



Charleston County Greenbelt Programs



Planning Commission - May 13, 2013



Half-Cent Sales Tax



November 2004 - Charleston County voters approved levying a half-cent sales tax for transportation improvements and greenspace preservation.



\$221 million dedicated to preserving greenspace

Greenbelt Plan

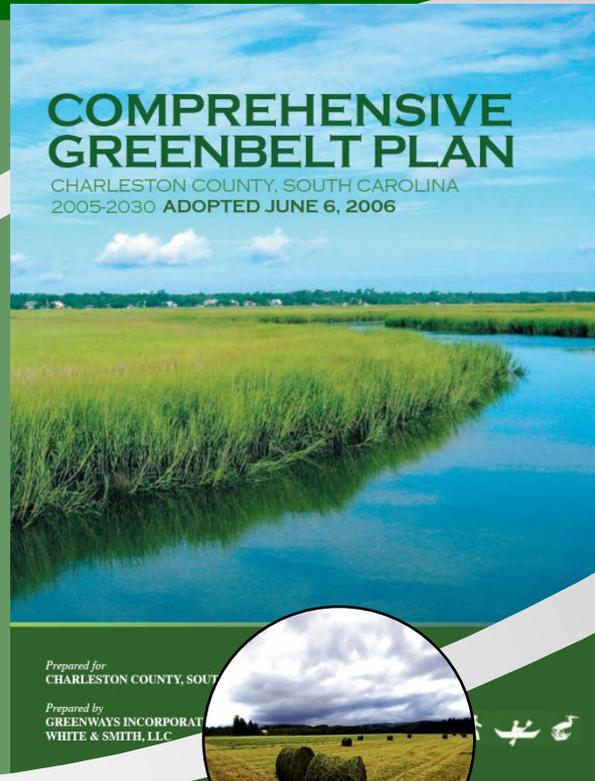
Corridors



Active Greenspace



Natural Infrastructure



Productive Landscapes



Heritage Landscapes



Natural Resources



Passive Greenspace



Greenbelt Goals

Protecting 40,000 acres through the following system components:

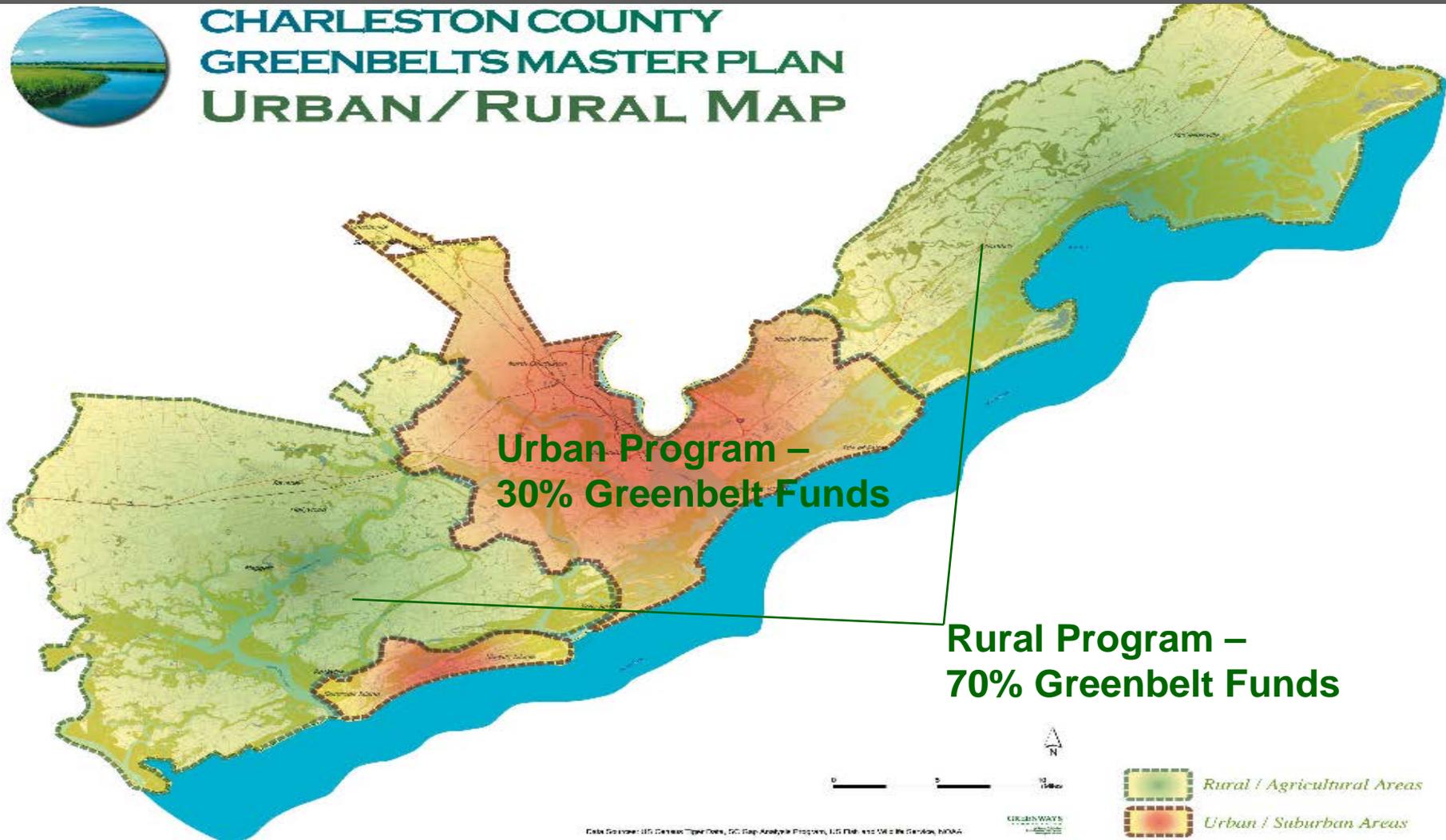
-  16,240 acres of rural greenbelt lands
-  10,275 acres in Francis Marion National Forest
-  5,610 acres of Lowcountry wetlands
-  4,675 acres of Park and Recreation Commission-owned lands
-  2,000 acres of urban greenbelt lands
-  1,200 acres of greenway corridors



Urban/Rural Programs



CHARLESTON COUNTY GREENBELTS MASTER PLAN URBAN/RURAL MAP





Where the Green Goes

\$221 Million



\$36 Million
County
Parklands



\$66.5 Million
Rural Greenbelt
Program



\$28.5 Million
Urban
Greenbelt
Program



\$90 Million
Debt Service and
Program
Administration



Greenbelt Boards

- **Greenbelt Advisory Board**
 - Evaluates Programs and Recommends Policies
- **Greenbelt Bank Board**
 - Oversees Rural Program and Makes Funding Recommendations to Council
- **Urban Grants Review Committee**
 - Reviews Urban Applications and Makes Recommendations to Park and Recreation Commission
- **Park and Recreation Commission**
 - Reviews Urban Applications and Makes Funding Recommendations to County Council

Finding Land to Preserve



County does not purchase or manage land



Municipalities, other government agencies and non-profit environmental conservation groups team-up with voluntary, willing property owners



County awards greenbelt money as grants to other governments or conservation groups to purchase property or rights



Other governments or conservation groups manage land



Application Process

- Pre- Application Meeting
- Application Submission
- Staff reviews applications & visits sites
- Greenbelt Boards review projects
- Committee/Commission recommendations
- County Council Consideration
- Grant Agreements Executed
- Closing & Funds Dispersed
- Annual Evaluations



Land Protected to Date

19,061 acres have already been protected since the implementation of the program in 2007:

-  ***7,091 acres of rural land***
-  ***3,758 acres within the Francis Marion National Forest***
-  ***4,765 acres of Lowcountry wetlands***
-  ***4,748 acres for Park and Recreation Commission regional parks***
-  ***532 acres of urban land***

**\$77 million
Greenbelt
Funds Awarded**

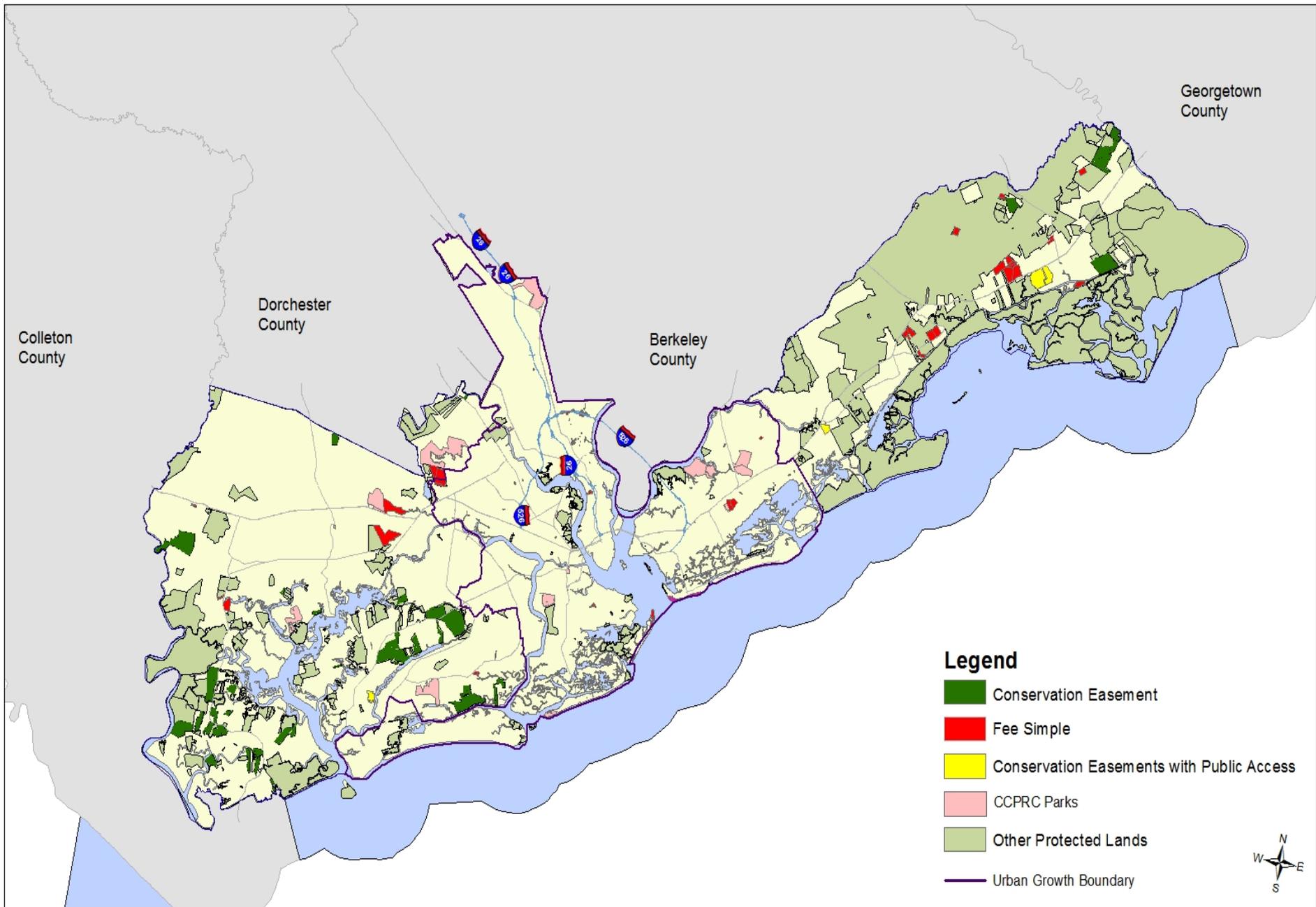
**\$112 million
as match**



Greenbelt Program

(123 Projects – 76 Fee; 47 Easements)

- **Total Acres Protected** **16,148**
 - Easements 12,215
 - Fee Simple 3,933
- **Total Funds Awarded** **\$77.3 million**
 - Easements \$20.0 m
 - Fee Simple \$57.3 m
- **Average Cost Per Acre** **\$4,770**
 - Easements \$ 1,634
 - Fee Simple \$10,902
- **Match Provided** **\$111.7 million**
 - Easements \$63.6 m
 - Fee Simple \$48.1 m



Charleston County Greenbelt Projects (2007 - 2012)



Conservation Lands



Agricultural Fields



Preservation of Natural Resources



Francis Marion National Forest



Preservation of Natural Infrastructure



Urban Parks



City of Charleston's Ellis Oaks



City of Folly Beach E. Erie Avenue



Town of Mount Pleasant's Rifle Range Road Future Park



Phillips Community Park



Rural Parks



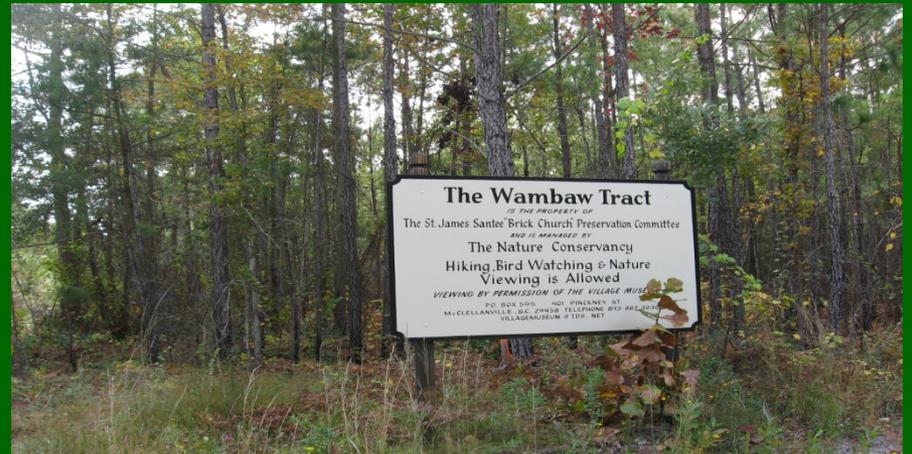
CCPRC's Tea Farm Creek



Town of McClellanville's Pinckney St. Park



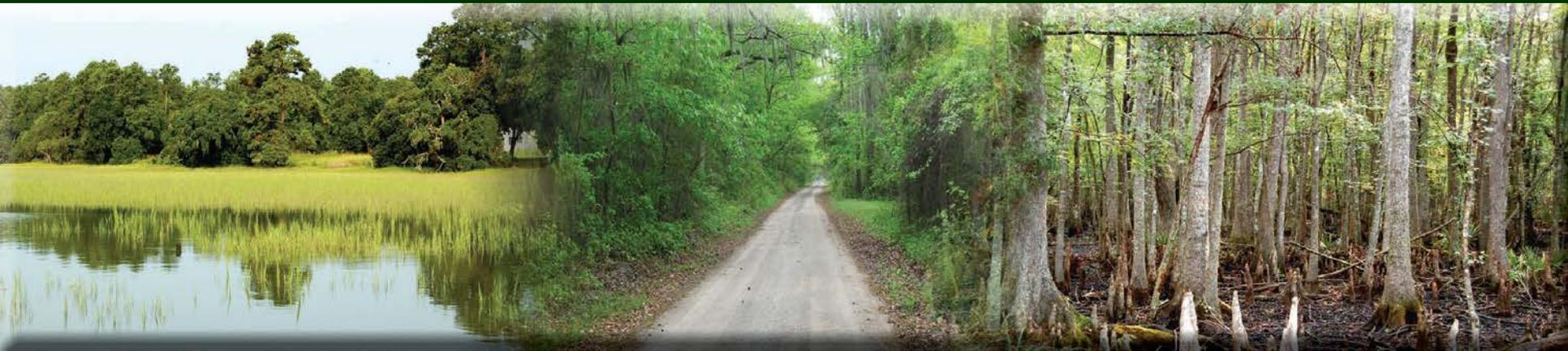
Town of Meggett's Walnut Hill Park



St. James Santee Parish's Wambaw Tract



Charleston County Greenbelt Program



For more information, please visit our website at www.smallchangeformbigchange.org or contact Cathy Ruff at 843-202-7204 or cruff@charlestoncounty.org.



