sites within the County.
- ED 13. Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement and beautification programs.
- ED 14. ~~Support new business and industry initiatives in partnership with state and local governments and private entities.~~ **Support further diversification of the Charleston economy and retain existing businesses through the continued business recruitment, retention, and expansion efforts of the Charleston County Economic Development Department and supporting agencies.**
- ED 15. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize the combination of land uses within communities, including land uses that facilitate economic development opportunities within and in close proximity to such communities.
- ED 16. **Support the strategies for business and talent development, improving the business climate, and job creation, as described in efforts such as Opportunity Next, Accelerate Charleston.**
- ED 17. **Support the initiatives in regional plans to educate the local workforce (e.g., Our Region, Our Plan).**
- ED 18. **Support the ongoing initiatives of key allies in the areas of housing, tourism promotion, entrepreneurship, small business, manufacturing, technology, education, workforce development, and business climate improvement.**



# Transportation



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

### GOAL

A transportation system that is coordinated with land use patterns, community character, and promotes alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.

### STRATEGIES

- T 1. Administer and implement the approved roadway improvements detailed in Charleston County Ordinance No. 1324, the Charleston County Half Cent Sales Tax Referendum, adopted in 2004.
- T 2. Continue to require traffic impact studies consistent with the *Zoning and Land Development Regulations Ordinance*.
- T 3. Adopt and administer standards requiring provision of adequate transportation infrastructure including but not limited to:
- Connecting existing sidewalk and bicycle facilities to proposed road facilities;
  - Adding turn lanes at driveways and intersections;
  - Installing traffic signals; and
  - Widening roads and bridges.
- These types of proposed improvements should be made in accordance with the appropriate transportation agency based on traffic impact studies and should be made as a condition of approval for all proposed developments, zoning changes, or special use approvals. Incentives or fee-based programs should also be used to promote transportation improvements. §
- T 4. Create and adopt a major thoroughfare plan including functional classifications as defined by the South Carolina Department of Transportation (SCDOT) and the Charleston County *Zoning and Land Development Regulations Ordinance* and identify planned right-of-way to be set aside for future roadways, sidewalks, and bicycle paths. The *Zoning and Land Development Regulations Ordinance* should provide incentives to dedicate thoroughfares during the development approval process. §
- T 5. Create and adopt a set of access management standards to regulate levels of access depending on the function of the roadway. §
- T 6. Adopt “Complete Streets” policies for publicly owned and maintained streets, which are transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks and mass transit into the transportation system. §
- T 7. Preserve future transportation corridors and other rights-of-way to reduce future acquisition costs. §
- T 8. Coordinate with all communities throughout the County to develop traffic impact studies. §
- T 9. Mandate that adequate transportation infrastructure be in place prior to, or concurrent with, additional development. §
- T 10. Coordinate transportation strategies with growth management and land use strategies.
- T 11. Promote increased traffic safety along roadways including but not limited to separation of pedestrian and bicycle traffic from motorized traffic, intersection improvements, access management plans such as curb cuts, and lower speed limits.
- T 12. Support and participate in Metropolitan Planning Organization functions, as designated by the Federal Highway Administration and SCDOT.
- T 13. Continue to monitor the status of population evacuation for emergency preparedness for natural or man made disasters.
- T 14. Continue to identify additional ways of financing transportation improvements including the Transportation Half-Cent Sales Tax Program and public/private partnerships.
- T 15. Support the functions of the Charleston County Transportation Committee (CTC).
- T 16. Promote multi-transit opportunities including the improvements at the Charleston International Airport/Air Force Base, State Ports Authority, and maintaining the Intracoastal Waterway.
- T 17. ~~Promote improvements to the mass transit system to move workers to jobs, particularly in under-served areas.~~ Support initiatives and plans to expand and enhance public transportation networks in the Urban/Suburban Area, as this will benefit residents by possibly decreasing transportation costs and providing more transportation options.
- T 18. Promote a transportation network and systems that contribute to a sustainable development pattern for long-term success of Charleston County.
- T 19. Base transportation plan approvals on the projected capacity of various types of transportation facilities to accommodate development of a mix of land uses over time in response to market conditions.
- T 20. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to encourage flexible street design that is context-sensitive and reflects adjacent land uses.

