2013 COMPREHENSIVE PLAN REVIEW

CHARLESTON COUNTY PLANNING COMMISSION MEETING
JULY 8, 2013

TODAY'S AGENDA: LAND USE ELEMENT REVIEW

- Urban Growth Boundary – Kiawah River Plantation
- Future Land Use Designations
  - Parks, Recreation, & Open Space
  - Special Management Communities – Urban/ Suburban Cultural Community Protection
  - Historic Rural Communities – Rural Cultural Community Protection
  - Urban/Suburban Area Recommendations
- Goal, Needs, & Strategies

TODAY'S AGENDA:
REVIEW OF POPULATION & HOUSING ELEMENTS

- Existing conditions
  - Data updates and discussion of recent trends
- Goal, Needs, & Strategies

URBAN GROWTH BOUNDARY (UGB): KIAWAH RIVER PLANTATION

KIAWAH RIVER PLANTATION UGB
APRIL 8 & MAY 13 PC MEETINGS

- Discussed alternatives for the UGB location
- PC asked for more information regarding the potential impacts of any UGB changes on the approved Development Agreement

KIAWAH RIVER PLANTATION UGB

BEACH CO. LETTER

- Housekeeping matter to more accurately reflect the distinction between the higher density River Village area & the lower density Rural Residential area
- Development Agreement establishes the land uses and densities permitted
- Proposed revision would add more land to the Rural Area

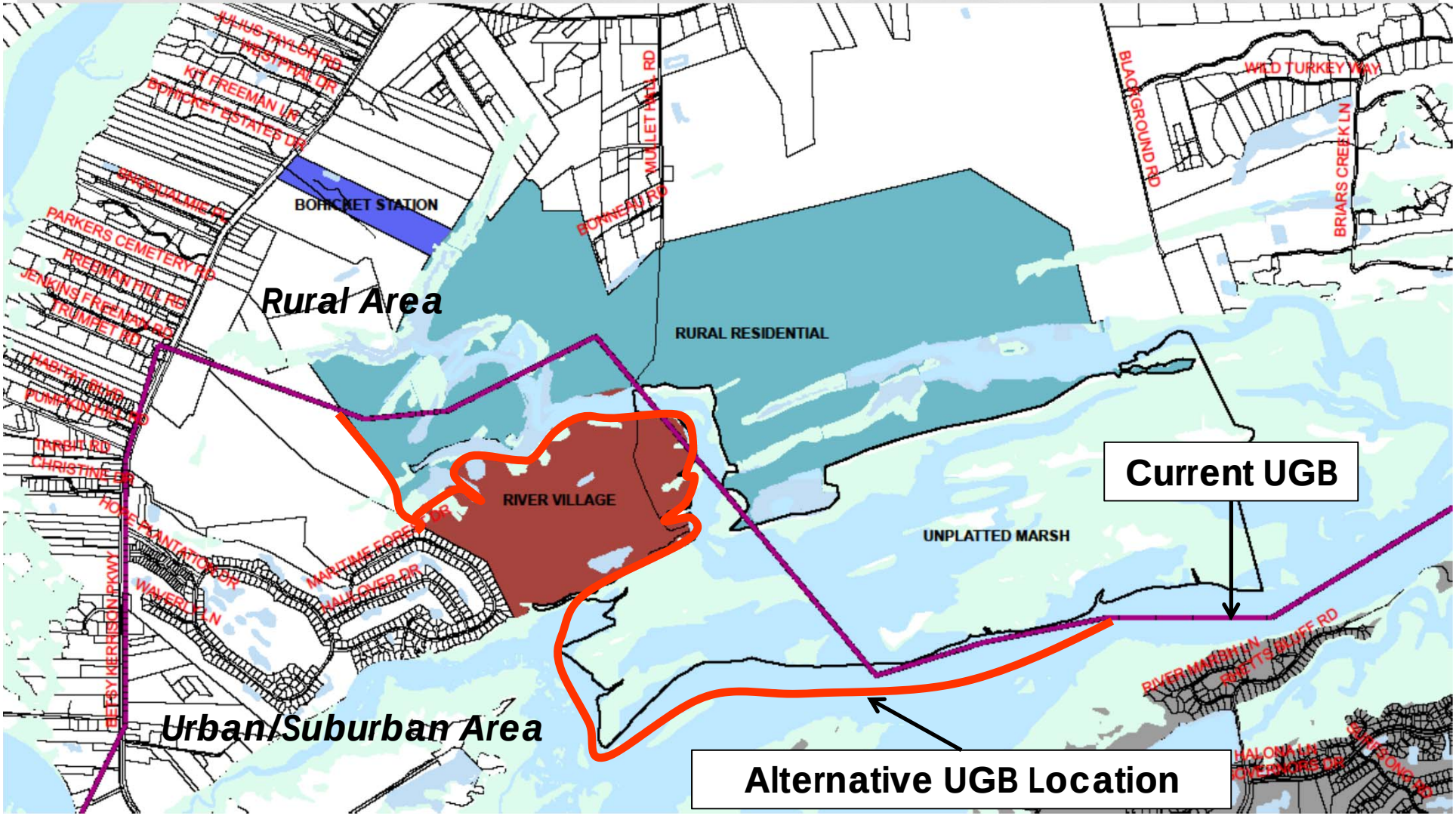
KIAWAH RIVER PLANTATION UGB

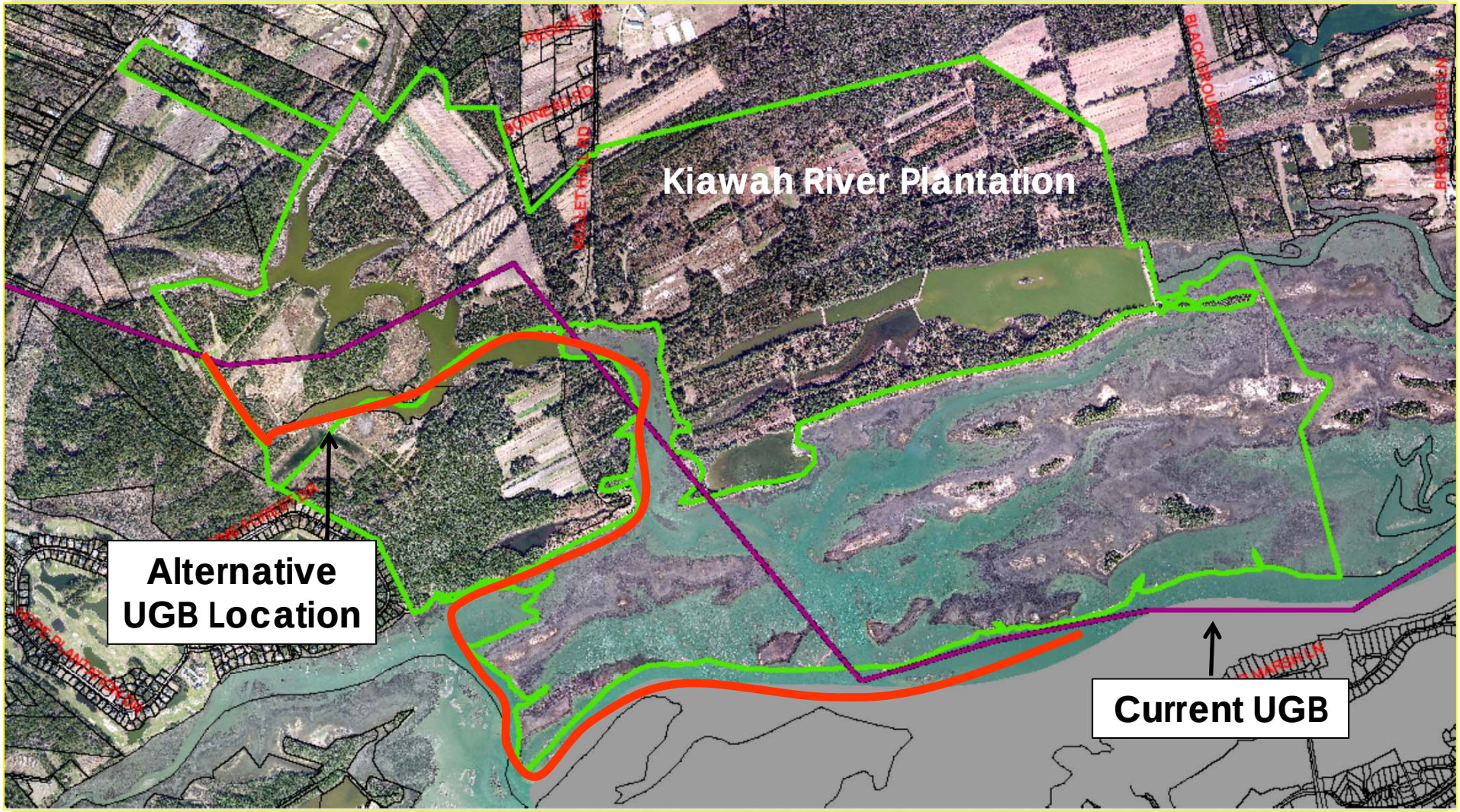
LEGAL DEPT. MEMO

- Defining the UGB will not alter KRP's obligations or rights in developing its property as described in the Development Agreement