CHARLESTON
COUNTY
SOUTH CAROLINA



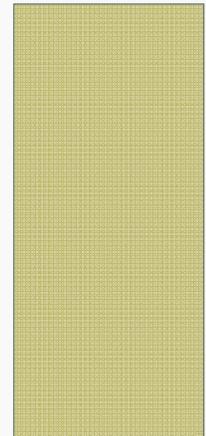


Public Access Projects

- **Total Projects** **78 (64%)**
 - Rural 27 projects (38%)
 - Urban 51 projects (100%)
- **Total Acres** **5,042 (31%)**
 - Rural 4,286 (28%)
 - Urban 756 (100%)
- **Total Funds** **\$59.7 million (77%)**
 - Rural \$35.0 m (68%)
 - Urban \$24.7 m (100%)

2013 COMPREHENSIVE PLAN REVIEW

CHARLESTON COUNTY PLANNING COMMISSION MEETING
MAY 13, 2013



COMPREHENSIVE PLAN REVIEW 10 ELEMENTS

- Economic Development Element – Apr. 2013
- Natural Resources Element – began today
- Land Use Element – began Nov. 2012
 - Annual Work Program (Nov. 2012 – Jan. 2013)
 - Urban Growth Boundary – general clean up (began Jan. 2013)
 - Mobile workshops – Feb. and Mar. 2013

LAND USE ELEMENT REVIEW

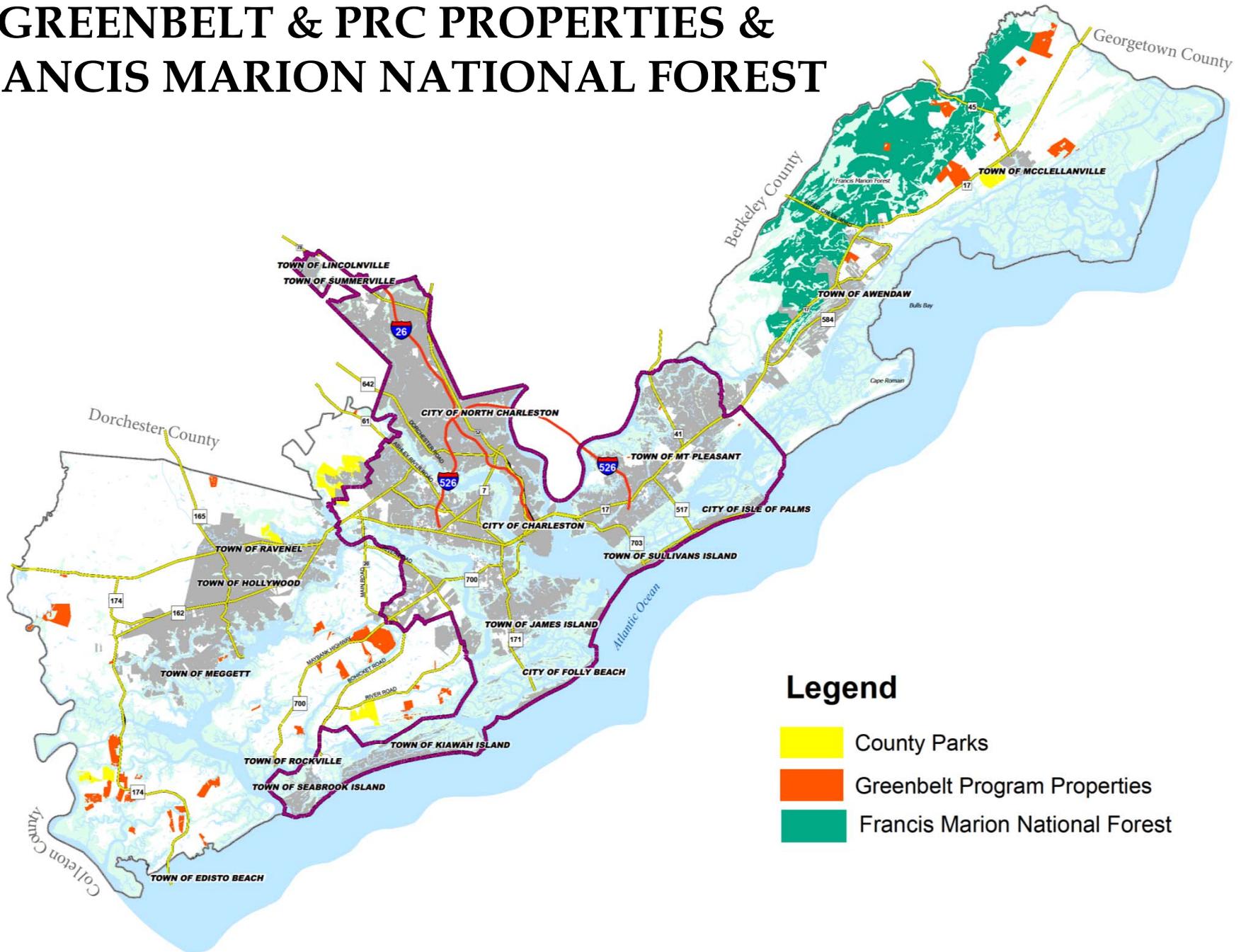
- **FLU Designation: Parks, Recreation, & Open Space**
- **Urban Growth Boundary (UGB) Review**
 - Brownswood Road Area
 - Kiawah River Plantation Area
- **Additional Discussion Items:**
 - Special Management Communities - Cultural Community Protection designation
 - Historic Rural Communities – Parkers Ferry Area
 - Review: Urban/Suburban Area FLU - Implementation

FLU DESIGNATION:
PARKS, RECREATION & OPEN SPACE

NEW FLU DESIGNATION FOR PARKS, RECREATION, & OPEN SPACE AREAS

- This future land use category provides for lands:
 - Intended to remain in a predominantly natural state
 - Intended for public or private recreation, including but not limited to County parks and recreational facilities
 - That have been protected through permanent conservation easements or are publicly owned that significantly restrict development

GREENBELT & PRC PROPERTIES & FRANCIS MARION NATIONAL FOREST

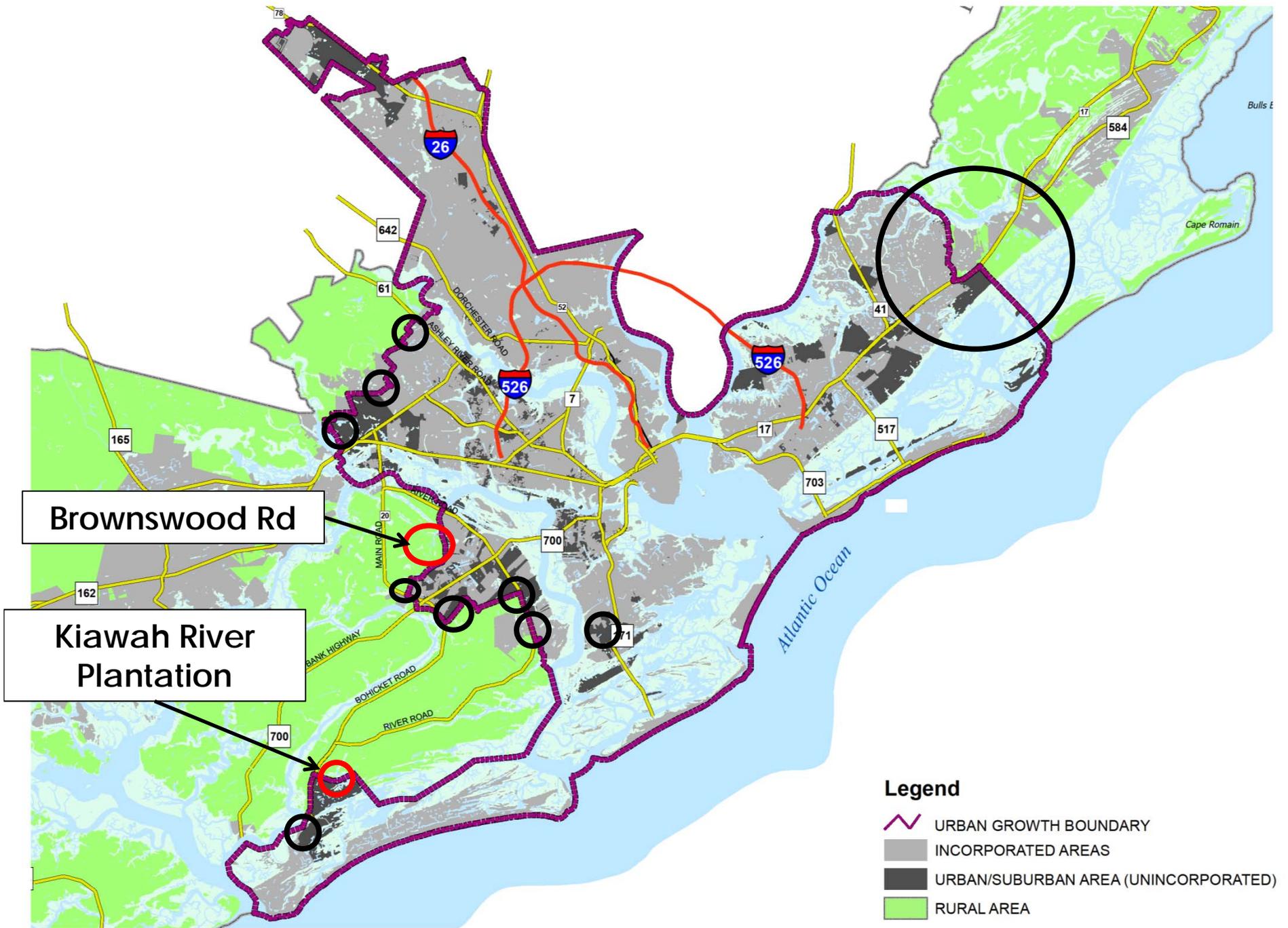


URBAN GROWTH BOUNDARY (UGB)
REVIEW

2013 COMPREHENSIVE PLAN 5-YEAR REVIEW: GOALS FOR THE UGB

- General clean up
- Follow geographic features that provide barriers to further expansion of the Urban/Suburban Area, where appropriate
- Consistent location between all jurisdictions, to the maximum extent possible

Intergovernmental agreements regarding the location of the UGB and requirements to change its location



Brownswood Rd

Kiawah River Plantation

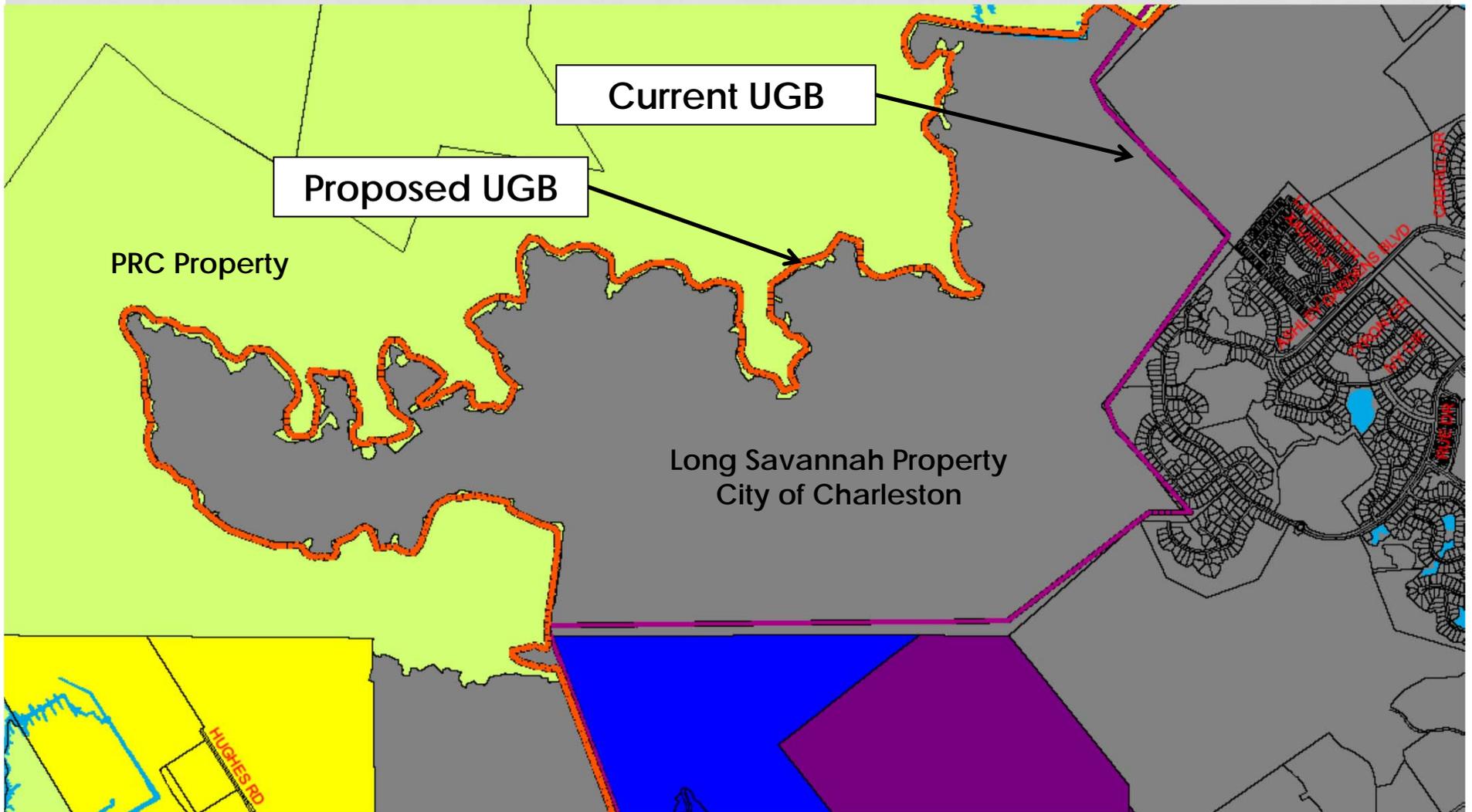
Legend

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

ASHLEY RIVER ROAD UGB POSSIBLE CHANGES/IMPACTS

- Same location as the City of Charleston UGB
- 2 properties impacted (Drayton Hall Plantation)
 - Moved to Rural Area
 - Both incorporated in City of Charleston
 - Approximate acreage: 485