§ Strategy taken from existing Charleston County Comprehensive Transportation Plan

**Legend**  
Proposed deletions shown as strikethroughs;  
Proposed additions shown as red text.



# Community Facilities



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

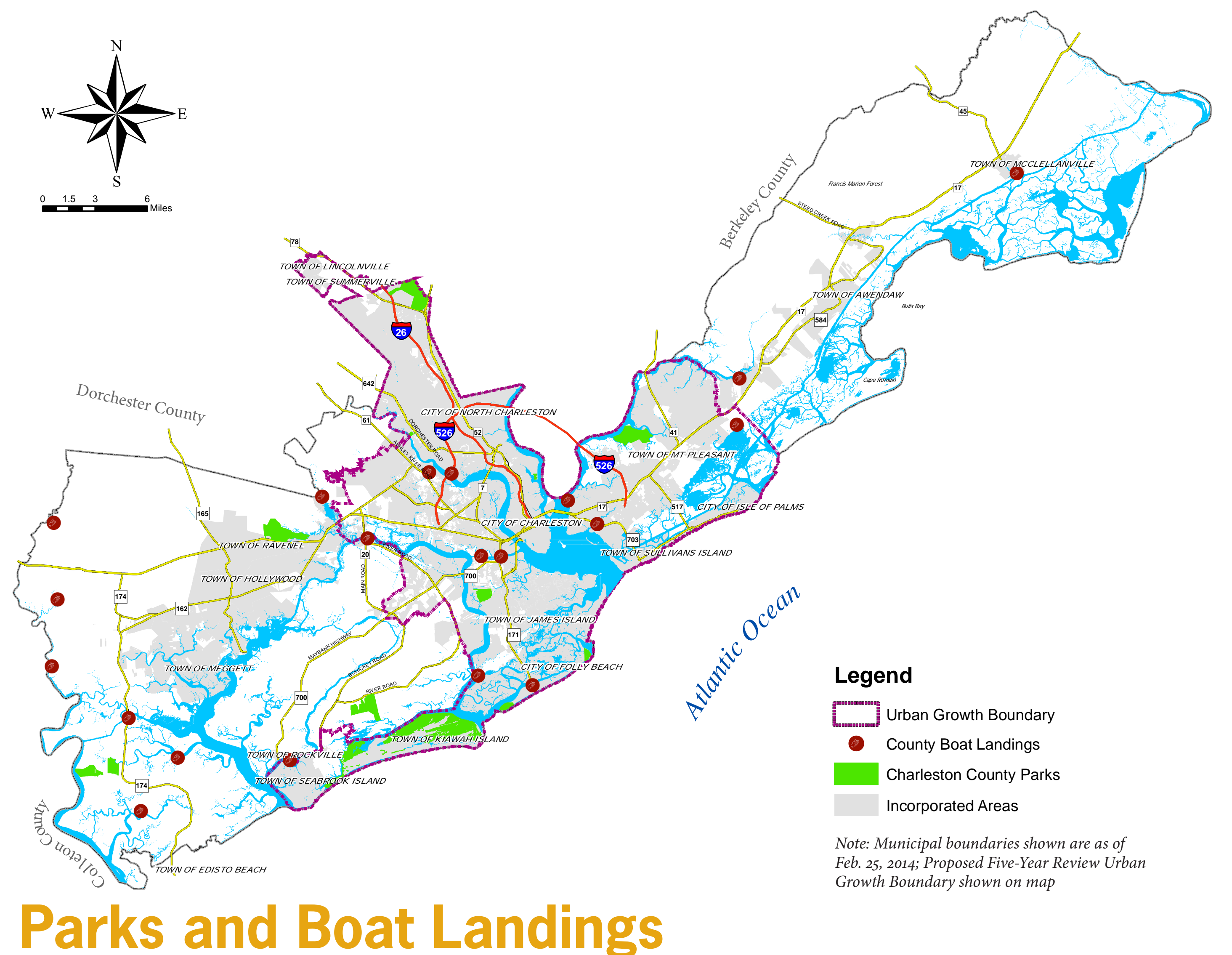
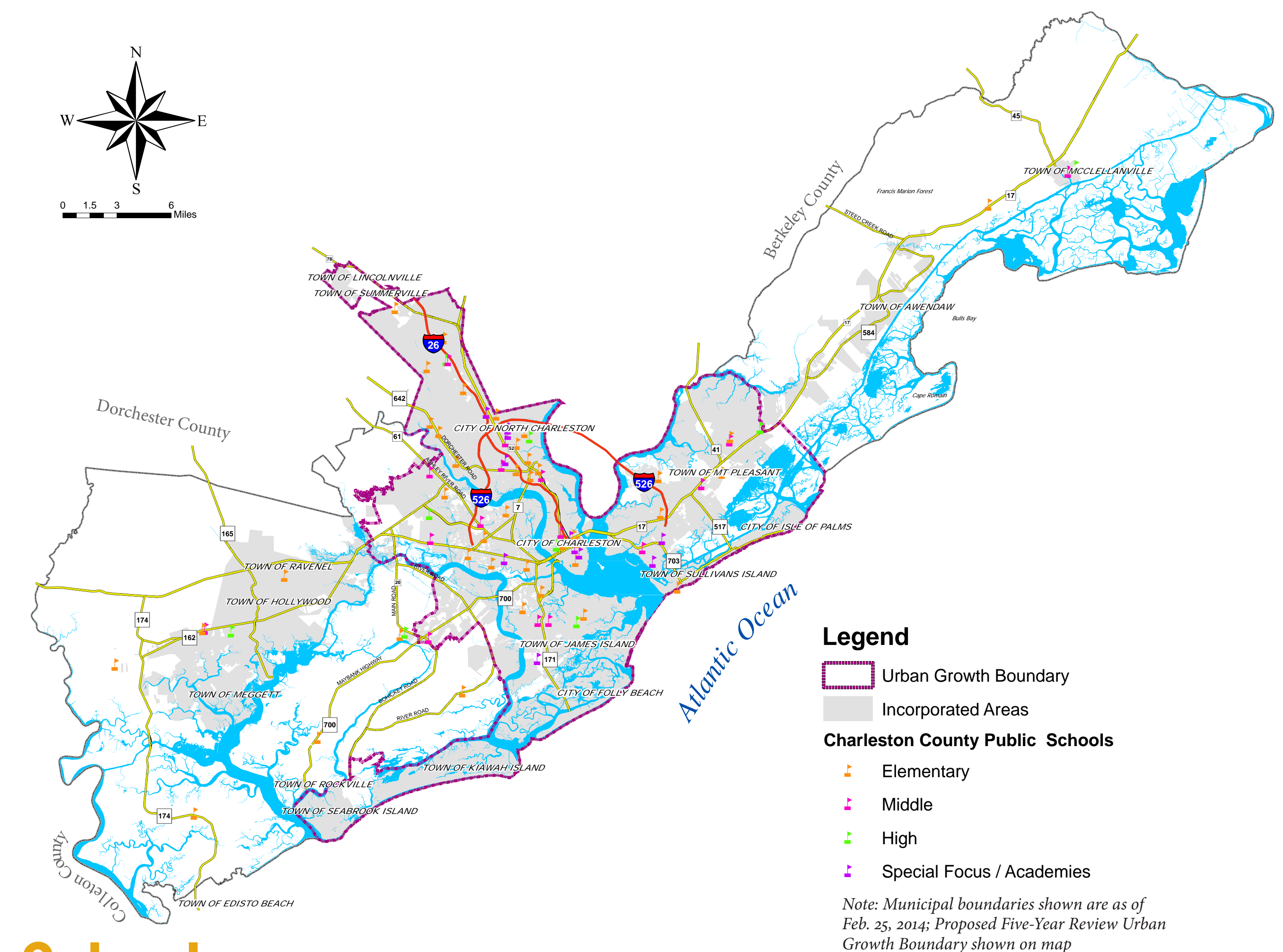
### GOAL

Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected growth and are in place when needed.

### STRATEGIES

- CF 1. Develop alternatives to ensure that new development contributes its fair share to the costs associated with growth with regard to community facilities and services.
- CF 2. Create a stronger link between capital improvements programming and land use planning.
- CF 3. Take the lead in establishing intergovernmental agreements for the provision of services to the residents of the County consistent with the land use and growth management strategies of this Plan.
- CF 4. Support efforts to provide safe, high quality, adequate supplies of potable water to meet the needs of present and future residents through growth management, land development regulations, and intergovernmental coordination and agreements.
- CF 5. Coordinate with the Berkeley-Charleston-Dorchester Council of Governments to carry out water quality planning responsibilities under Section 208 of the Clean Water Act designating the Rural Area to have primarily individual on-site wastewater disposal and the Urban/Suburban Area to have primarily public sewer service.
- CF 6. Any proposed community based wastewater treatment systems proposed for the Rural Area should be approved by County Council and should be publicly owned.
- CF 7. Continue to implement the Charleston County Solid Waste Management Plan to provide for adequate collection, processing, disposal of solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents. Plan for new and expanded solid waste management facilities and changing technologies including coordinating with adjacent counties.
- CF 8. Support coordination efforts to provide adequate fire protection to all residents and visitors of Charleston County through efforts of the Charleston County Fire Chiefs Association, ~~and shared service agreements, and the Consolidated 9-1-1 Center. and consolidated dispatch and call centers.~~
- CF 9. Plan for and provide adequate emergency medical care to all residents and visitors of Charleston County as provided by Charleston County Emergency Medical Services ~~and the Consolidated 9-1-1 Center.~~