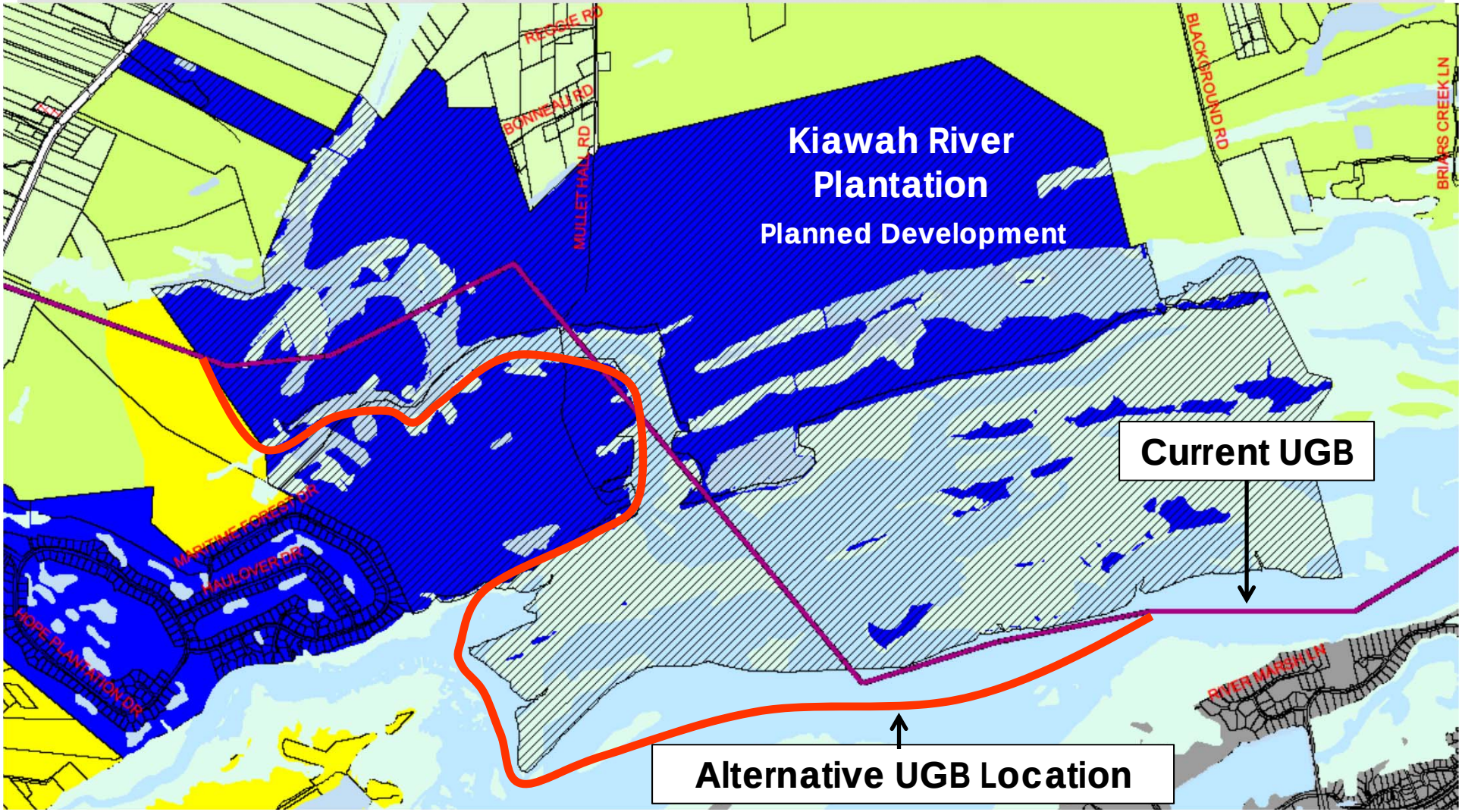
- The development standards outlined in the Development Agreement will not be affected by altering the UGB

KIAWAH RIVER PLANTATION UGB
ALTERNATIVE LOCATION




Kiawah River Plantation
Alternative UGB Location
Current UGB

KIAWAH RIVER PLANTATION UGB HISTORY
(UGB & ZONING)



FUTURE LAND USE (FLU) DESIGNATIONS: 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
  - Lands that have been protected through permanent conservation easements or are publicly owned that significantly restrict development
  - ~~Intended for public or private recreation ,including but not limited to County parks and recreational facilities~~
  - ***Open Spaces, Green Spaces, and Parks and Recreation***
- Purpose: Protect properties from rezoning to higher intensity zoning districts in the future

PROPOSED DEFINITION FOR PLAN: PARKS AND RECREATION

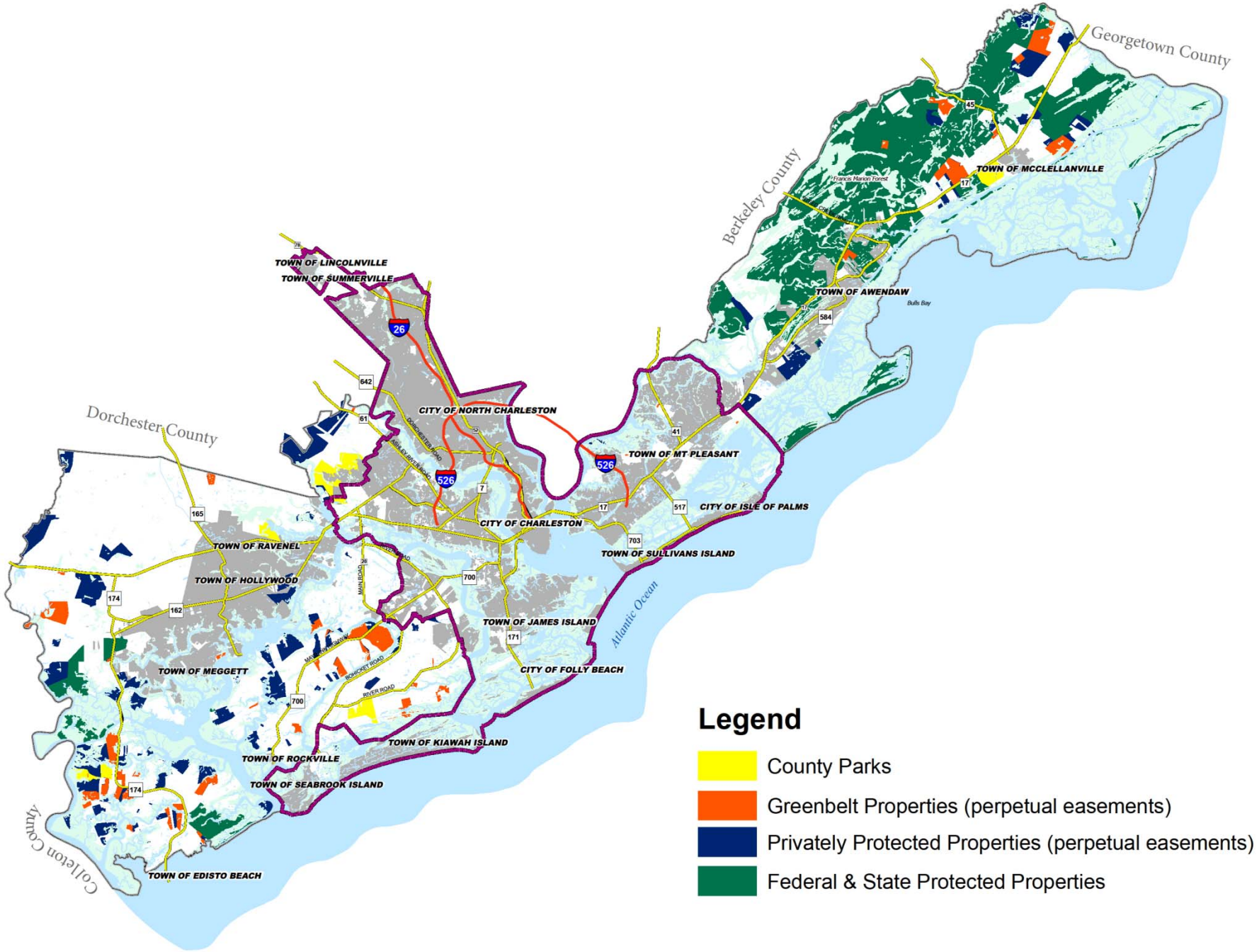
- Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public, either without a fee or under the management or control of a public agency
  - *This is the "Parks and Recreation" definition in the ZLDR*
- *Definitions for "Green (Space)" and "Open Spaces" are currently included in Plan*

EXISTING COMPREHENSIVE PLAN DEFINITIONS

- Green (Space): An open space available for unstructured recreation, its landscaping consisting of grassy areas and trees. May or may not be associated with the Greenbelt.
- Open Space: Any parcel of land or portion thereof, water feature, essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and/or their guests of land adjoining or neighboring such open space.