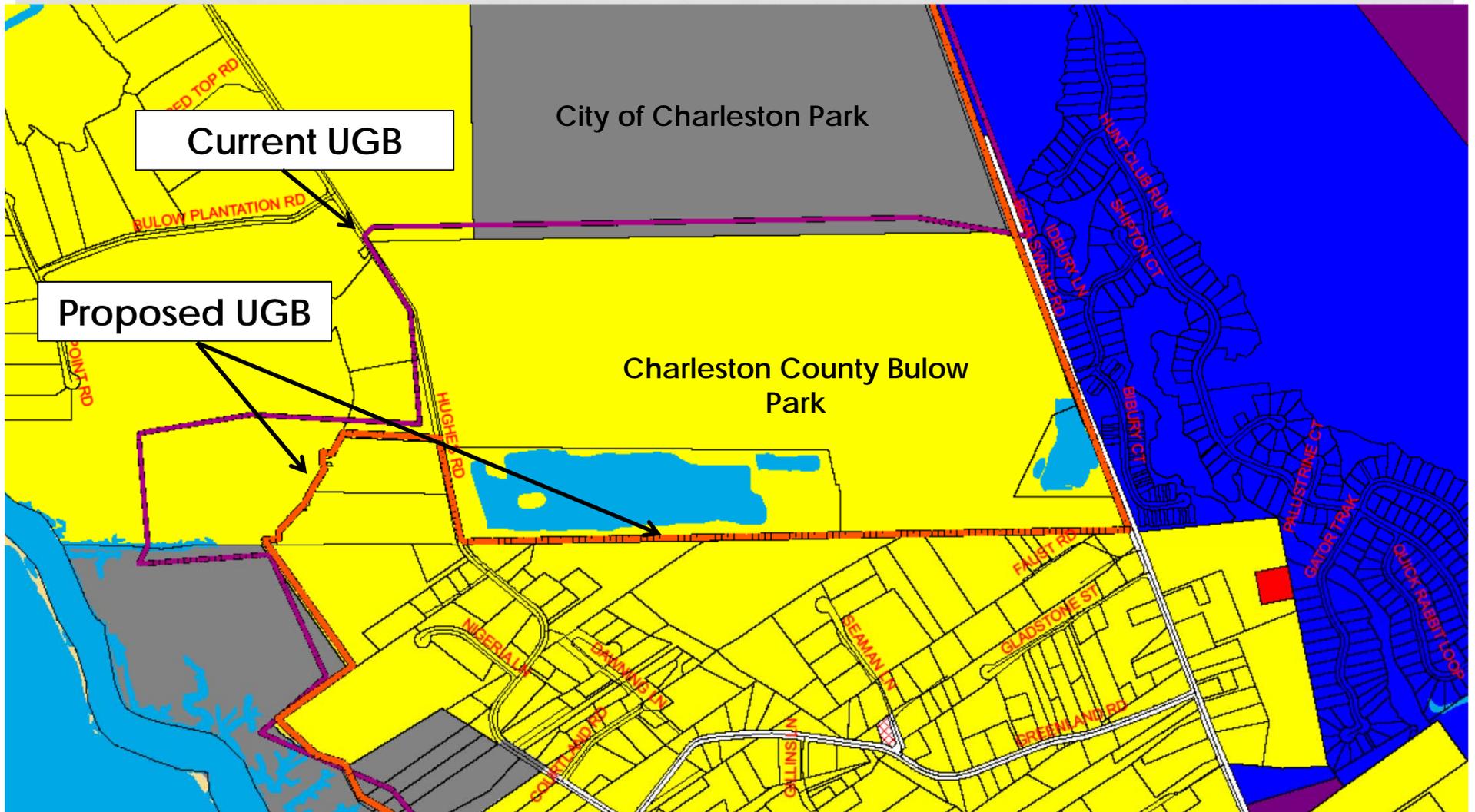
LONG SAVANNAH UGB



LONG SAVANNAH UGB POSSIBLE CHANGES/IMPACTS

- Same location as the City of Charleston UGB
- 1 property impacted (Long Savannah Development Agreement)
 - Moved to Urban/Suburban Area
 - Incorporated in City of Charleston and bounded by PRC property
 - Approximate acreage: 1,220

BEAR SWAMP ROAD UGB



BEAR SWAMP ROAD UGB POSSIBLE CHANGES/IMPACTS

- Differs slightly from the City of Charleston UGB
- 3 properties impacted (2 PRC properties and 1 church property)
 - Moved to Rural Area
 - All unincorporated
 - Approximate acreage: 183

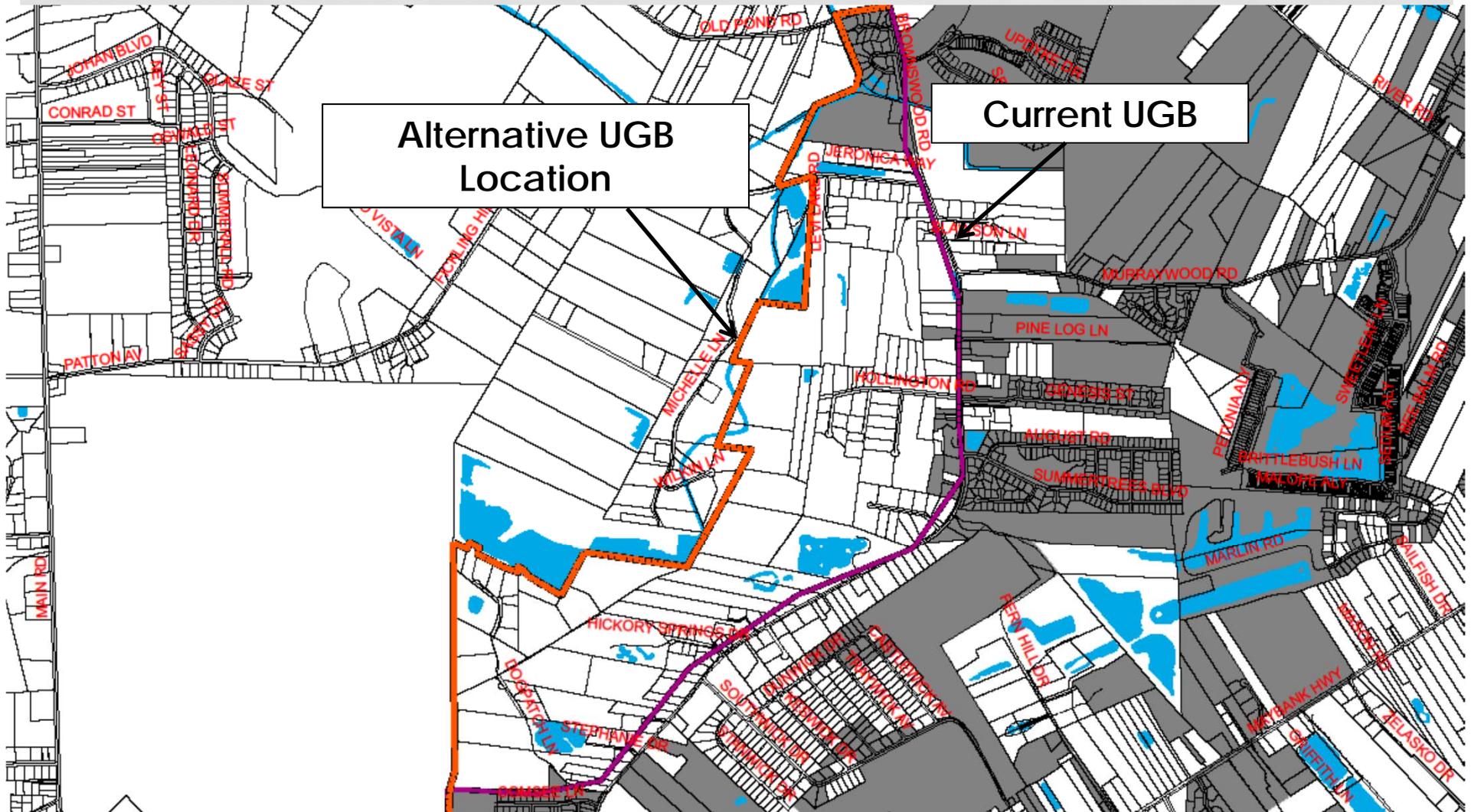
BROWNSWOOD ROAD UGB

APRIL 8 PC MEETING

- Discussed adjusting UGB along middle section of Brownswood Road and:
 - Following the property boundaries closest to the water feature
 - Keeping UGB in its current location
 - Adjustments for the future land use recommendations and zoning

BROWNSWOOD ROAD UGB

APRIL 8 PC DISCUSSION

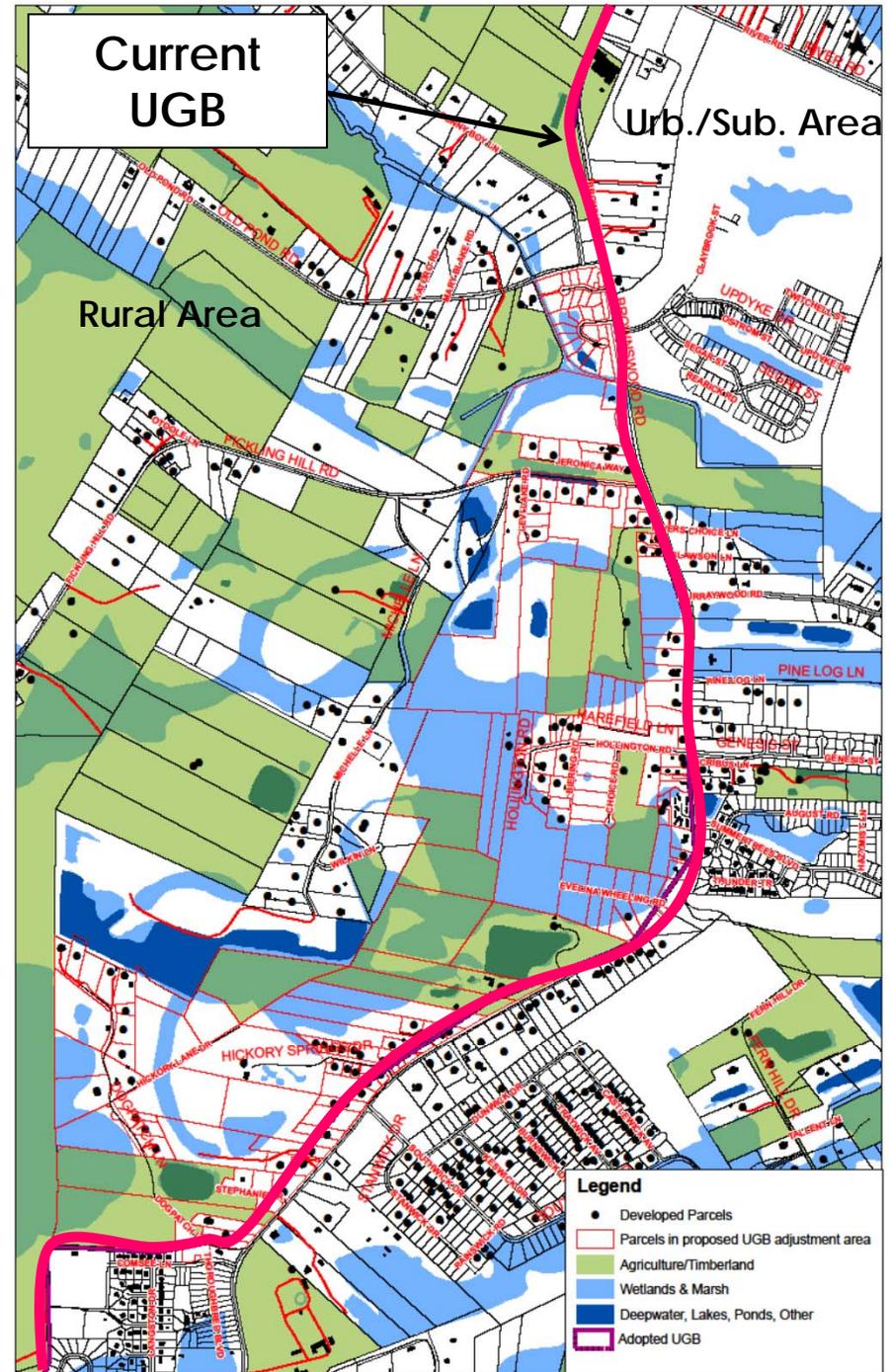


BROWNSWOOD ROAD UGB
APRIL 8 PC MEETING

- PC recommended reviewing more in-depth information and discussing alternatives at the May meeting

Existing Conditions

- Most of development is adjacent to the UGB
- Much of the area is wetland
- Many properties are receiving preferential tax assessment exemption (ag/forestry)



BROWNSWOOD ROAD PLANNING & ZONING HISTORY

- Prior to the adoption of the first Comprehensive Plan in 1999:
 - Parcels were zoned Agricultural (AG)
 - No density limit
 - 30,000 square foot minimum lot sizes

BROWNSWOOD ROAD 1999 COMPREHENSIVE PLAN

- Suburban/Rural Area Edge located along Brownswood Rd
- Rural Residential Future Land Use recommendation for parcels on the Rural side
- Density recommendation: 1 dwelling unit/3 acres to 1 dwelling unit/acre
- No Future Land Use recommendation changes since 1999