**Legend**  
Proposed deletions shown as strikethroughs;  
Proposed additions shown as red text.

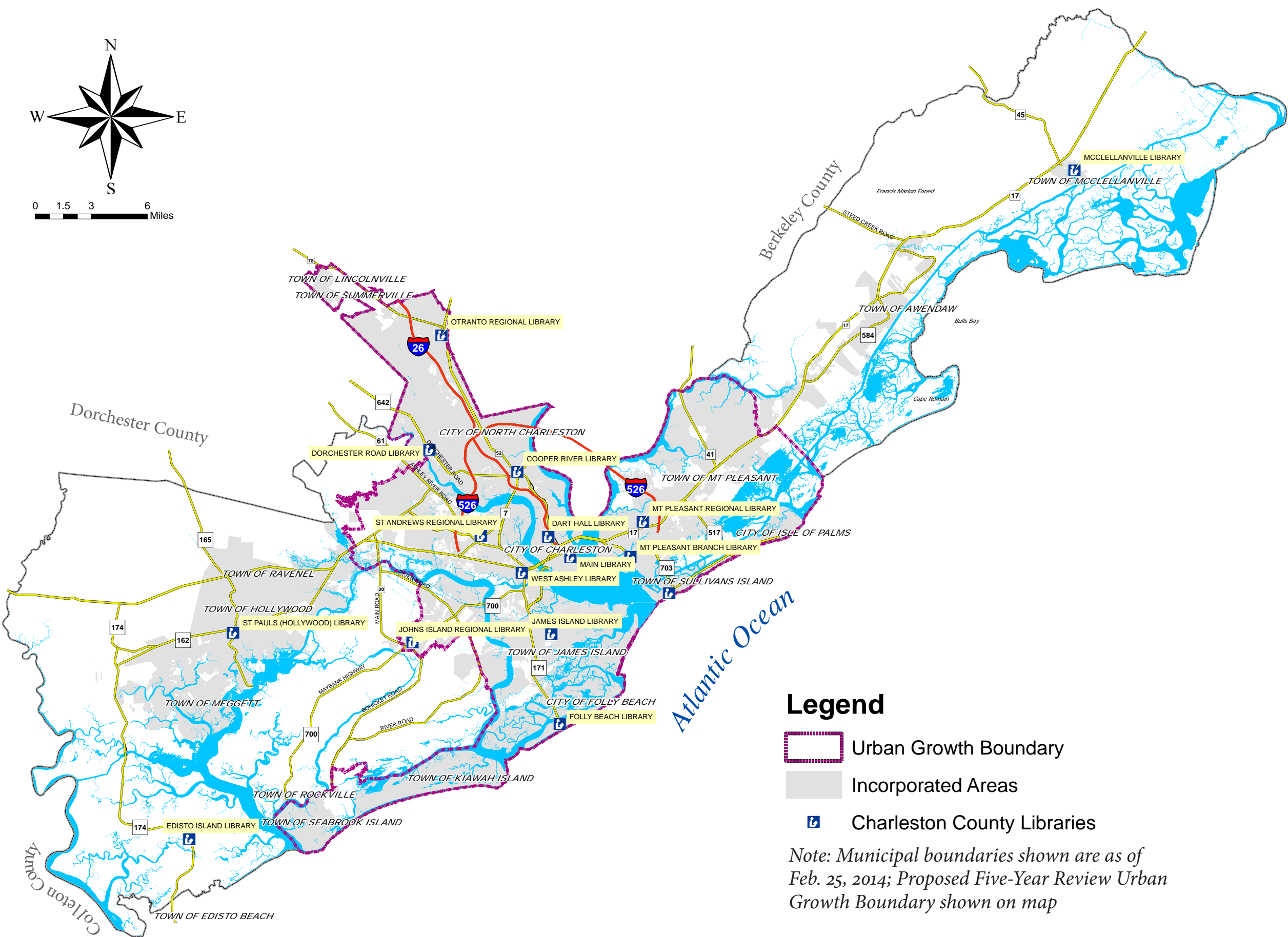




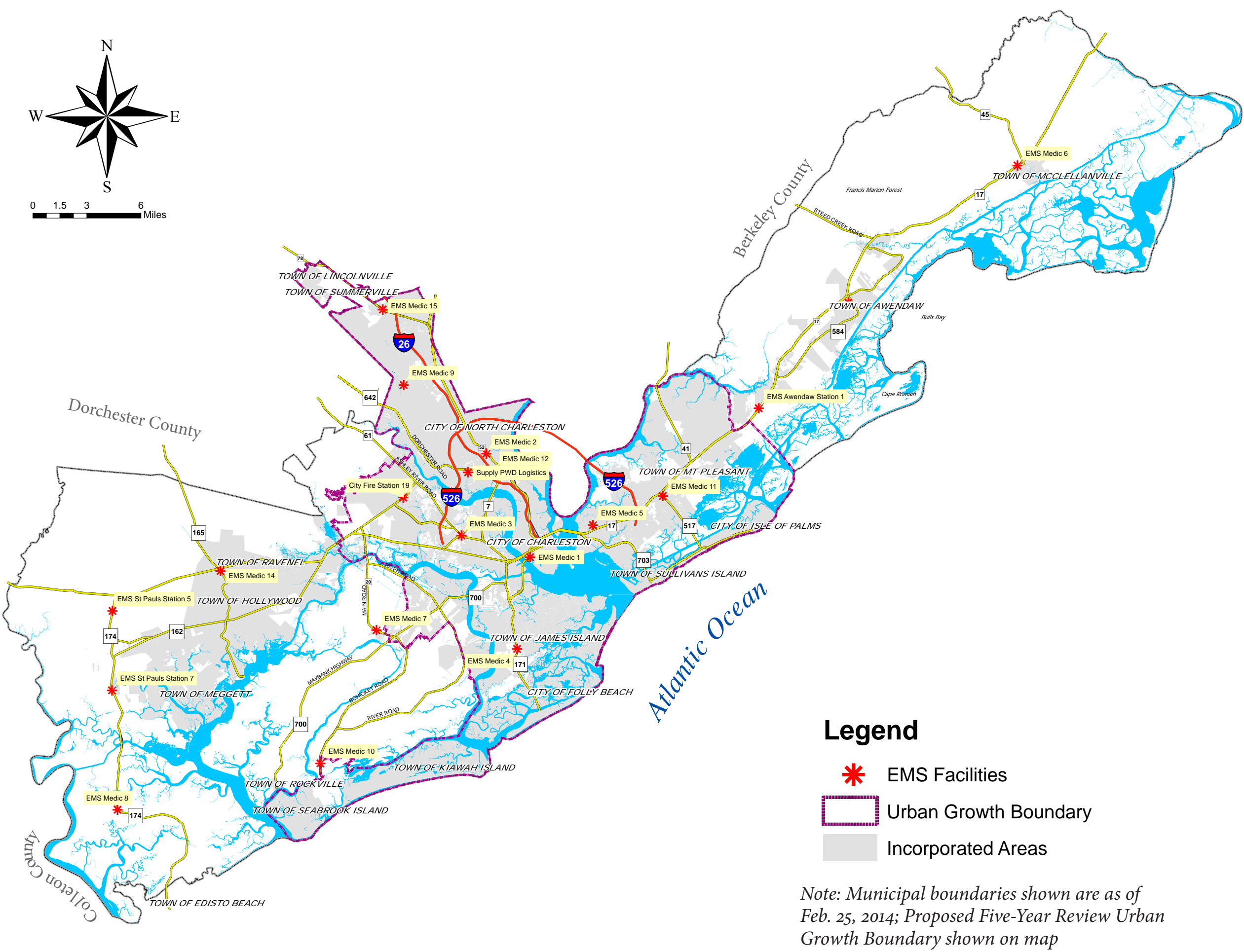
# Community Facilities



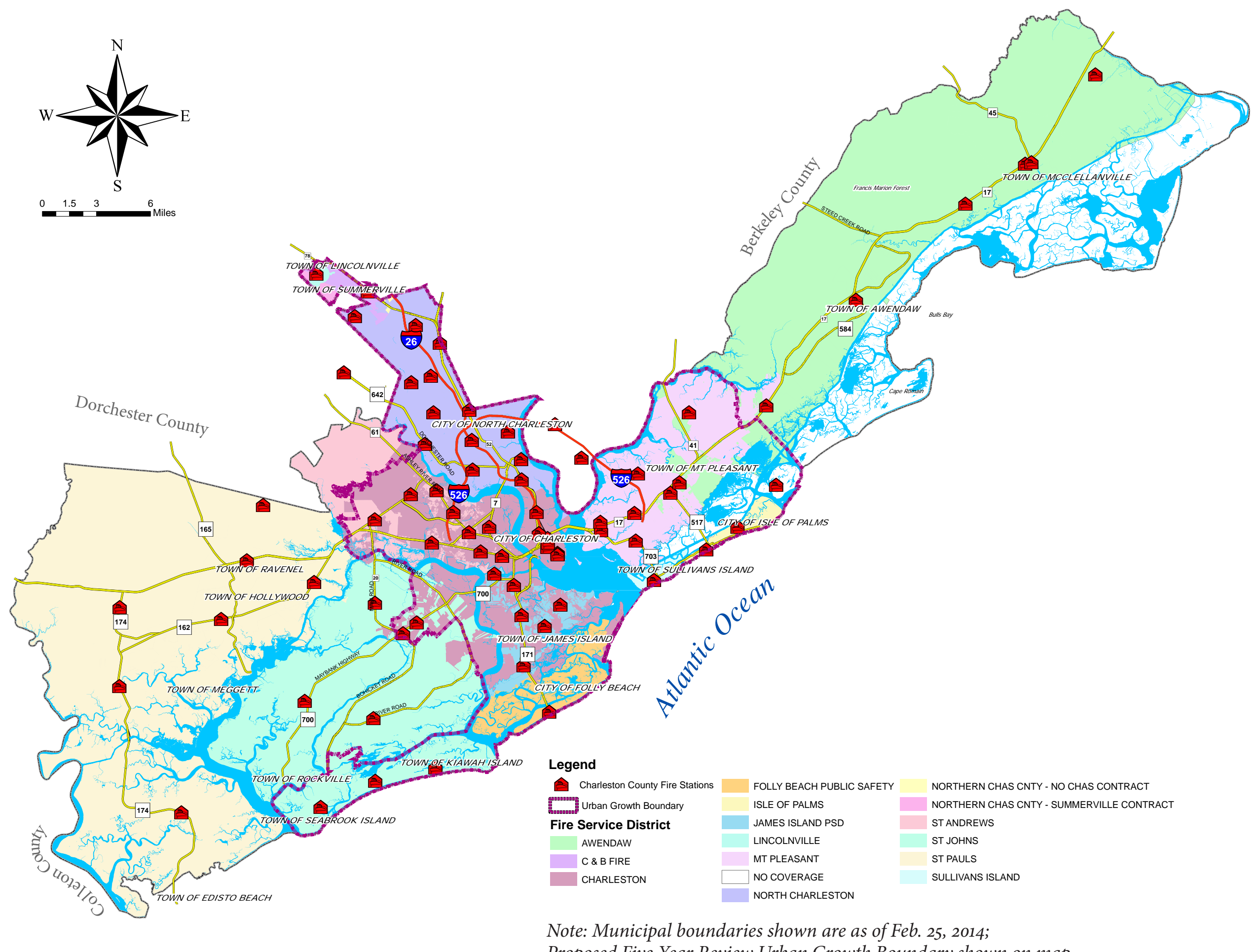
- CF 10. Continue to support and provide quality public safety services to all residents and visitors of Charleston County.
- CF 11. Continue to encourage efforts of the Charleston County School District to coordinate their facilities planning with land use planning.
- CF 12. Continue to support public library facilities and services throughout the County.
- CF 13. Continue to provide government facilities to support County government functions and responsibilities.
- CF 14. Explore opportunities for sharing/consolidating government facilities and services to lower the cost to all residents.
- CF 15. Continue to coordinate and promote Countywide emergency preparedness to handle any emergency.
- CF 16. Continue efforts to provide parks and recreational facilities and services in coordination with the Charleston County Greenbelt Plan **Program** and the Charleston County Parks and Recreation Commission.
- CF 17. Maintain legislative mandates of the County such as judicial operations and property record maintenance.
- CF 18. Support efforts of the Awendaw Fire Department, and other fire departments to educate the public on the dangers of wildfires and the benefits of controlled burning in forested areas to reduce the chances of uncontrolled wildfires.
- CF 19. Encourage alternative energy sources such as wind and solar energy systems, where appropriate.
- CF 20. Encourage public-private partnerships in infrastructure planning.
- CF 21. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to authorize coordinated and integrated infrastructure planning based on compact and mixed-use land use patterns.



### Libraries



### EMS Facilities



### Fire Stations



### GOAL

Promote use of alternative energy sources and energy conservation measures that benefit our communities.