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

- Apply this future land use category to:
  - Properties protected by perpetual easements
    - Greenbelt Program & private properties
  - State and federally protected properties

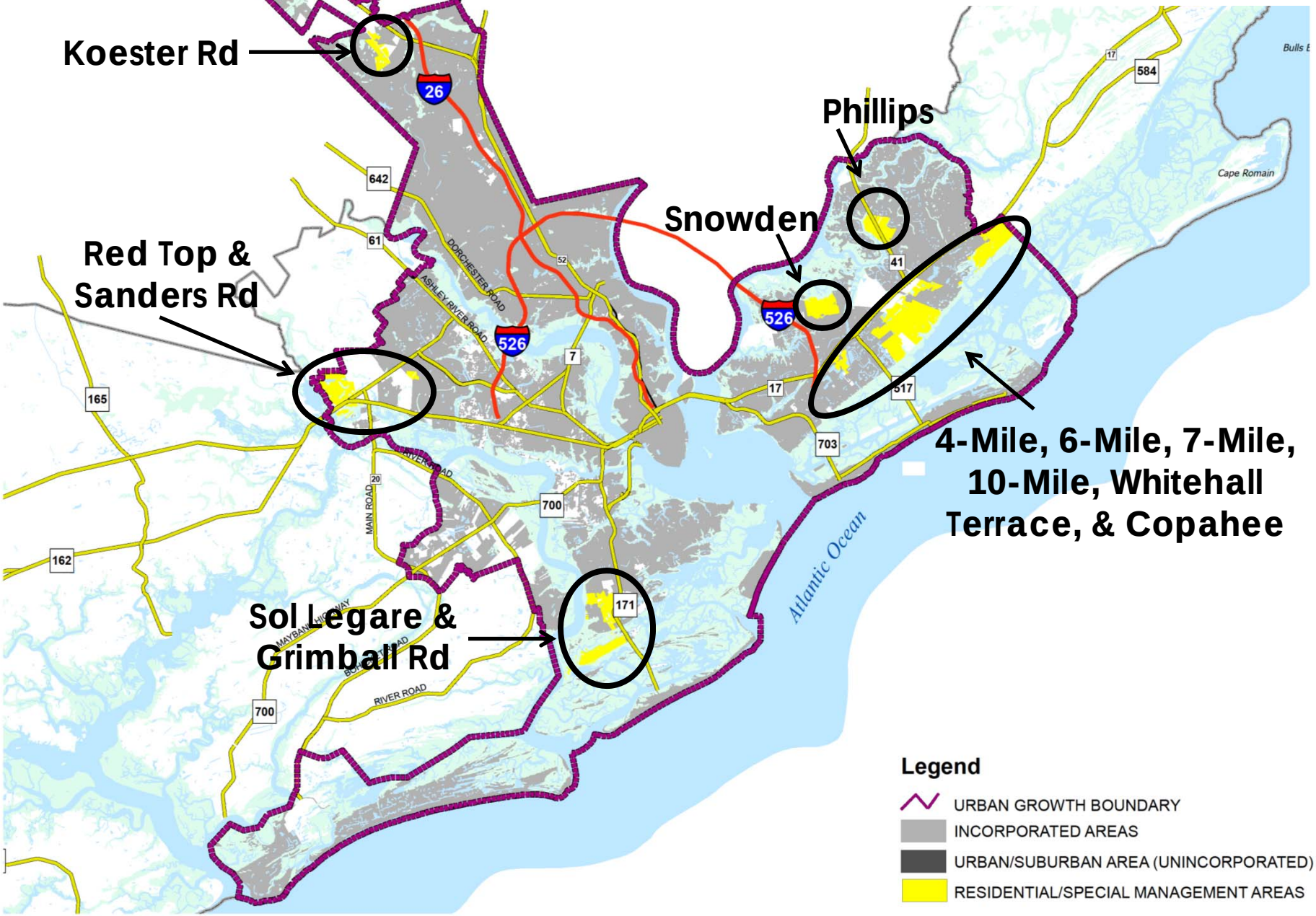

Georgetown County
Berkeley County
Dorchester County
Colleton County
Atlantic Ocean
Francis Marion Forest
Bulls Bay
TOWN OF MCCLELLANVILLE
TOWN OF AWENDAW
TOWN OF LINCOLNVILLE
TOWN OF SUMMERVILLE
CITY OF NORTH CHARLESTON
TOWN OF MT PLEASANT
CITY OF ISLE OF PALMS
CITY OF CHARLESTON
TOWN OF SULLIVANS ISLAND
TOWN OF RAVENEL
TOWN OF HOLLYWOOD
TOWN OF JAMES ISLAND
CITY OF FOLLY BEACH
TOWN OF MEGGETT
TOWN OF KIAWAH ISLAND
TOWN OF ROCKVILLE
TOWN OF SEABROOK ISLAND
TOWN OF EDISTO BEACH
Legend
County Parks
Greenbelt Properties (perpetual easements)
Privately Protected Properties (perpetual easements)
Federal & State Protected Properties

FUTURE LAND USE (FLU) DESIGNATIONS: SPECIAL MANAGEMENT COMMUNITIES

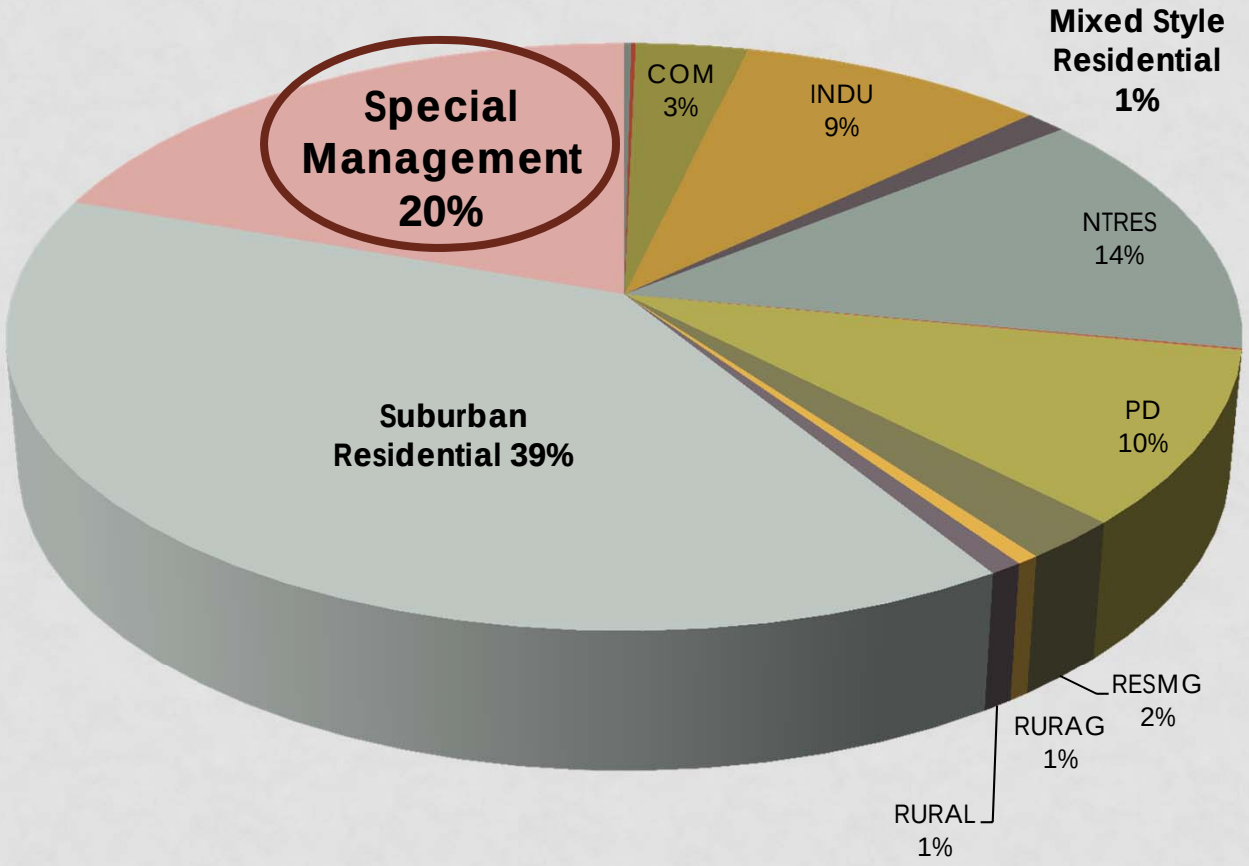
Urban/Suburban Cultural Community Protection Designation