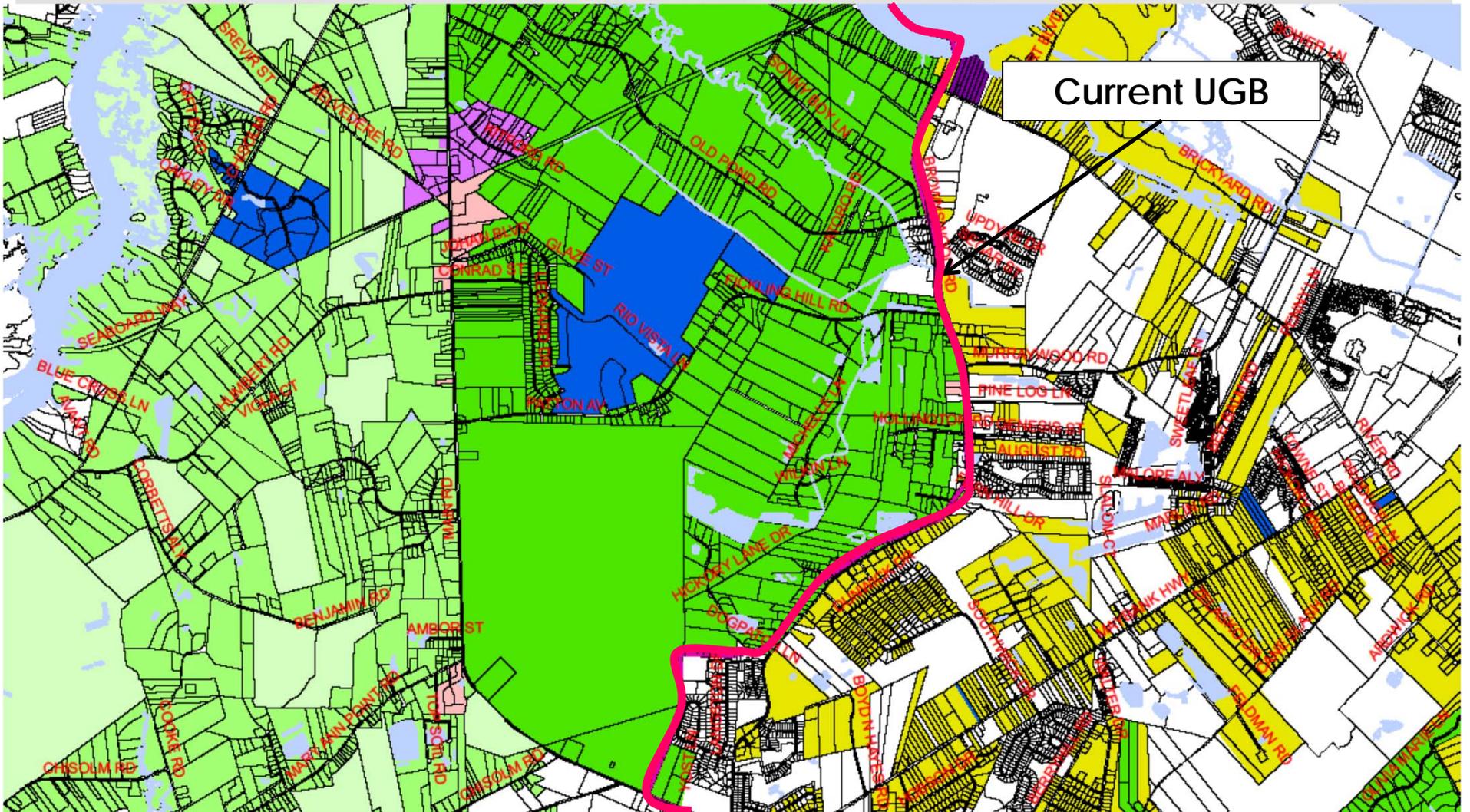
BROWNSWOOD ROAD FUTURE LAND USE DENSITIES

TABLE 3.1.1: FUTURE LAND USE RESIDENTIAL DENSITIES

	Future Land Use Categories	Residential Density Guidelines
The Rural Area	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 1 dwelling per 10 acres on Edisto Island
	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
Planned Developments	All Future Land Use Categories	See Chapter 3.1.7.C, Planned Developments, of this Plan
Form-Based Zoning Districts	All Future Land Use Categories	See Chapter 3.1.7.D, Form-Based Zoning District
Urban/Suburban Area	Residential/Special Management	1 to 3 dwellings per acre
	Suburban Residential/Residential Low Density	2 to 4 dwellings per acre
	Mixed Style Residential/Residential Moderate Density	5 or more dwellings per acre

* 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.

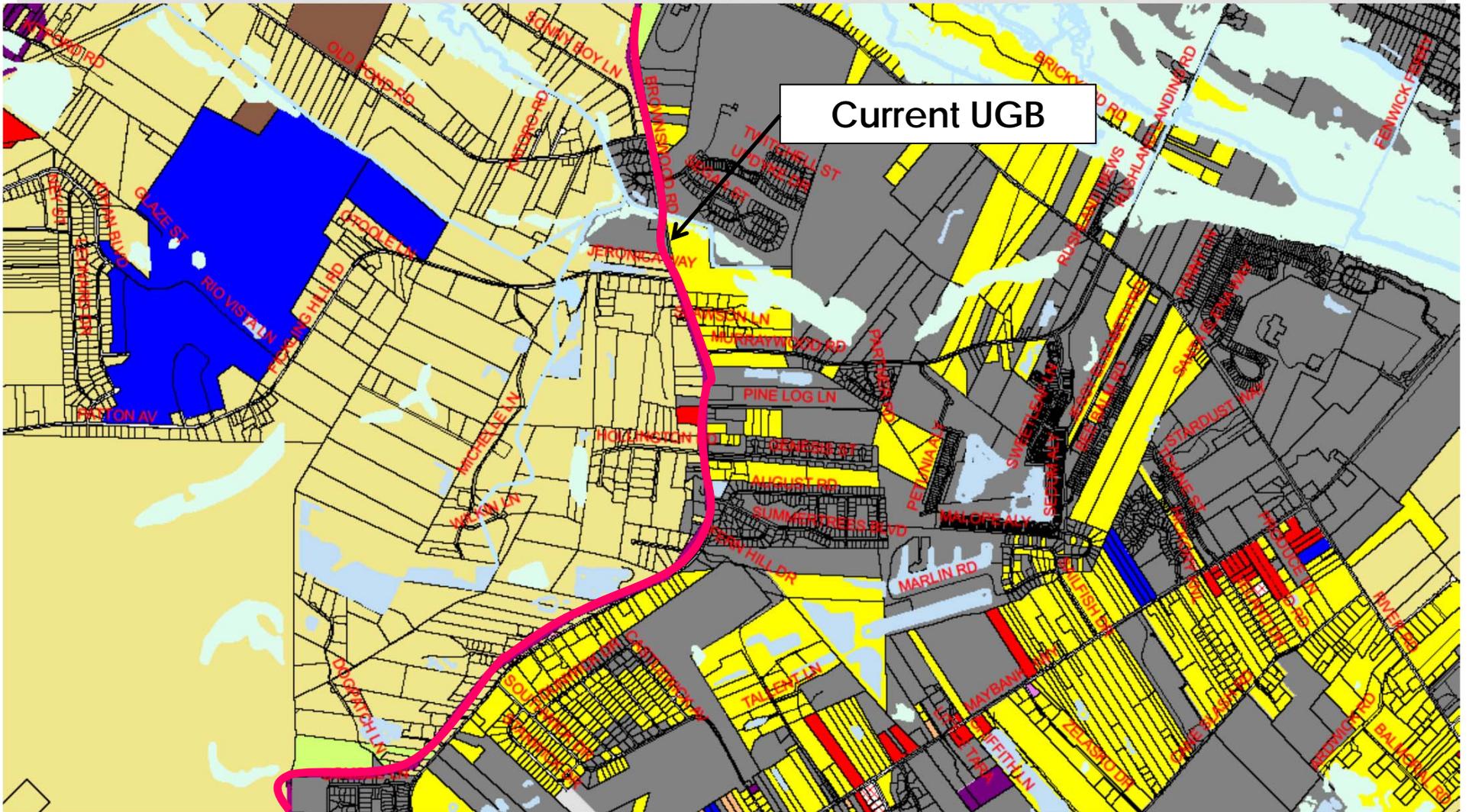
BROWNSWOOD ROAD FUTURE LAND USE



BROWNSWOOD ROAD
2001 UNIFIED DEVELOPMENT ORD.

- RR-3 zoning implemented Rural Residential FLU
- Max. density: 1 dwelling unit/3 acres
 - Lowest end of Comp. Plan density range
 - Planned Development (PD) only option to increase density (1:2 and/or 1:1)
- Minimum lot size: 30,000 square feet
- No changes since 2001

BROWNSWOOD ROAD ZONING



BROWNSWOOD ROAD HISTORY SINCE 2001

- 2003 Five-Year Review:
 - Sub./Rural Area Edge moved to Main Rd
- 2004 Comp. Plan Amendment approved:
 - Sub./Rural Area Edge moved back to Brownswood Rd
- 2008 10-Year Update:
 - "Suburban/Rural Area Edge" renamed "Urban Growth Boundary"
- 2011 ZLDR Amendment:
 - Conservation Subdivision ordinance adopted for RR-3 areas

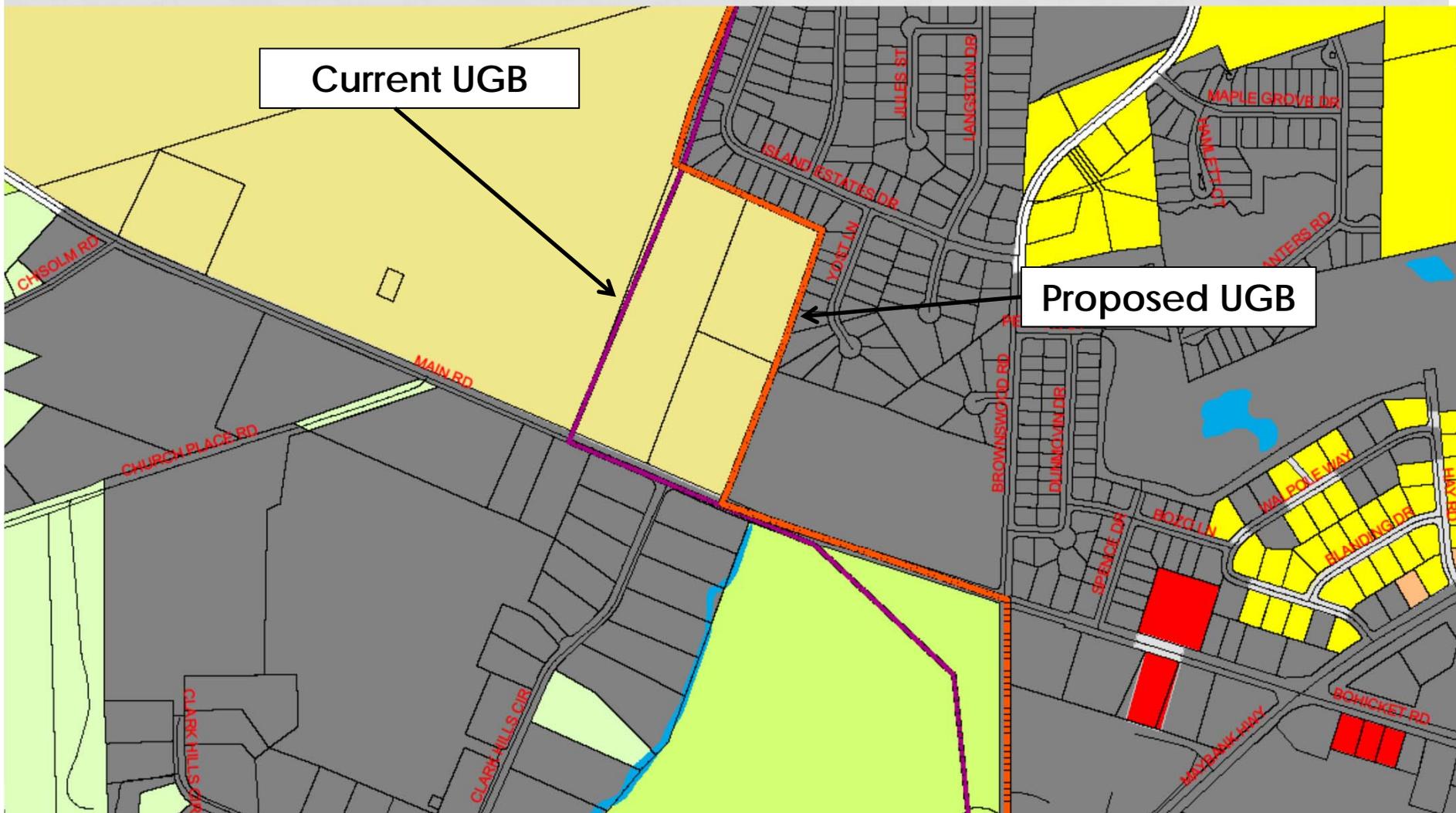
BROWNSWOOD ROAD CONSERVATION SUBDIVISIONS

- RR-3 zoning district only
- Allows increases in density within the Comp. Plan range without rezoning to PD:
 - 1 dwelling unit/2 acres: 30% - 49.9% Conservation Area
 - 1 dwelling unit/acre: 50% or more Conservation Area
- Has never been utilized
 - Further refinement

BROWNSWOOD ROAD RECOMMENDATIONS

- Comprehensive Plan:
 - Leave the UGB in its current location along Brownswood Road
- ZLDR Options:
 - Allowance for density range in Comp. Plan
 - Modify RR-3 zoning district
 - Add new zoning district
 - Utilize performance standards (buffers, avail. of off-site utilities, etc.)
 - Revisit Conservation Subdivision provisions
 - E.g., allow private open space through conservation easements, etc.

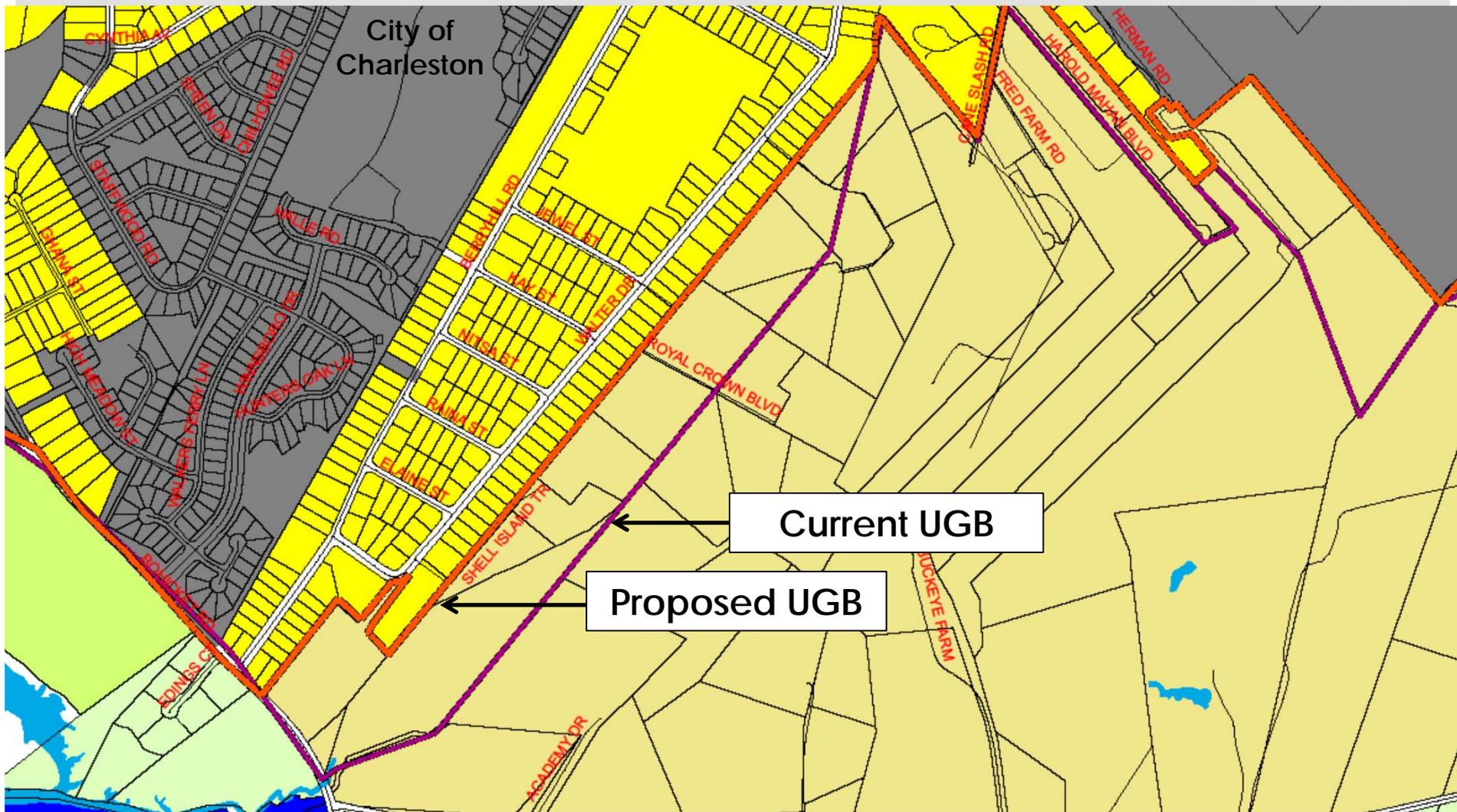
BROWNSWOOD/MAIN ROAD UGB



BROWNSWOOD/MAIN ROAD UGB POSSIBLE CHANGES/IMPACTS

- Same location as the City of Charleston UGB
- 3 properties impacted
 - Moved to Rural Area
 - All unincorporated and zoned RR-3
 - Approximate acreage: 21