### STRATEGIES

- ES 1. Support recommendations of other elements in this Plan that reduce energy demand and promote energy efficiency.
- ES 2. Facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.
- ES 3. Utilize existing state, federal, and non-profit resources such as the South Carolina Energy Office, and ENERGY STAR to promote energy efficiency and renewable energy sources.
- ES 4. Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost effective improvements.
- ES 5. Evaluate all County operations to promote energy efficiency and reduce energy consumption.
- ES 6. Convert the County fleet to more fuel-efficient vehicles over time.
- ES 7. Evaluate the impact on vehicle miles traveled (VMTs) for both County residents and employees. Consider performing a cost/benefit analysis of having County facilities and services in centralized areas as compared to having more satellite facilities to bring services closer to residents.
- ES 8. Expand the provision of online services, where practical, to reduce or eliminate the need for the public to travel to County facilities.
- ES 9. Develop a **County policy on** telecommuting ~~policy for County employees~~ when it is a viable management work option to reduce VMTs by employees commuting to and from work.
- ES 10. Provide support facilities at County buildings to promote walking and cycling to work. Support facilities may include, but are not limited to, bike racks, lockers, changing areas and showers.
- ES 11. Streamline and reduce government barriers to facilitate green building design.
- ES 12. Adopt a voluntary approach to promoting green building code standards.
- ES 13. Adopt a voluntary approach to promoting sustainable landscaping that aids in energy conservation such as strategically planting trees around buildings and parking lots for shade and as windbreaks to help reduce cooling and heating costs.
- ES 14. Support weatherization programs, such as the Weatherization Assistance Program offered throughout the U.S. Department of Energy, and local agencies who are implementing these programs. Weatherization techniques such as those listed below can lower utility bills in existing older homes and in new construction:
- Adding insulation to attics/walls;
  - Weather stripping doors and windows; and
  - Using insulating foam on pipes and electric outlets.
- ES 15. Analyze development regulations to remove any unnecessary regulatory barriers that deter local renewable energy generation.
- ES 16. Provide standards for solar collectors and wind generators as accessory uses in the *Zoning and Land Development Regulations Ordinance*.
- ES 17. Monitor state and federal legislation that promotes energy efficiency and renewable or alternative energy sources such as net metering legislation that would allow those that produce alternative energy (e.g. wind and solar) to sell excess generated electricity back to the grid.
- ES 18. Support individuals, farmers and organizations involved with local food production and implement the strategies developed by the Charleston County Council Agriculture Issues Advisory Committee to promote agriculture in the area. Examples include but are not limited to supporting the following:
- Agricultural education (all levels);
  - Food to School programs;
  - Agri-business incentives;
  - Local farmers markets;
  - Community gardens; and
  - Food Co-ops.
- ES 19. Monitor and support planning efforts that ~~are exploring~~ **explore** the feasibility of commuter rail service, light rail service and bus rapid transit service within the Urban/**Suburban A**rea of the County.
- ES 20. Adopt land use regulations that allow clustered development, interconnectivity and walkable communities at higher densities near accessible transportation corridors and nodes.
- ES 21. Adopt land use regulations that allow the establishment of electric vehicle charging stations where feasible.
- ES 22. Adopt policies and regulations that encourage more efficient and cost effective use of existing energy sources.



# Priority Investment, Implementation and Coordination



**Comprehensive Plan Update**  
*Guiding the future for a lasting Lowcountry.*

## 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 inter-jurisdictional coordination. The Act required two new elements be included in Comprehensive Plans, the Transportation Element and the Priority Investment Element. 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 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 including an Implementation Work Plan; a Capital Improvements Plan, Fiscal Impact Analysis, and Funding Options; Inter-jurisdictional Coordination; and Rural Preservation; 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 prioritizes the implementation actions for the County over the next ten years through strategies, implementation work plan, implementation initiatives and an implementation toolbox. The strategies and the implementation initiatives are intended to lay the groundwork for the implementation actions necessary to meet the goals of this Plan.

**Future planning efforts** should be approached by affirmatively answering 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?
- Include mixed-use centers?
- Encourage affordable and workforce housing?
- Promote sustainable development practices?
- Follow community form and quality standards?
- Integrate transitional standards?



# Priority Investment, Implementation and Coordination



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

### STRATEGIES

- PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing **public** services and infrastructure to 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 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 coordinated~~ **Coordinate** 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.
  - Establish designated wastewater management agencies for unincorporated areas of Charleston County.
  - Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as 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 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 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 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.
  - 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.

Legend  
Proposed deletions shown as strikethroughs;  
Proposed additions shown as **red text**.