Special Management Communities

Urban/Suburban Area



Future Land Use Designations: Percent of Unincorporated Acreage in the Urban/Suburban Area



CURRENT PLAN DEFINITION: SPECIAL MANAGEMENT AREAS

"Within the Urban/Suburban Area, particularly in the East Cooper area, there are established communities interspersed with large tracts of land. These communities have lifestyles that are more rural than suburban. These Special Management Areas generally have mixed density residential patterns. Commercial, institutional and office development should be allowed within these communities to offer localized services and employment opportunities to the residents. Traditional lifestyles link these areas, as evidenced in…"

PROPOSED AMENDMENTS: SPECIAL MANAGEMENT AREAS

- Change "Residential/Special Management" to "**Urban/Suburban Cultural Community Protection**"
- Redefine this future land use designation to meet community needs
  - No changes to the location of this future land use designation required
- In the future, communities would have zoning customized to their unique area through overlay districts and other planning techniques

PROPOSED DEFINITION: "URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION"

- Intended to **protect** and **promote** the **culture** and **unique development patterns** and **sustain the strong sense of community**
- Communities characterized by low density single-family residential development, limited commercial, and some agricultural uses
- Many of the roads are paved with connections to County or State maintained roads; however, earthen roads still exist

PROPOSED DEFINITION: "URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION"

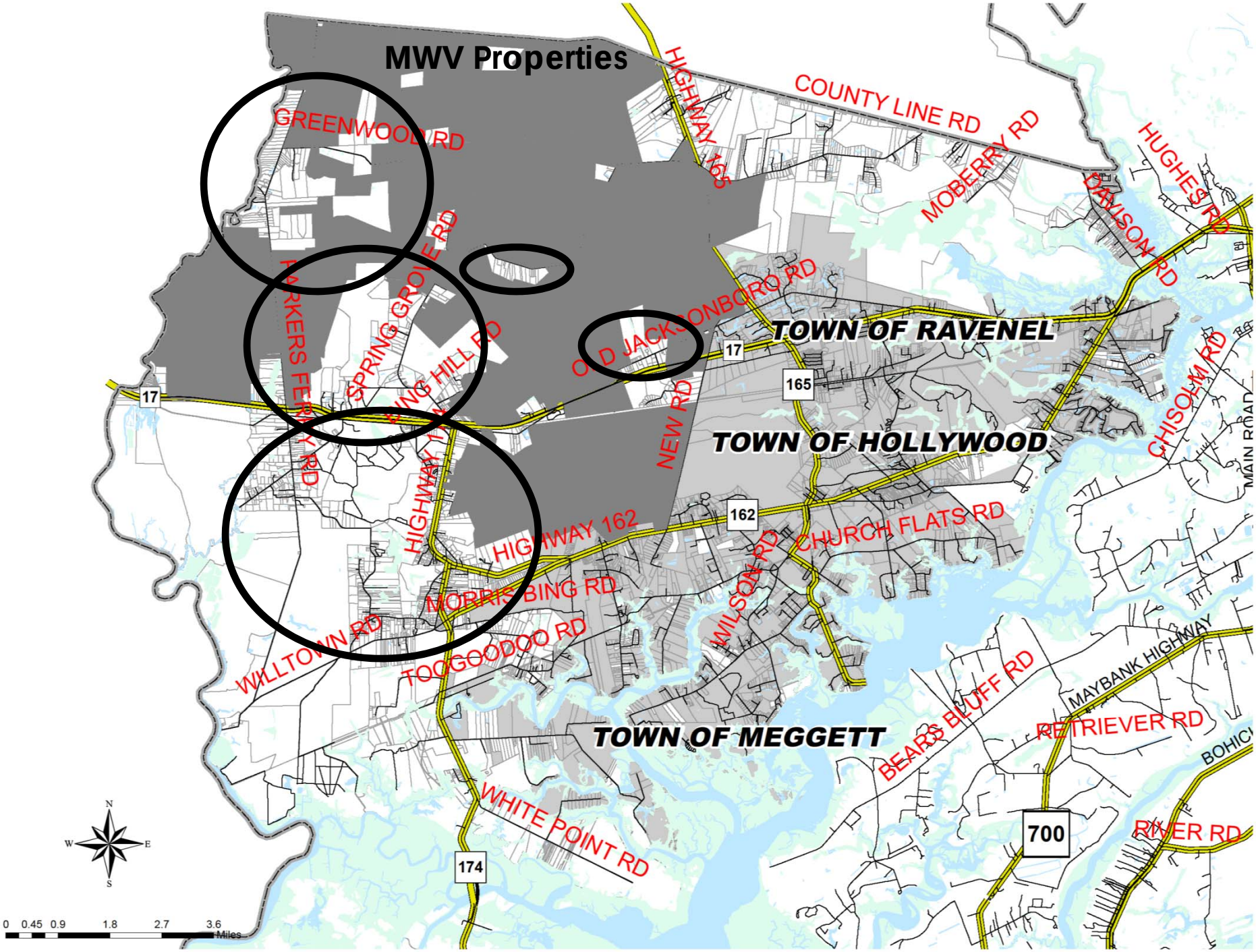
- Future development should be compatible with the existing land uses and development patterns
- Residential density: **three to four units per acre**
  - *Note: Requires revisions to the density table*
- Compatible institutional, office, and low intensity commercial should be allowed to offer services and employment opportunities for local residents
  - Compatible building scale and coverage
- Sweetgrass basket making (including sales) should be recognized and promoted

FUTURE LAND USE (FLU) DESIGNATIONS: HISTORIC RURAL COMMUNITIES

Rural Cultural Community Protection Designation

HISTORIC RURAL COMMUNITIES

- Some Rural Area communities have historic connections to the Lowcountry and similar development patterns to the communities in the Urban/Suburban Area we just discussed:
  - Examples include Parkers Ferry, Adams Run, Wiltown, Mauss Hill, Sugar Hill, Jericho & Osborne
  - May be other communities in the East Cooper Area, etc.