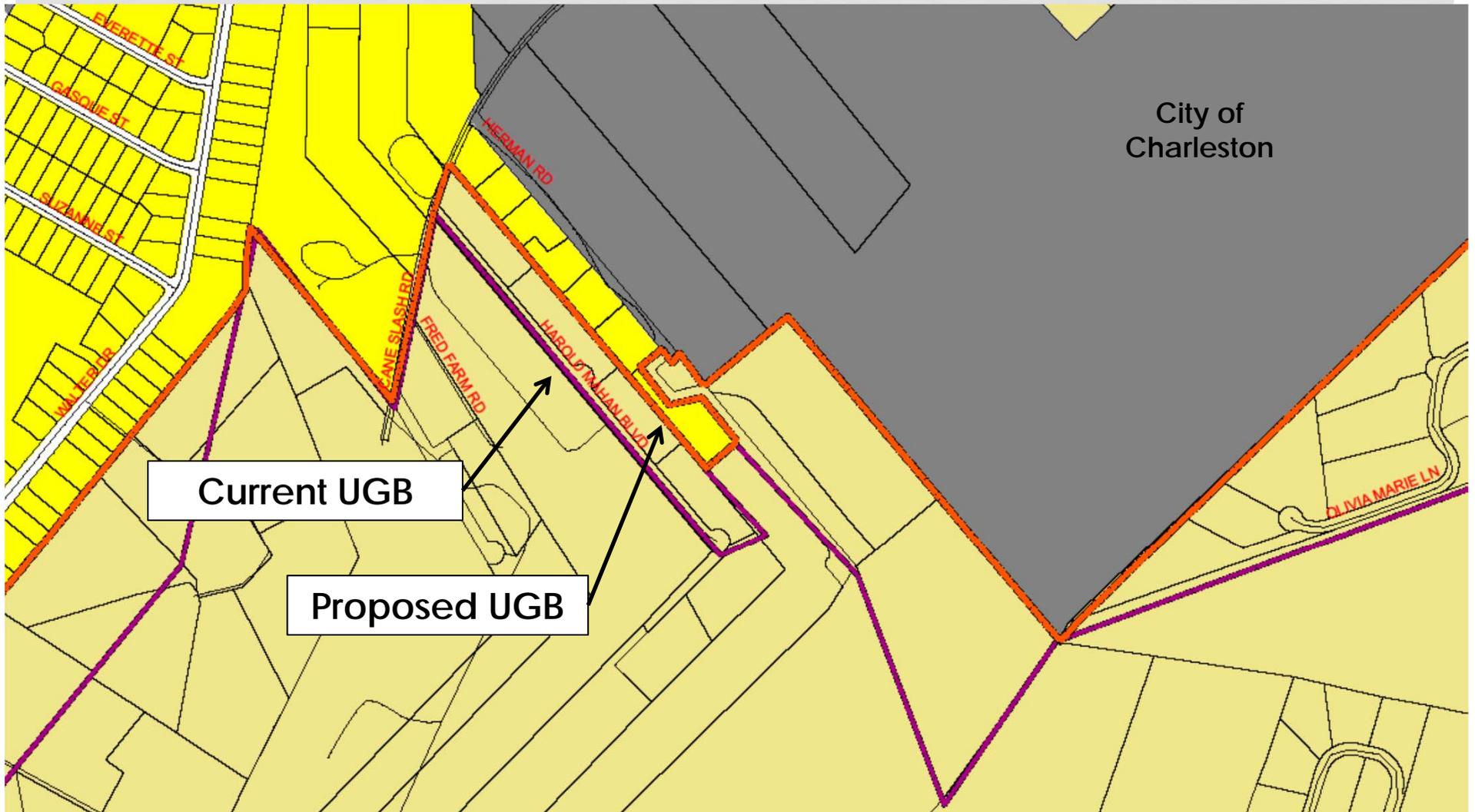
SHELL ISLAND TRACE UGB



SHELL ISLAND TRACE UGB POSSIBLE CHANGES/IMPACTS

- Same location as the City of Charleston UGB
- 12 properties impacted
 - Moved to Rural Area
 - All unincorporated and zoned RR-3
 - Approximate acreage: 68

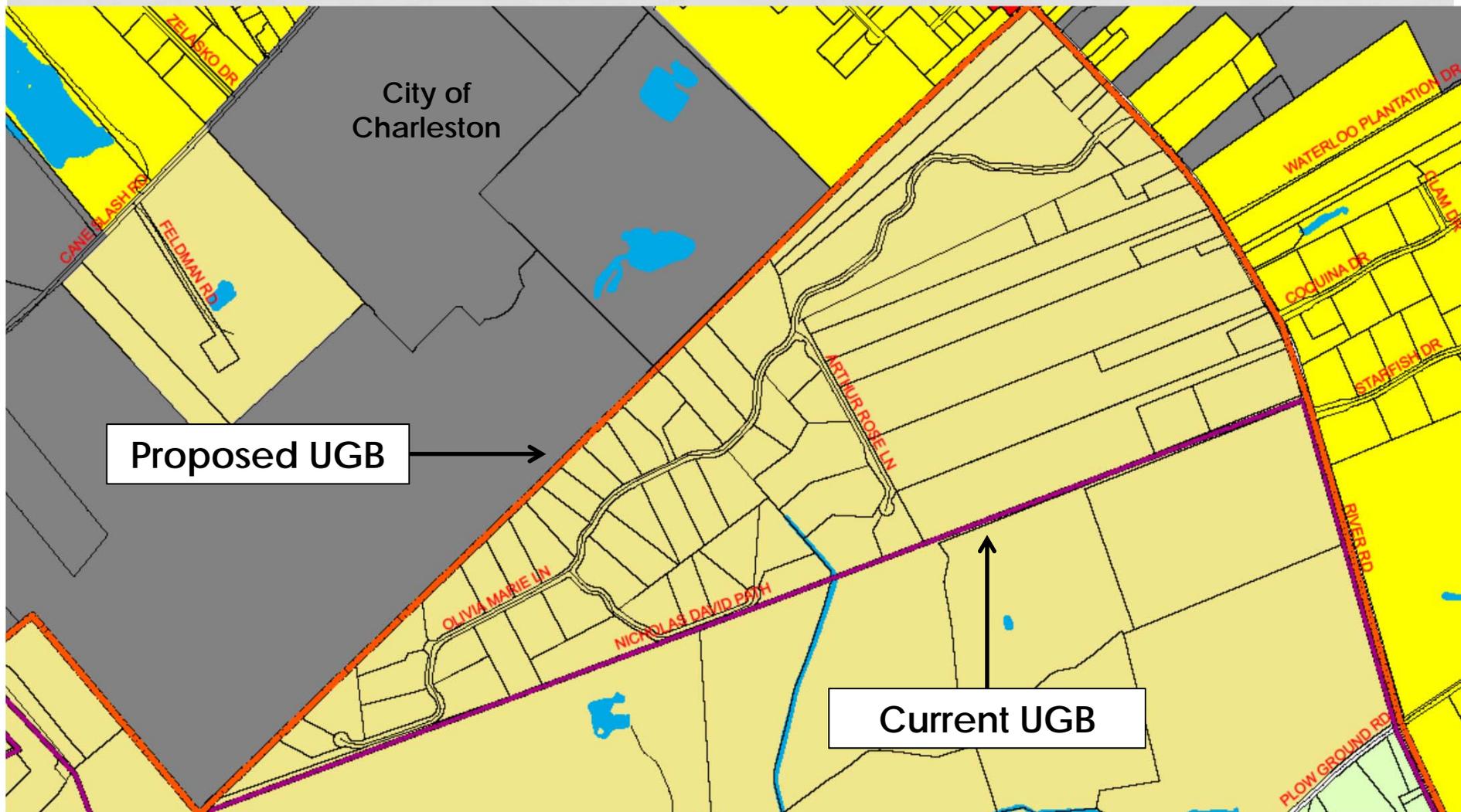
HAROLD MAHAN ROAD UGB



HAROLD MAHAN ROAD UGB POSSIBLE CHANGES/IMPACTS

- Location differs slightly from the City of Charleston UGB
 - City staff agrees their UGB should be moved to the same location
- 7 properties impacted
 - Moved to Rural Area
 - All unincorporated and zoned RR-3
 - Approximate acreage: 28

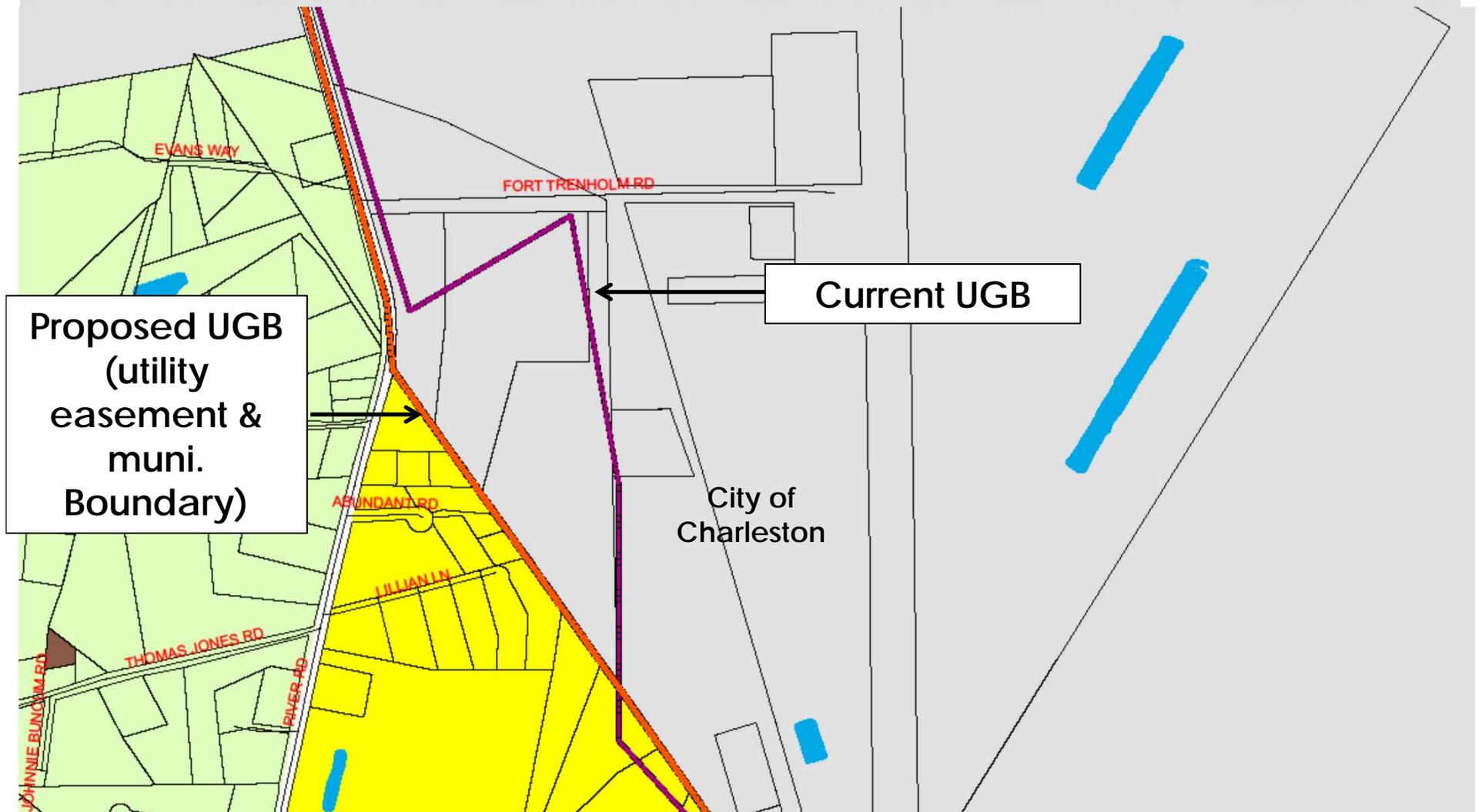
PLOWGROUND/RIVER RD UGB



PLOWGROUND/RIVER RD UGB POSSIBLE CHANGES/IMPACTS

- Move the County UGB back to its location in the 1999 Plan to be consistent with current zoning
 - UGB was moved to its current location during the 2003 Plan Review at the request of a property owner
 - That property has been developed under RR-3 (rural) zoning regulations
- Same location as the City of Charleston UGB
- 70 properties impacted
 - Moved to Rural Area
 - All unincorporated and zoned RR-3
 - Approximate acreage: 295

ABUNDANT/TRUCKLANDS RD UGB



ABUNDANT/TRUCKLANDS RD UGB POSSIBLE CHANGES/IMPACTS

- Location differs slightly from the City of Charleston UGB
 - City staff agrees their UGB should be moved to the same location
- 3 properties impacted
 - Moved to Urban/Suburban Area
 - All incorporated in the City of Charleston
 - Approximate acreage: 34