# Major Implementation Initiatives



## IMPLEMENTATION WORK PLAN

### Priority Recommendations for Major Planning Efforts

Area	Recommended Time Frame*	Intergovernmental Coordination
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

### Priority Recommendations for the Urban/Suburban Area Review

Area	Recommended Time Frame*	Intergovernmental Coordination
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

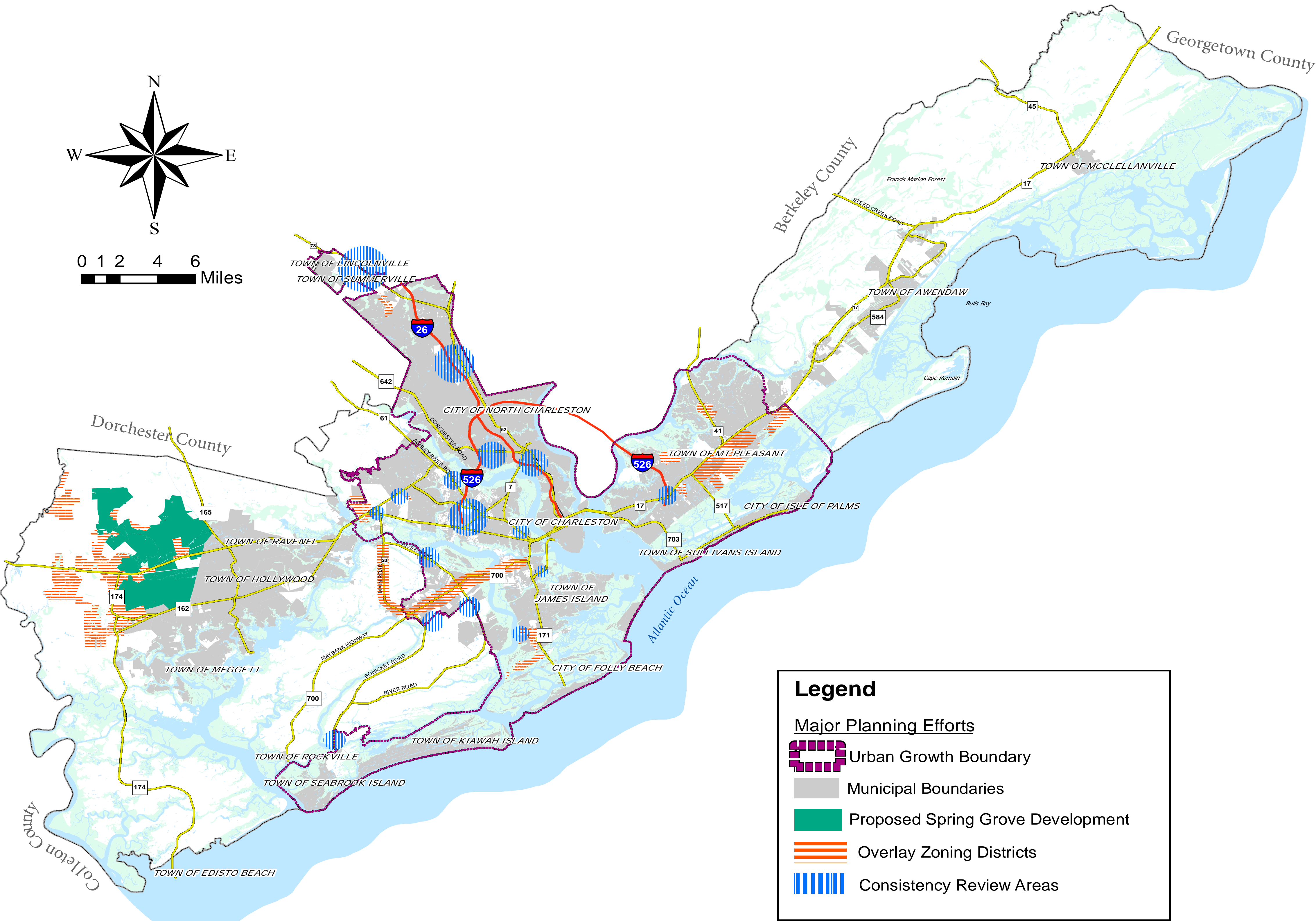
### Priority Recommendations for the Rural Area Review

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

### Priority Recommendations for 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

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



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

## Special Planning Areas



# Next Steps



June-August 2014	September 2014	October-December 2014
Public input is gathered during workshops and online commenting.	Public comments are incorporated into the draft Plan and presented to Charleston County Planning Commission at the September 8 meeting.	Following Planning Commission's recommendation, Charleston County Council will hold at least one public hearing. Three readings are required for adoption.

***Following the adoption of amendments to the Comprehensive Plan (to implement the findings of the five-year review), Charleston County will begin working on the Implementation Work Plan.***