MWV Properties
GREENWOOD RD
COUNTY LINE RD
HIGHWAY 165
MOBERRY RD
HUGHES RD
DANSON RD
SPRING GROVE RD
PARKERS FERRY RD
OLD JACKSONBORO RD
TOWN OF RAVENEL
17
165
CHISOLM RD
NEW RD
TOWN OF HOLLYWOOD
162
CHURCH FLATS RD
HIGHWAY 162
WILSON RD
MORRIS BING RD
WILLTOWN RD
TOOGOODOO RD
MAYBANK HIGHWAY
BEARS BLUFF RD
RETRIEVER RD
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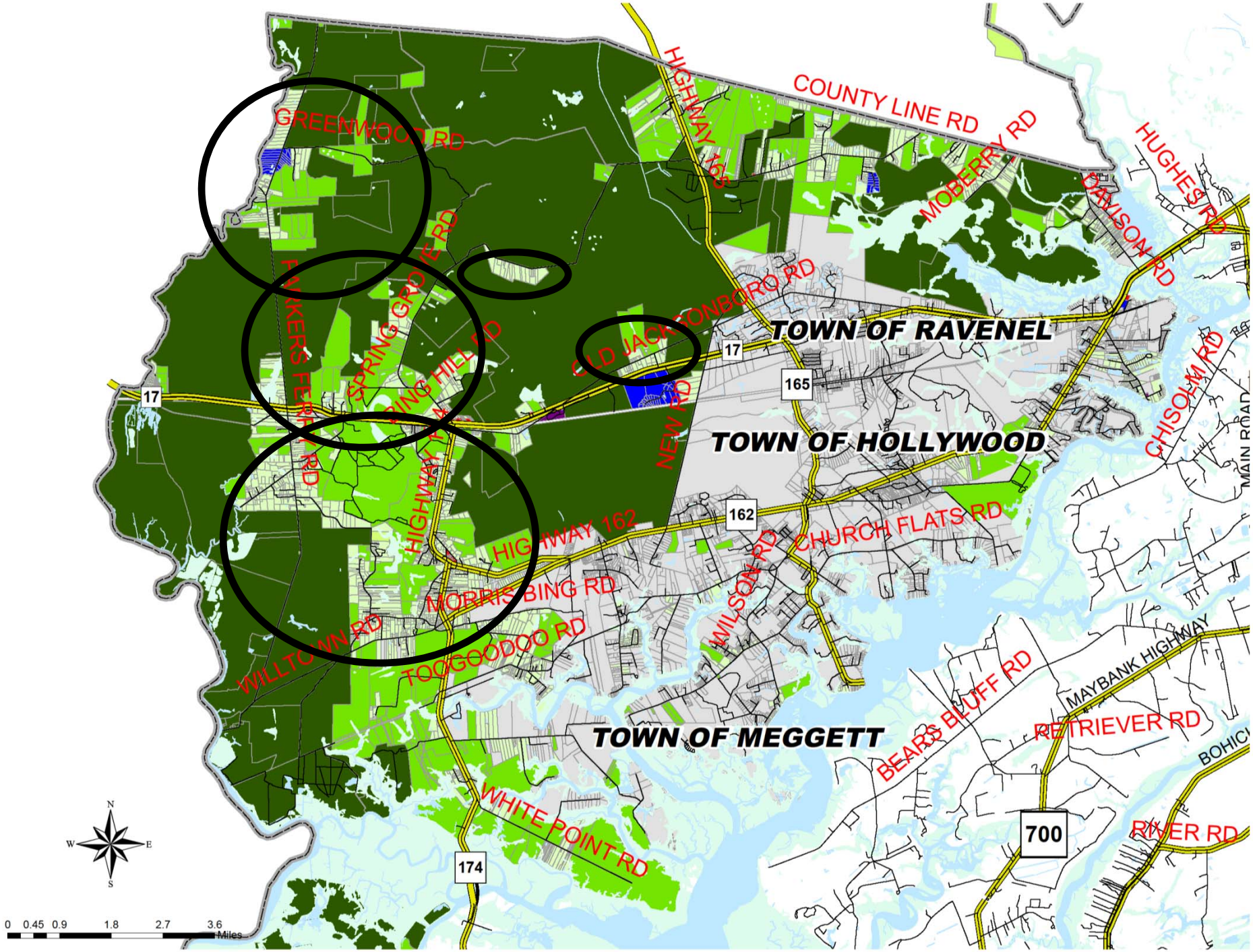
TOWN OF RAVENEL
TOWN OF HOLLYWOOD
TOWN OF MEGGETT
COUNTY LINE RD
GREENWOOD RD
HIGHWAY 165
MOBERRY RD
HUGHES RD
DAWSON RD
CHISOLM RD
MAIN ROAD
OLD JACKSONBORO RD
NEW RD
SPRING GROVE RD
SPRING HILL RD
PARKERS FERRY RD
HIGHWAY 162
CHURCH FLATS RD
WILSON RD
MORRIS BING RD
TOOGOODOO RD
WILLTOWN RD
WHITE POINT RD
BEARS BLUFF RD
MAYBANK HIGHWAY
RETRIEVER RD
RIVER RD
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Miles

HISTORIC RURAL COMMUNITIES

- Some Rural Area communities have historic connections to the Lowcountry and similar development patterns to the communities in the Urban/Suburban Area we just discussed:
  - Examples include Parkers Ferry, Adams Run, Wiltown, Mauss Hill, Sugar Hill, Jericho & Osborne
- Lower densities occur due to lack of off-site water and sewer
- Many located in Settlement Areas
  - Properties 30 acres or less (main criteria)
  - Did not recognize culture as criteria for inclusion
- Should be identified and described in the Plan and ZLDR

PARKERS FERRY AREA

- Met with residents on Feb. 27 and Apr. 24 to discuss planning and zoning issues and solutions
- Feb. 27 community meeting:
  - 53 people attended representing the Parkers Ferry, Adams Run/Wiltown, and Osborne communities
  - Identified general community boundaries and what is wanted/needed in the future through a community needs survey

PARKERS FERRY AREA COMMUNITY NEEDS SURVEY RESULTS

- Attendees lived in the community for a long time (average: 36 years)
- Want to protect community history and culture
- Concerned about:
  - Ability to subdivide property
  - Access to public services, retail, and medical services
- Want more employment opportunities in the community

APRIL 24 COMMUNITY MEETING PLANNING & ZONING SOLUTIONS

- **Comprehensive Plan**
  - Rural Cultural Community Protection Future Land Use designation
- **Zoning**
  - New zoning district
  - Scheduled to hold another community meeting in late summer 2013

POSSIBLE SOLUTIONS
COMPREHENSIVE PLAN

- Create a new Future Land Use designation: **Rural Cultural Community Protection**
  - **Protect** and **promote** the **culture**
  - Allow more **flexibility to subdivide** property
  - **Permit** service, business, office, and employment **opportunities**
  - Applicable to other Rural parts of the County (Johns Island, East County)

COMPREHENSIVE PLAN DISCUSSION
RURAL CULTURAL COMMUNITY PROTECTION

- Intended to **protect** and **promote** the **culture** and **unique development patterns** and **sustain the strong sense of community**
- Community development pattern
  - Less developed due to lack of off-site water and sewer
  - Mostly residential
  - Many churches
  - Very few businesses today
  - Historically had small neighborhood businesses
  - Strong tie to natural resources
  - Many earthen roads connecting to state roads

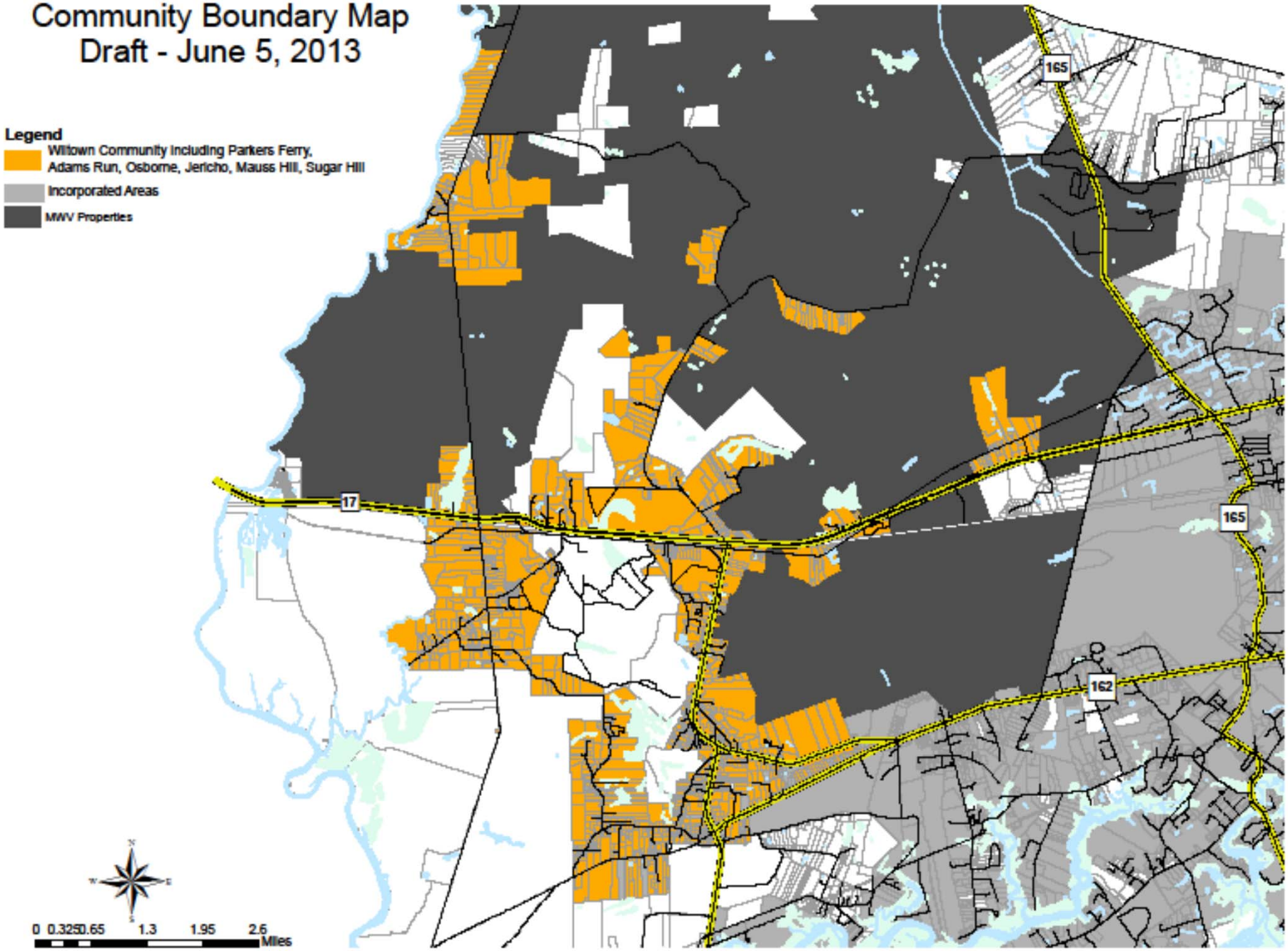
COMPREHENSIVE PLAN DISCUSSION
NEW COMMUNITY DESIGNATION (CONT'D)