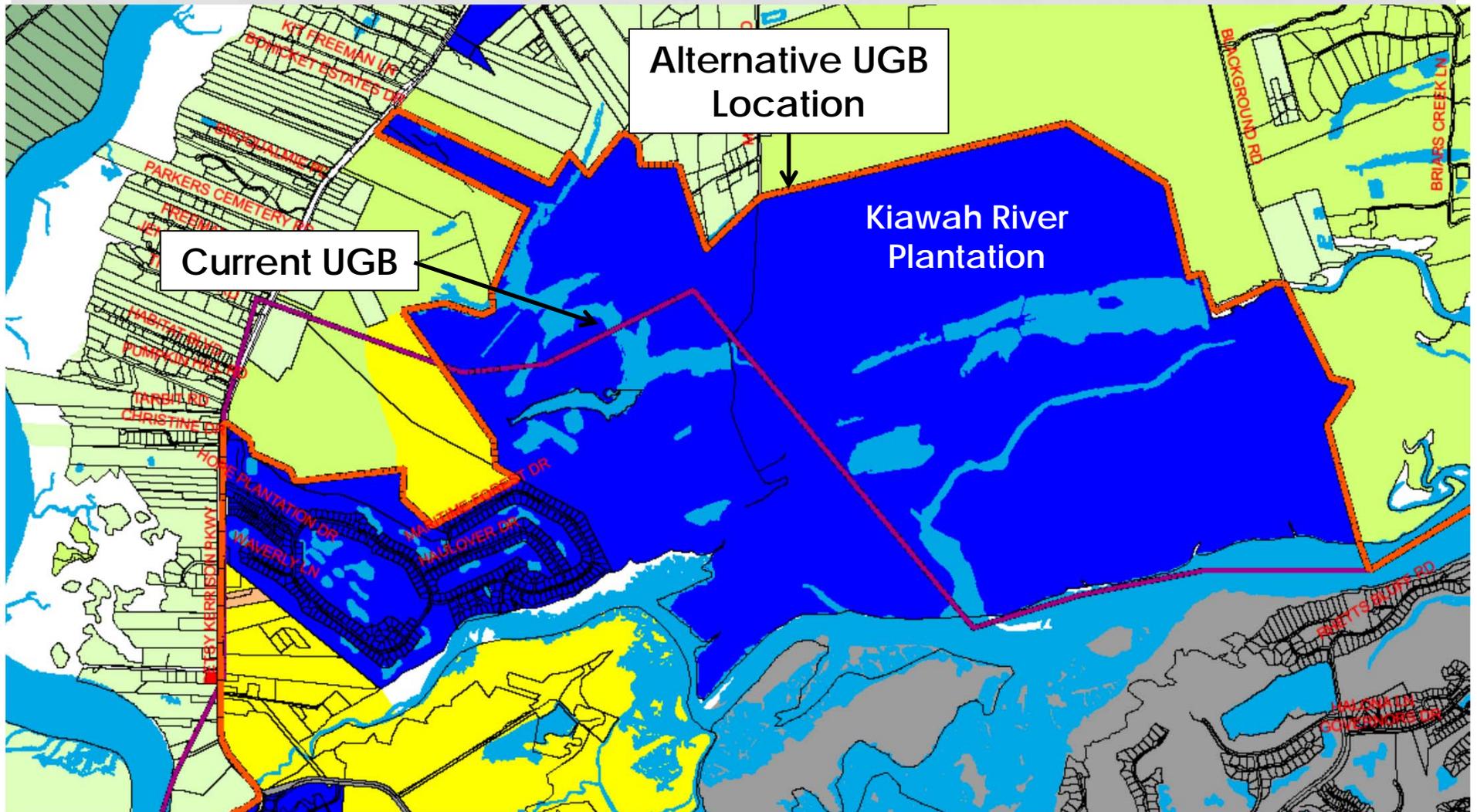
KIAWAH RIVER PLANTATION UGB

APRIL 8 PC MEETING

- Discussed adjusting the UGB
 - Follow northern boundaries of the Kiawah River Plantation property
 - Follow water features
 - Delineate change in development intensity of the approved project

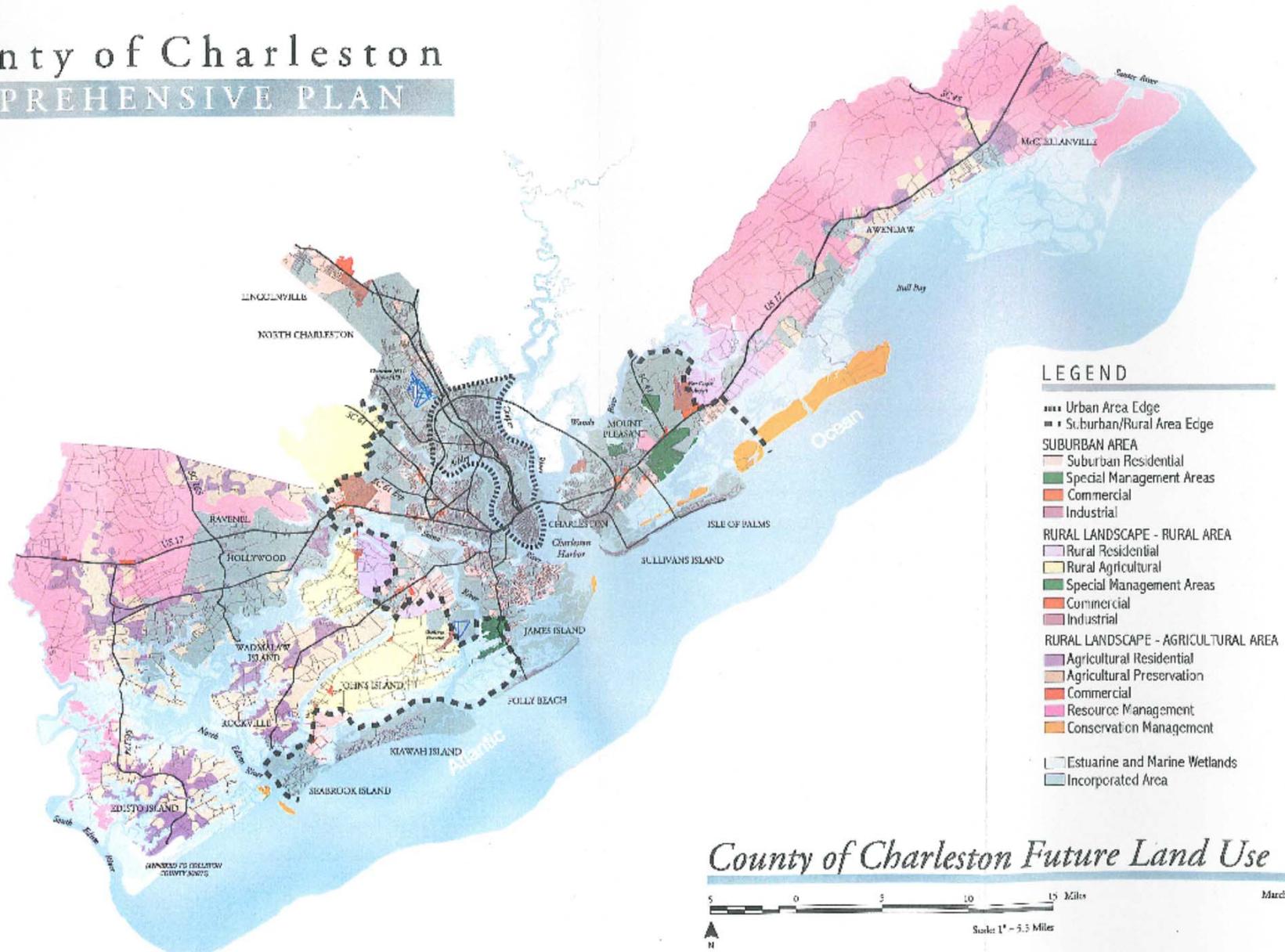
KIAWAH RIVER PLANTATION

APRIL 8 PC DISCUSSION



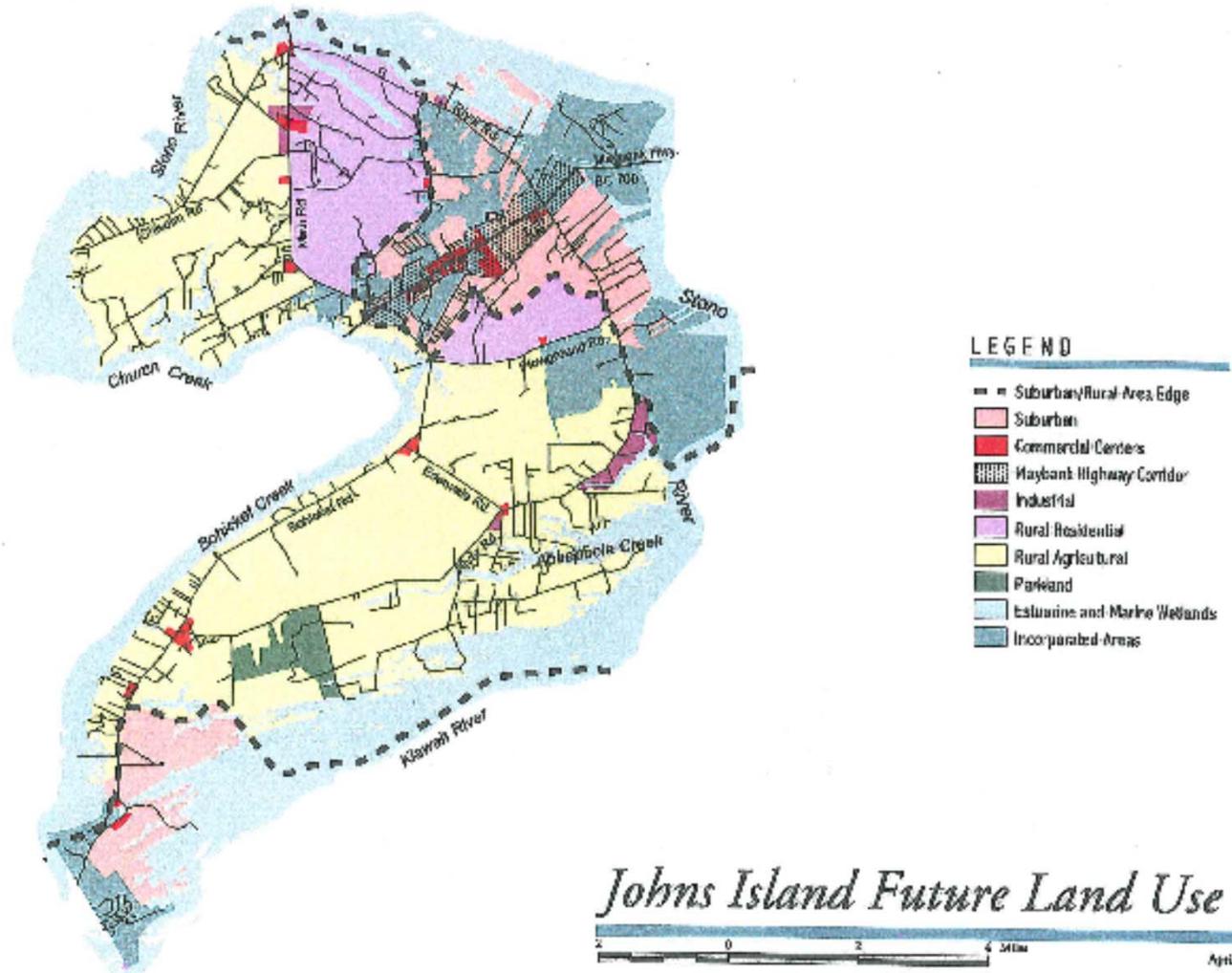
KIAWAH RIVER PLANTATION UGB HISTORY (MAR. 1999)

County of Charleston COMPREHENSIVE PLAN



KIAWAH RIVER PLANTATION UGB HISTORY (FINAL COMPREHENSIVE PLAN - APR. 1999)

County of Charleston COMPREHENSIVE PLAN



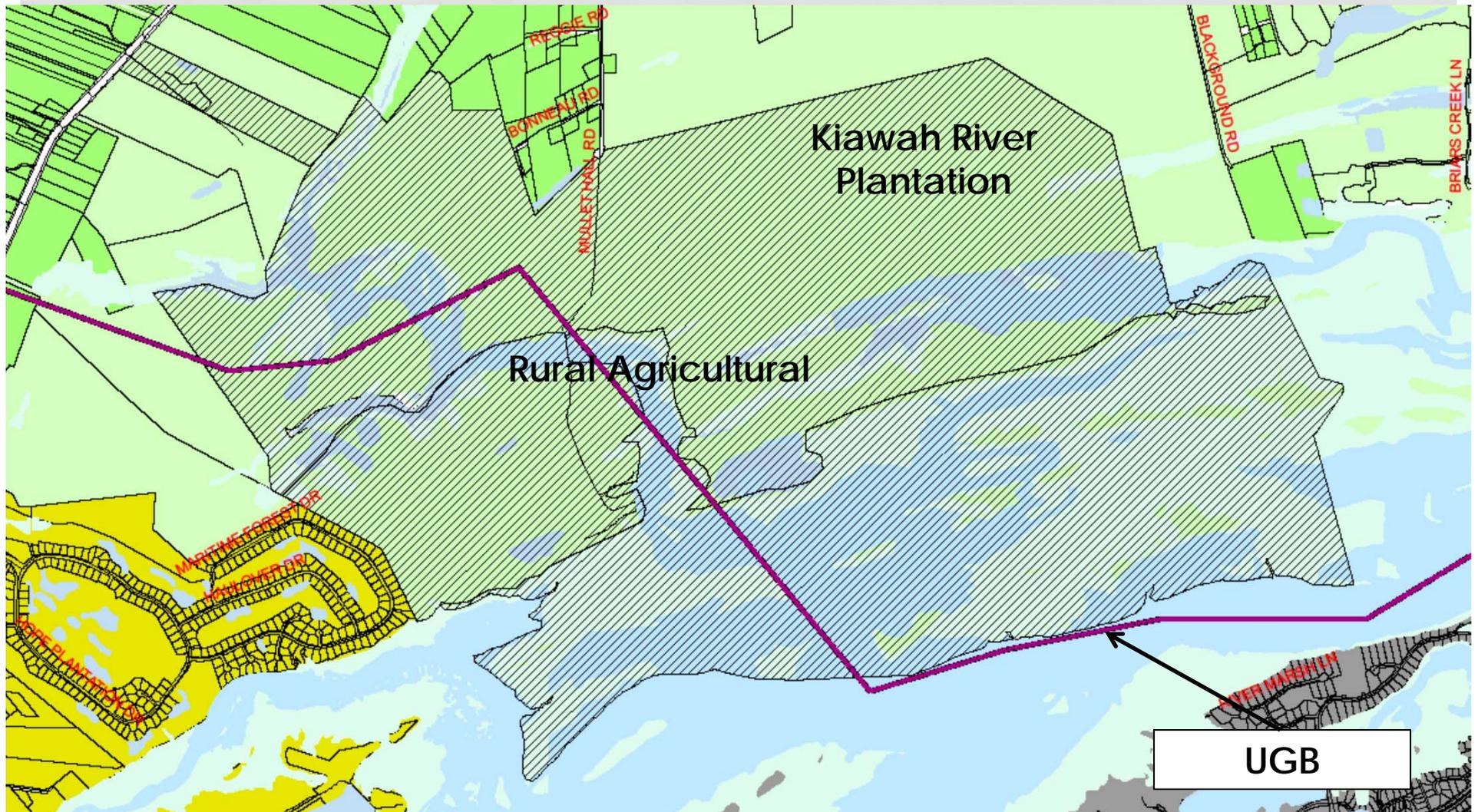
Johns Island Future Land Use



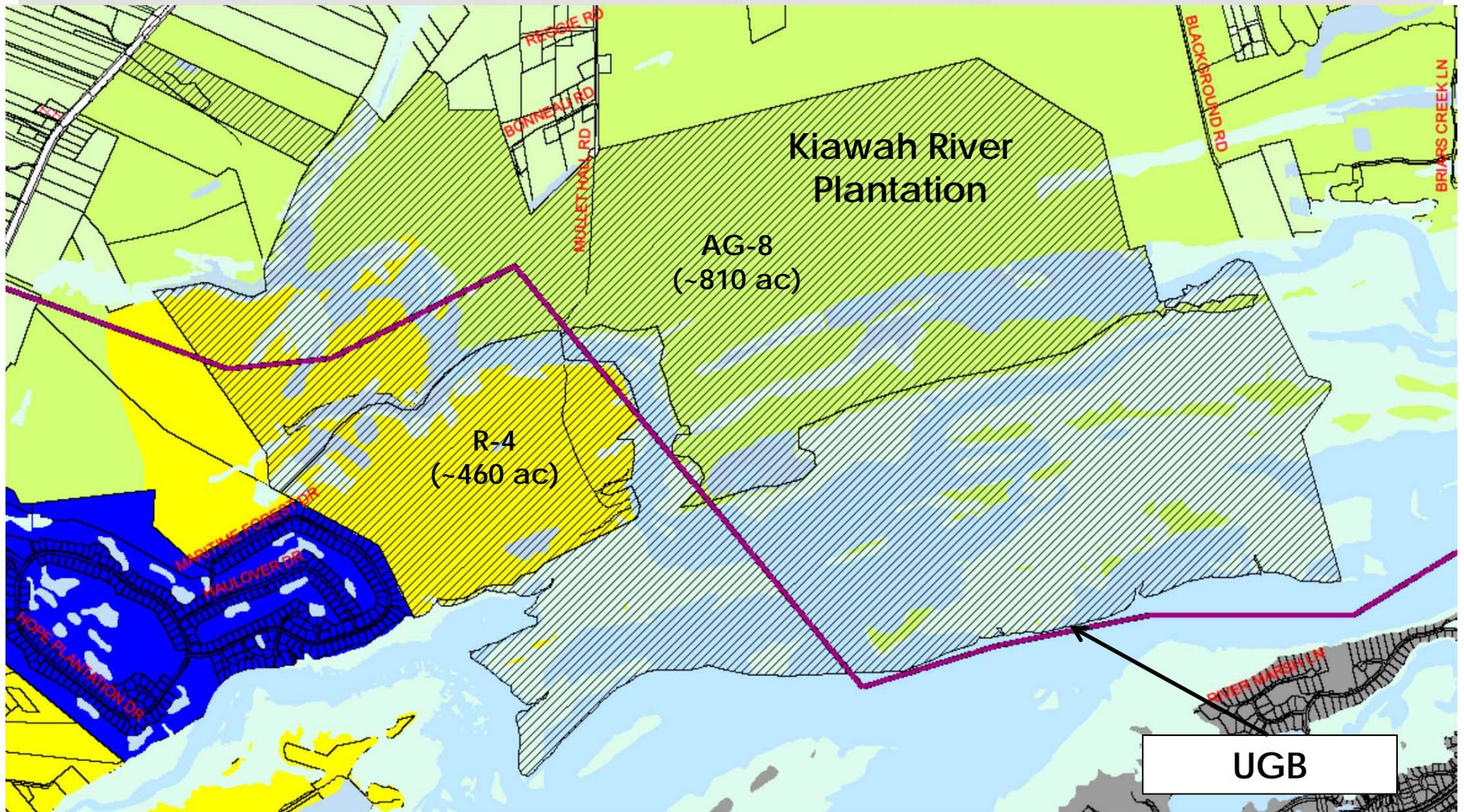
April 1999

FIGURE 3.2.3

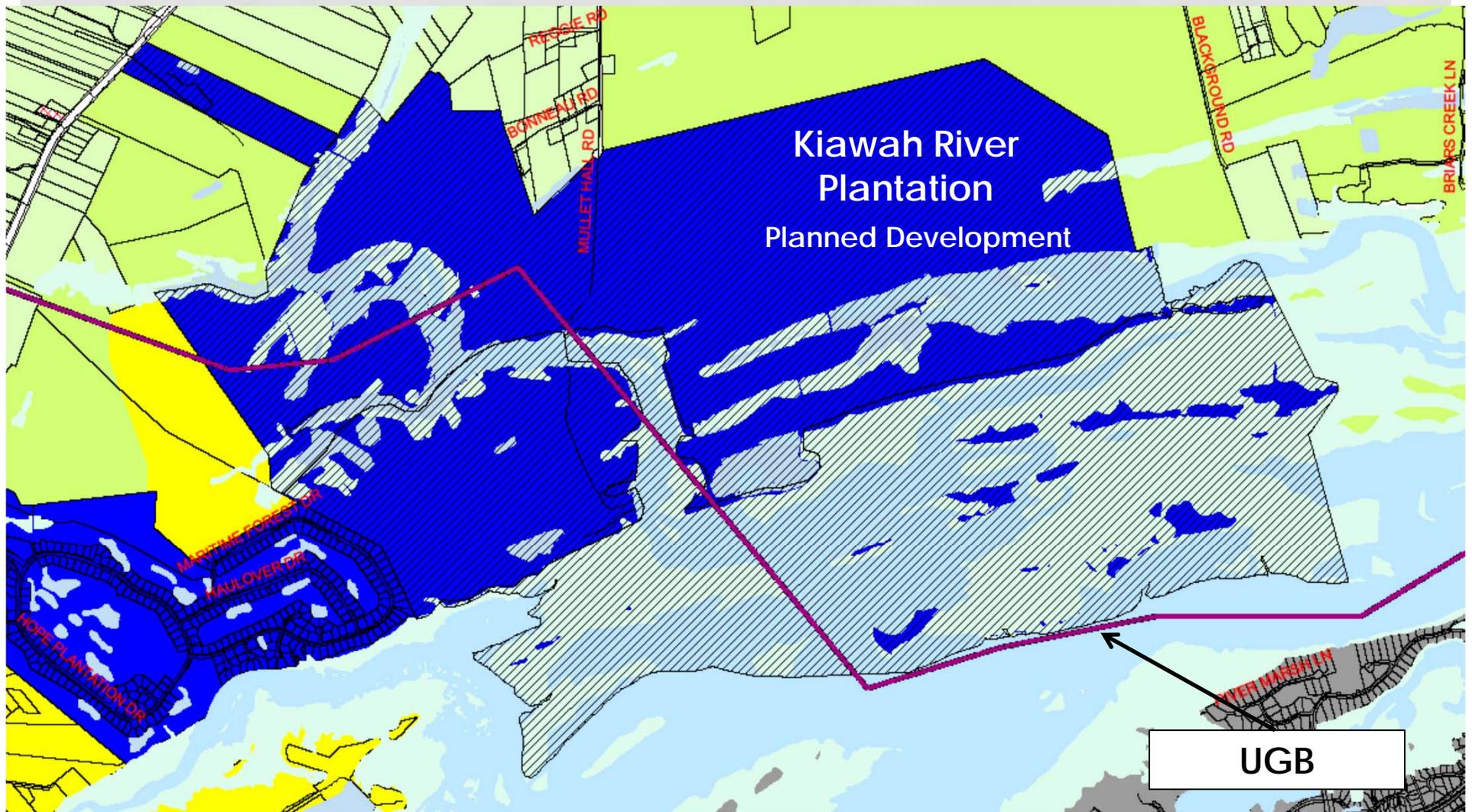
KIAWAH RIVER PLANTATION UGB HISTORY (UGB & FUTURE LAND USE 1999 - 2009)



KIAWAH RIVER PLANTATION UGB HISTORY (UGB & ZONING 1999 - 2009)



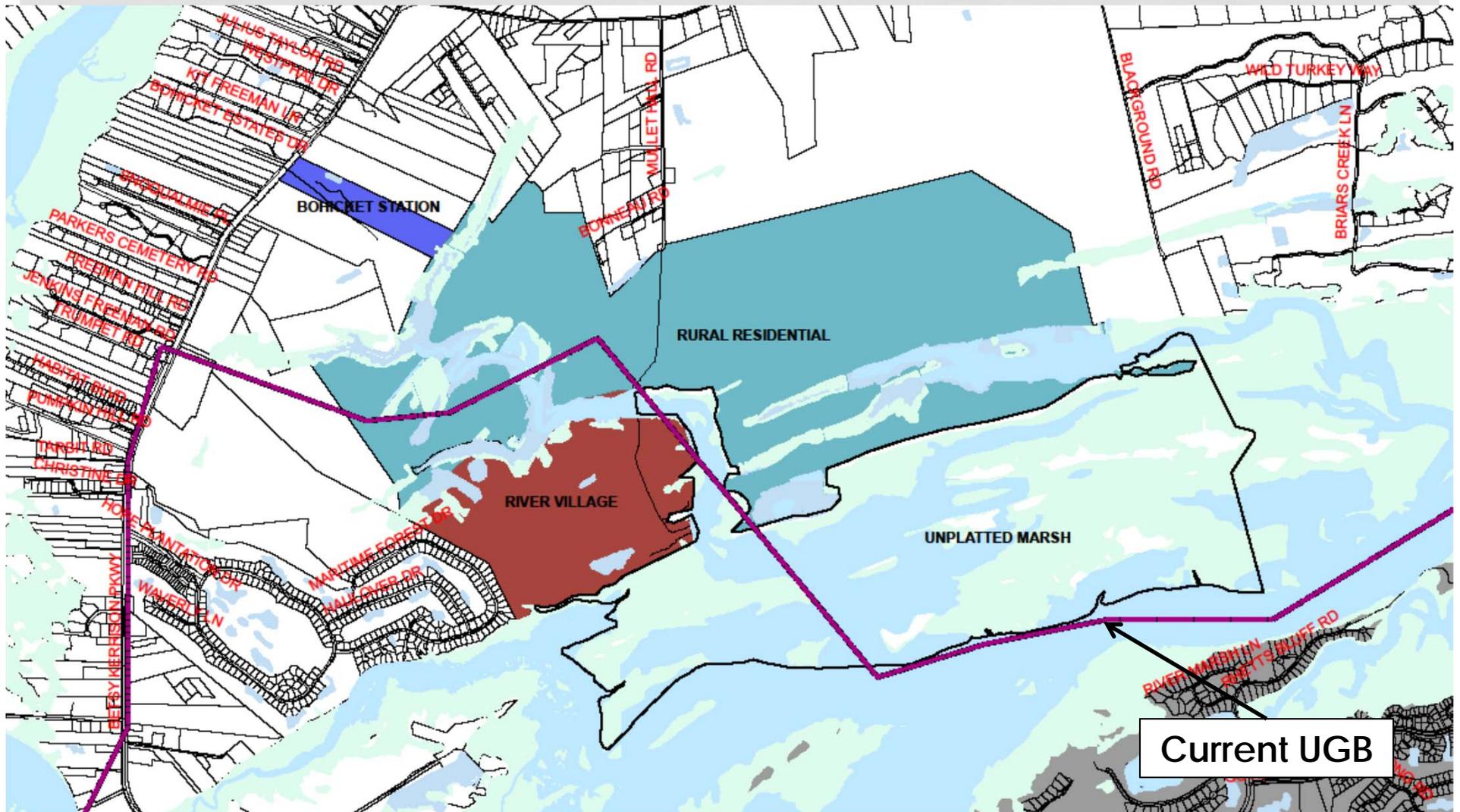
KIAWAH RIVER PLANTATION UGB HISTORY (UGB, FLU, & ZONING 2009 - PRESENT)



KIAWAH RIVER PLANTATION DEVELOPMENT AREAS

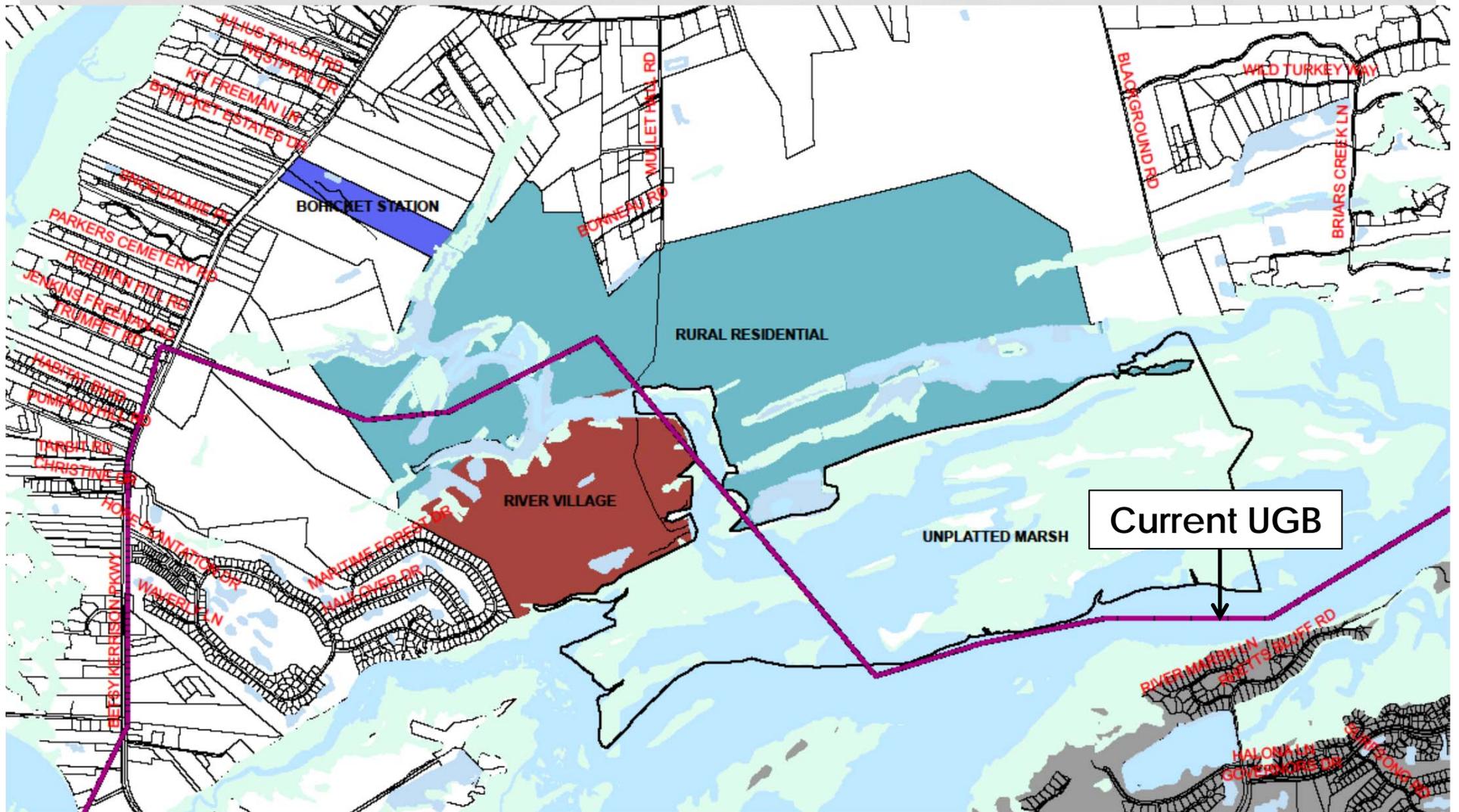
- **The River Village** – hotels/inns, shopping, water recreation
- **Rural Residential** – single family homes, future golf course, County Park
- **Bohicket Station** – small shopping village, multi-family homes, workforce housing