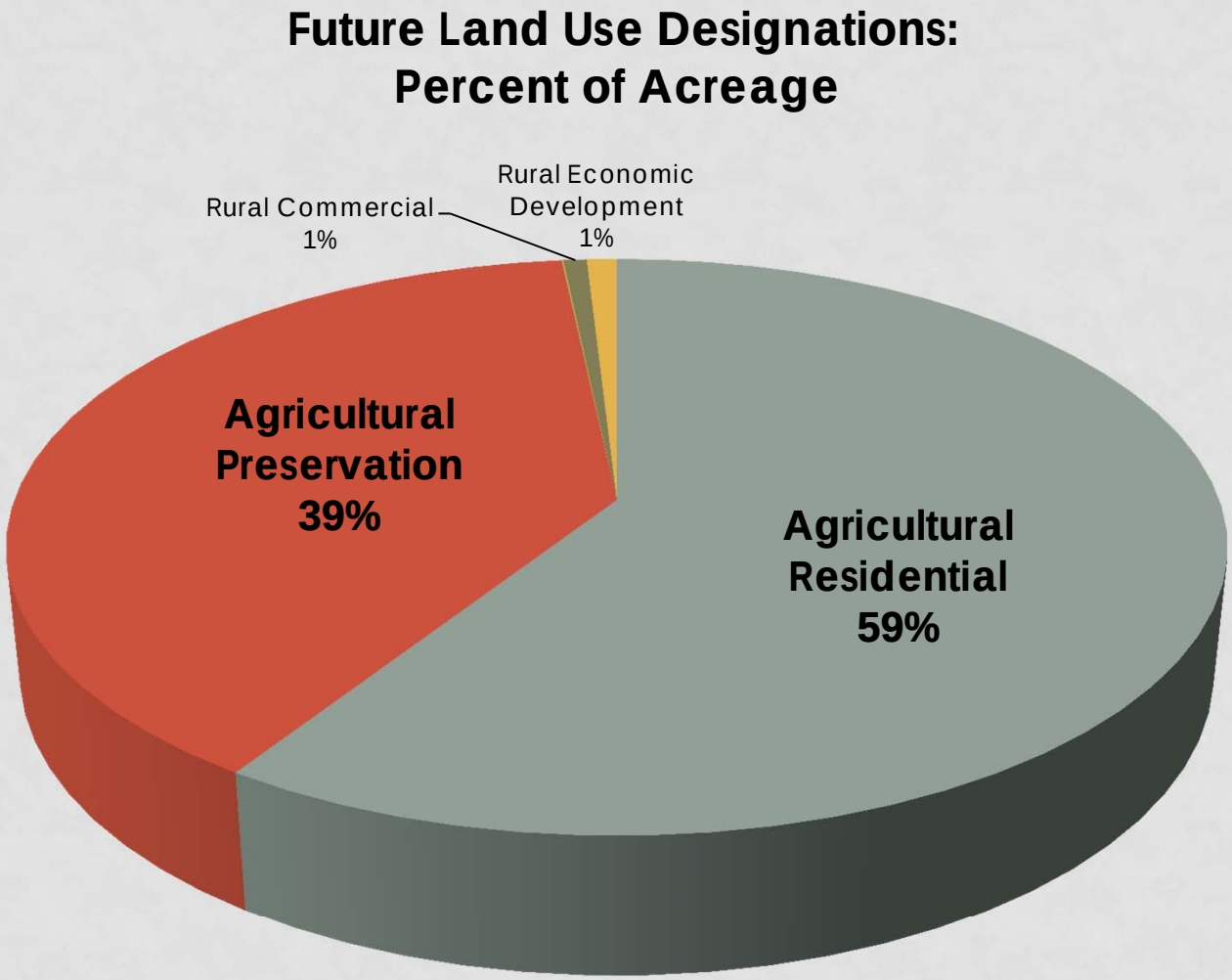
- Future development should be compatible with the existing community
- Residential density: **one unit per acre**
- Residences, agriculture, forestry, churches, cemeteries, cultural and historic buildings, schools, post offices, etc. should be allowed
- Compatible businesses and offices should be allowed to offer services and employment opportunities for local residents
- *Not located on Wadmalaw Island or Edisto Island or within a Planned Development or Form-Based Zoning District*

APRIL 24 COMMUNITY MEETING
IDENTIFICATION OF COMMUNITY BOUNDARIES

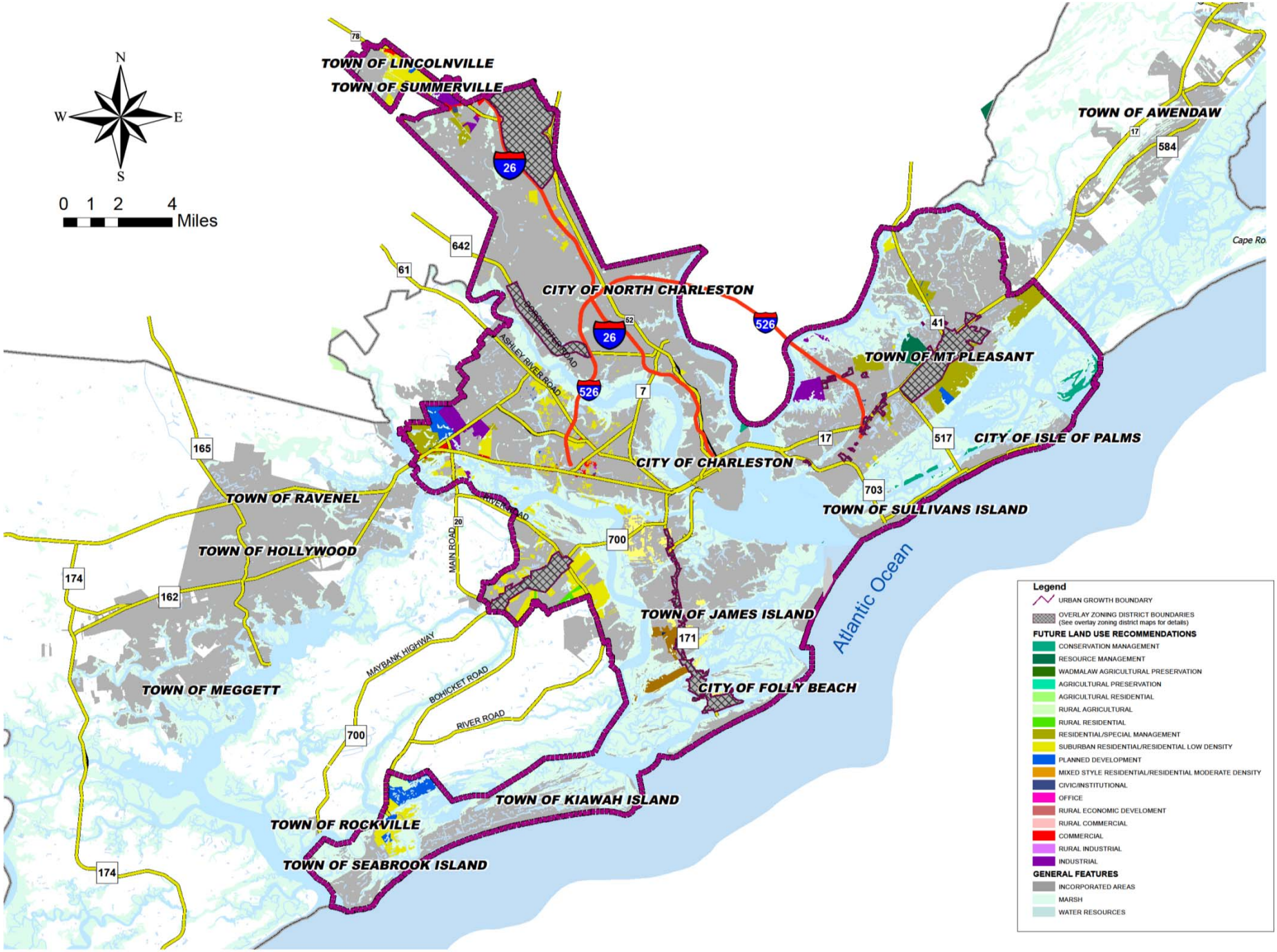
- Wiltown Community including:
  - Parkers Ferry
  - Adams Run
  - Osborne
  - Jericho
  - Mauss Hill
  - Sugar Hill