KIAWAH RIVER PLANTATION CONCEPTUAL PLAN & CURRENT UGB

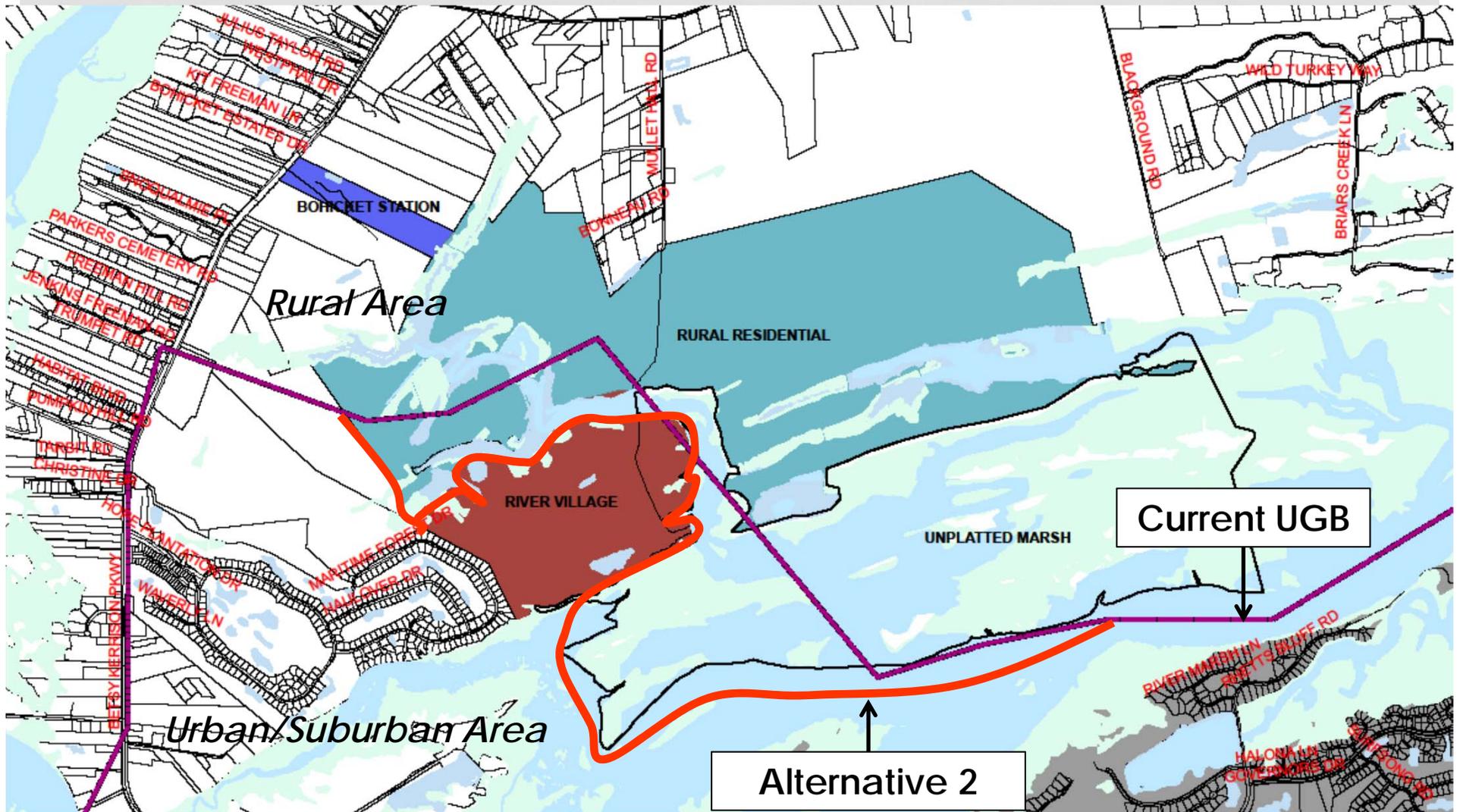


KIAWAH RIVER PLANTATION UGB

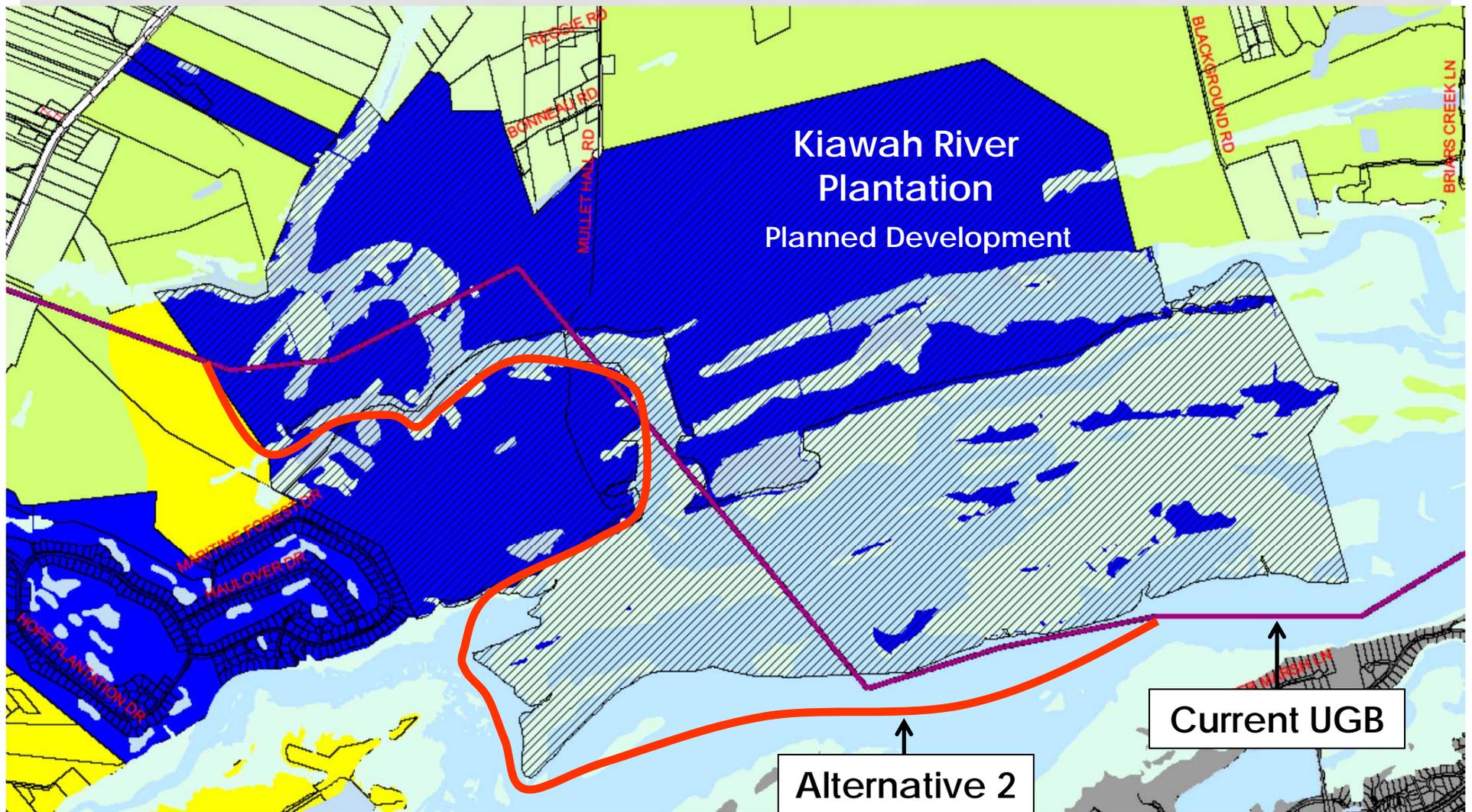
ALTERNATIVE 1: NO CHANGE

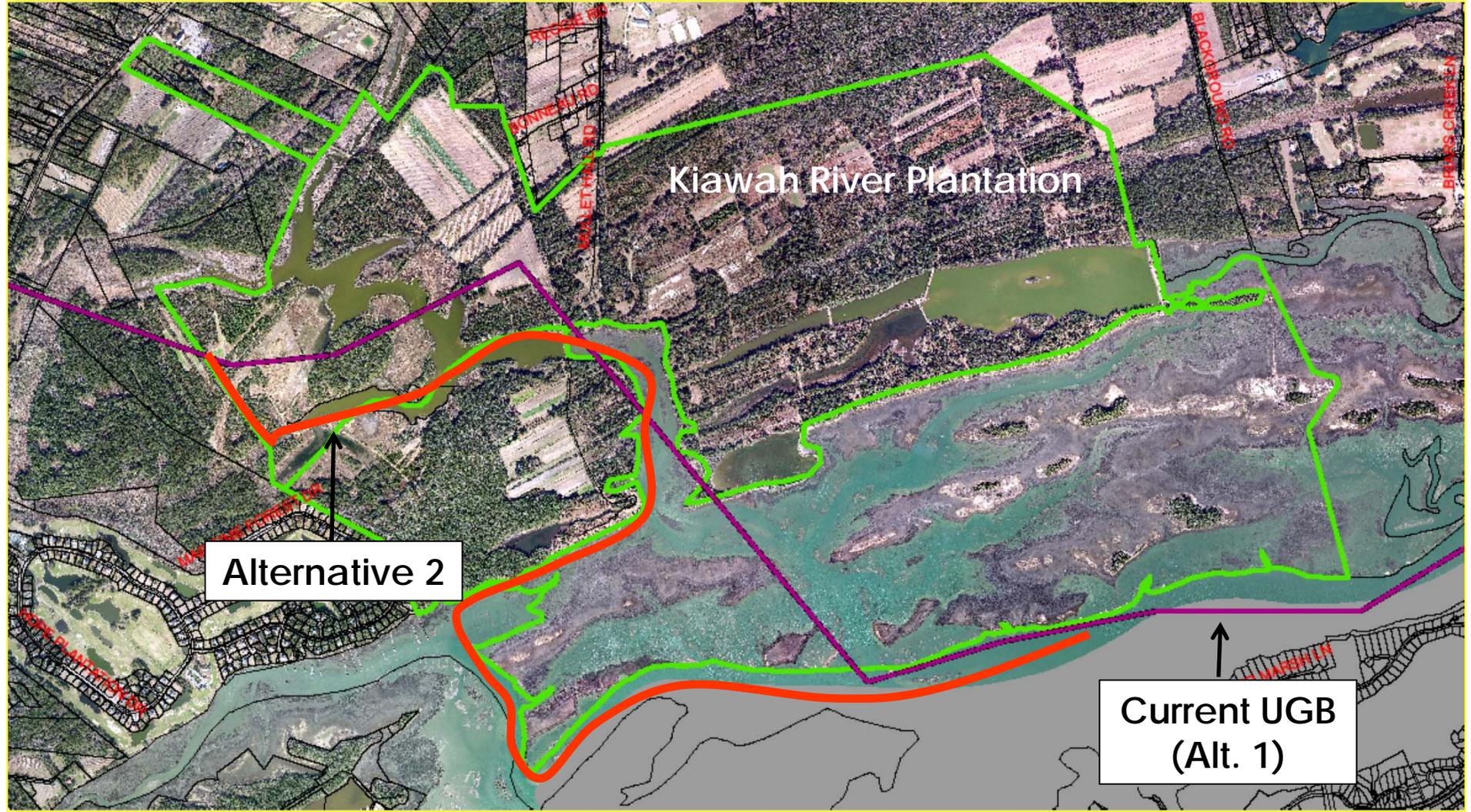


KIAWAH RIVER PLANTATION UGB ALTERNATIVE 2



KIAWAH RIVER PLANTATION UGB HISTORY (UGB & ZONING 2009 - PRESENT)



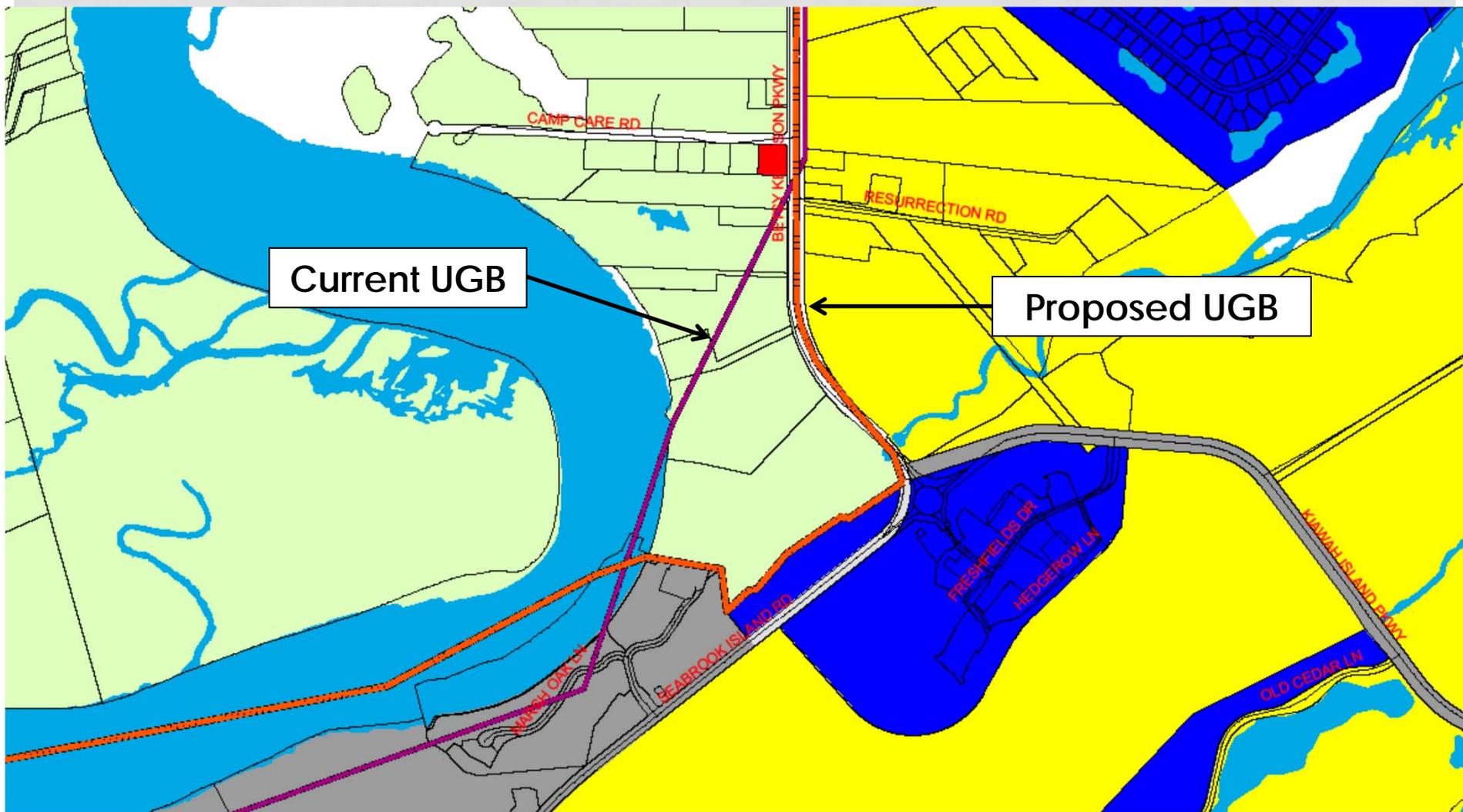


Kiawah River Plantation

Alternative 2

Current UGB
(Alt. 1)

BETSY KERRISON PKWY UGB



BETSY KERRISON PKWY UGB POSSIBLE CHANGES/IMPACTS

- 7 properties impacted
 - Moved to Rural Area
 - All unincorporated and zoned AGR
 - Approximate acreage: 42

PROCESS MOVING FORWARD

- Planning Commission (PC) workshops to complete review of all 10 elements and incorporate initial PC recommendations
- Additional Elements:
 - Energy
 - Cultural Resources
 - Population
 - Housing
 - Community Facilities
 - Transportation
 - Priority Investment

PROCESS MOVING FORWARD

(CONT'D)

- Invite affected parties to a PC meeting to give comments
- Hold public workshops & review/adjust recommendations
- PC final recommendations to Council
- Council public hearing and adoption process