Community Boundary Map
Draft - June 5, 2013




Future Land Use Designations:
Percent of Acreage
Rural Commercial
1%
Rural Economic
Development
1%
Agricultural
Preservation
39%
Agricultural
Residential
59%

FUTURE LAND USE (FLU) DESIGNATIONS: URBAN/SUBURBAN AREA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CITY OF FOLLY BEACH
TOWN OF MEGGETT
TOWN OF KIAWAH ISLAND
TOWN OF ROCKVILLE
TOWN OF SEABROOK ISLAND
Atlantic Ocean
DORCHESTER ROAD
ASHLEY RIVER ROAD
RIVER ROAD
MAIN ROAD
MAYBANK HIGHWAY
BOHICKET ROAD
RIVER ROAD
Legend
URBAN GROWTH BOUNDARY
OVERLAY ZONING DISTRICT BOUNDARIES
(See overlay zoning district maps for details)
FUTURE LAND USE RECOMMENDATIONS
CONSERVATION MANAGEMENT
RESOURCE MANAGEMENT
WADMALAW AGRICULTURAL PRESERVATION
AGRICULTURAL PRESERVATION
AGRICULTURAL RESIDENTIAL
RURAL AGRICULTURAL
RURAL RESIDENTIAL
RESIDENTIAL/SPECIAL MANAGEMENT
SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
PLANNED DEVELOPMENT
MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
CIVIC/INSTITUTIONAL
OFFICE
RURAL ECONOMIC DEVELOMENT
RURAL COMMERCIAL
COMMERCIAL
RURAL INDUSTRIAL
INDUSTRIAL
GENERAL FEATURES
INCORPORATED AREAS
MARSH
WATER RESOURCES

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.*

SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY

- "…provides for single family development on typical suburban lots. More intense land development requires off-site utilities."

  Comprehensive Plan, page 40

- Density recommendation: 2 to 4 dwellings/acre
  - Note: Very low in comparison to adjacent jurisdictions

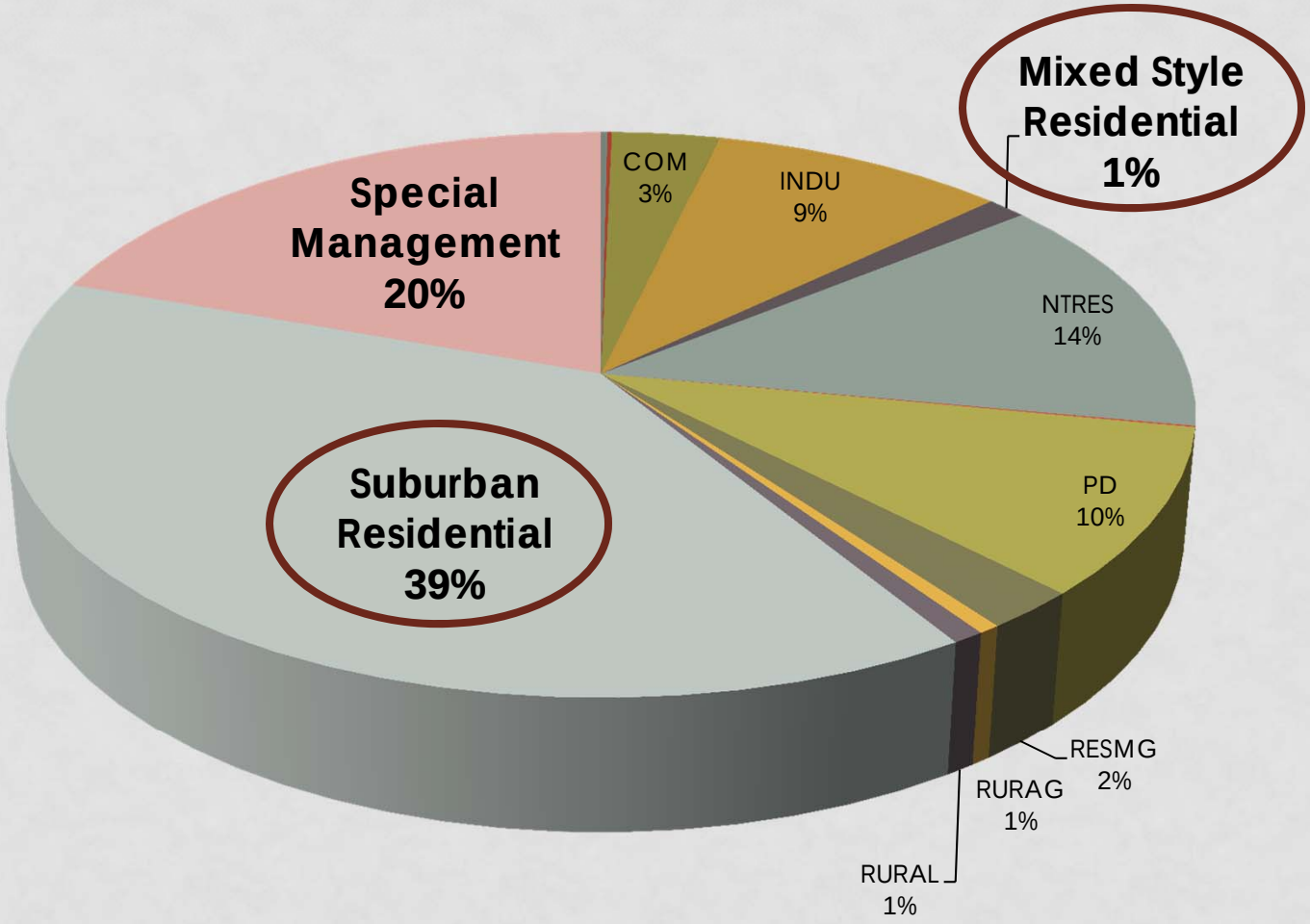
MIXED STYLE RESIDENTIAL/ RESIDENTIAL MODERATE DENSITY

- "…provides for small-lot single family development, as well as forms of attached and multifamily development suitable for close-in, high access areas. Traditional neighborhood style developments including a mix of residential, commercial, institutional and office development characterize mixed style development…"

  Comprehensive Plan, pages 40-41

- Density recommendation: 5+ dwellings/acre
  - Note: Very low in comparison to adjacent jurisdictions

Future Land Use Designations: Percent of Unincorporated Acreage in the Urban/Suburban Area



URBAN/SUBURBAN AREA RESIDENTIAL FLU DESIGNATIONS - ISSUES

- Recommended densities are very low and, combined with the FLU definitions, do not promote mixed use development
  - Conflict with County policies to direct growth to the Urban/Suburban Area where infrastructure exists
  - Encourage annexation (adjacent municipalities have much higher densities)
  - Make it difficult to encourage affordable/ workforce housing and public transit alternatives

URBAN/SUBURBAN AREA NON-RESIDENTIAL FLU DESIGNATIONS - ISSUES

- Do not address or promote mixed use development
  - *Civic/Institutional, Office, Commercial, and Industrial FLU designations*

POTENTIAL SOLUTIONS: COMPREHENSIVE PLAN

- Combine the two residential FLU categories into a single "Urban/Suburban" FLU designation:
  - "…encourages mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, and civic uses, as well as open space and linkages to public transit in a walkable environment."
  - Density recommendation: 4+ dwellings/acre
- Add similar language to non-residential FLU categories

POTENTIAL SOLUTIONS: ZONING

- Annual work program:
  - Review/revise all Urban/Suburban Area zoning districts for densities, dimensional standards, & uses
  - Add a new mixed use zoning district
  - Incorporate density bonuses for inclusion of affordable/workforce housing with performance criteria (Minimum percent for affordable/ workforce units, deed restrictions, etc.)
- Implement the Plan with amendments to the existing Multiple Use Floating Zone

LAND USE ELEMENT
GOAL, NEEDS, & STRATEGIES

LAND USE ELEMENT GOAL

Existing Land Use Element Goal (with proposed revisions): *"~~Land resources will~~ **A**ccommodate ~~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."*

Land Use Element Goal from 1999 Plan: *"Accommodate quality growth in a balance of land uses and densities while preserving the scenic beauty, natural resources, and cultural heritage of Charleston County"*

LAND USE ELEMENT NEEDS

- ~~Adopting a defined~~ **Reinforcing the** Urban Growth Boundary **through inter-jurisdictional coordination**
- Preserving the rural character of the County
- Encouraging compact growth ~~in already developed areas~~ **where infrastructure already exists**
- Providing guidance for the location, character, and intensity of land uses in the County
- Authorizing innovative planning strategies that respond to emerging land use policy needs, with focus on the form and mix of land uses in land use plans

LAND USE ELEMENT STRATEGIES

- **LU 1.** Protect and enhance the environmental quality of 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, establish scenic corridors and establish areas of environmental and cultural significance

LAND USE ELEMENT STRATEGIES
(CONT'D)

- **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 transportation, housing, employment and retail development to provide communities and neighborhoods where people can live and work

LAND USE ELEMENT STRATEGIES
(CONT'D)

- **LU 5.** ~~Encourage compact growth in already developed areas inside the Urban Growth Boundary and in designated business and industrial corridors~~ **Institutionalize the location of the Urban Growth Boundary and the criteria to change its location through inter-jurisdictional 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 inside the Urban Growth Boundary and** infill of existing vacant sites in urban areas over development in low growth areas, giving high priority to areas of greatest employment and residential density

LAND USE ELEMENT STRATEGIES
(CONT'D)

- **LU 7.** ~~Establish a Council directed annual work program for the Planning Department with adequate resources~~ **Continue the implementation initiatives adopted by County Council in the Comprehensive Plan**
- **LU 8.** Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth

LAND USE ELEMENT STRATEGIES
(CONT'D)

- **LU 9.** Require that any application affecting County resources be reviewed by the County 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 land uses

LAND USE ELEMENT STRATEGIES
(CONT'D)

- **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.**
  - Add definition of "workforce housing" to the Plan: Housing affordable to low and moderate income families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development)

AFFORDABLE HOUSING DEFINITION (FROM COMPREHENSIVE PLAN)

- **Dwelling units for sale:** Housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% percent of the area median income, by household size

AFFORDABLE HOUSING DEFINITION (FROM COMPREHENSIVE PLAN)

- **Dwelling units for rent:** Housing for which the rent and utilities constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size

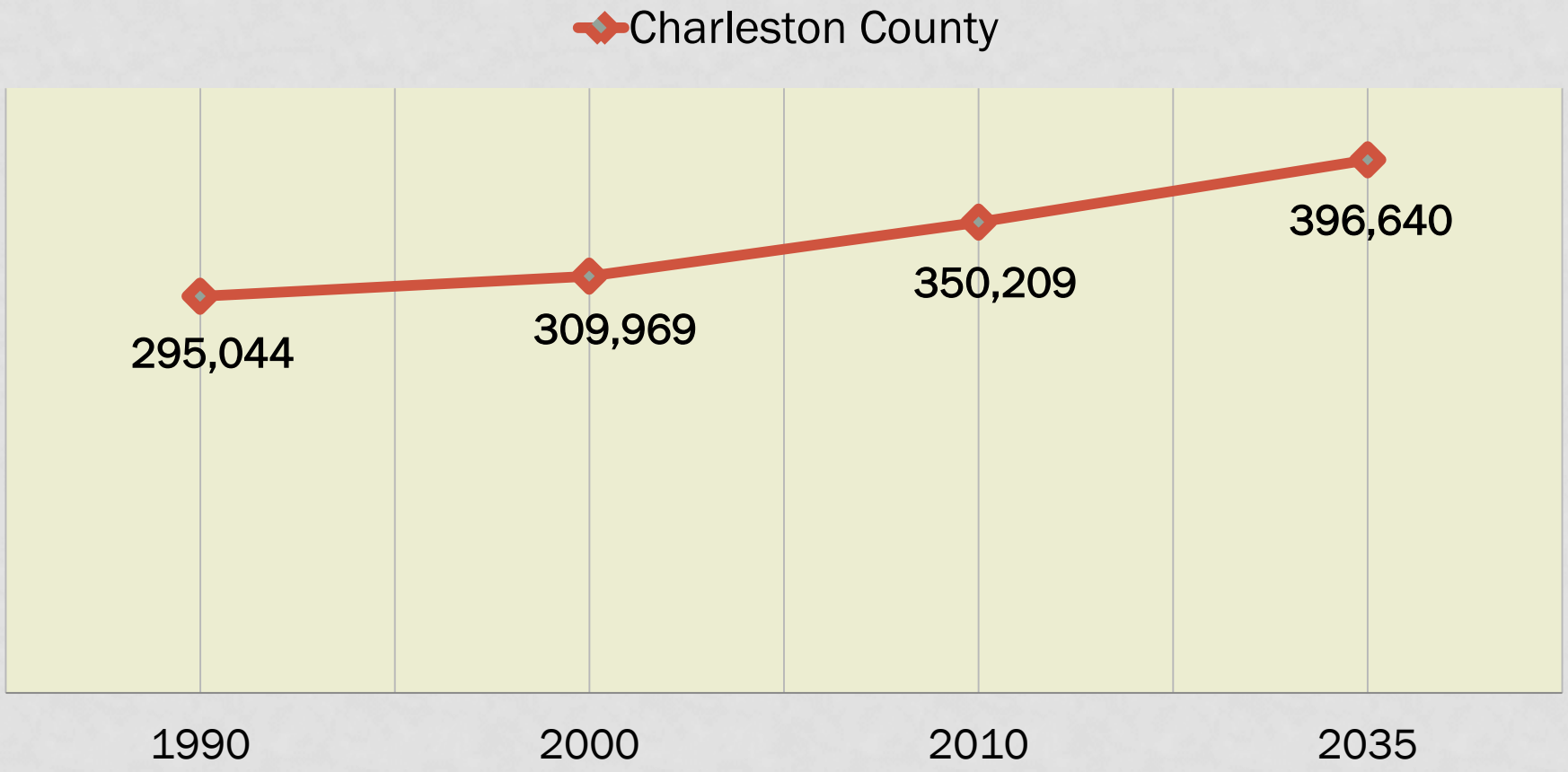
POPULATION & HOUSING ELEMENTS

REVIEW OF POPULATION & HOUSING ELEMENTS

- Incorporating leading trends and issues that are currently affecting Charleston County or will affect the County in the near future
- Updating statistics using data from the 2010 Decennial Census and 2007-2011 American Community Survey
- Reviewing the goal, needs, and strategies

POPULATION GROWTH, 1990-2035

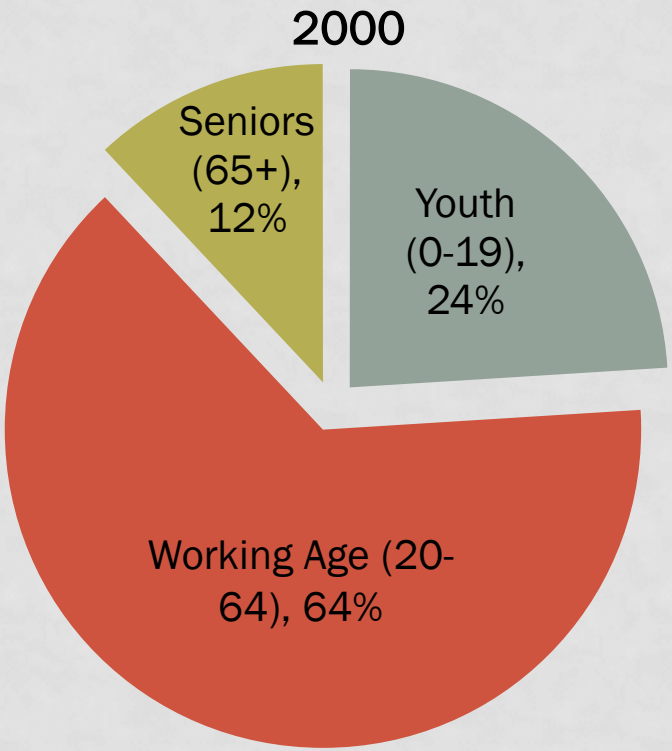
The County's total population increased 13% from 2000 to 350,209 residents in 2010

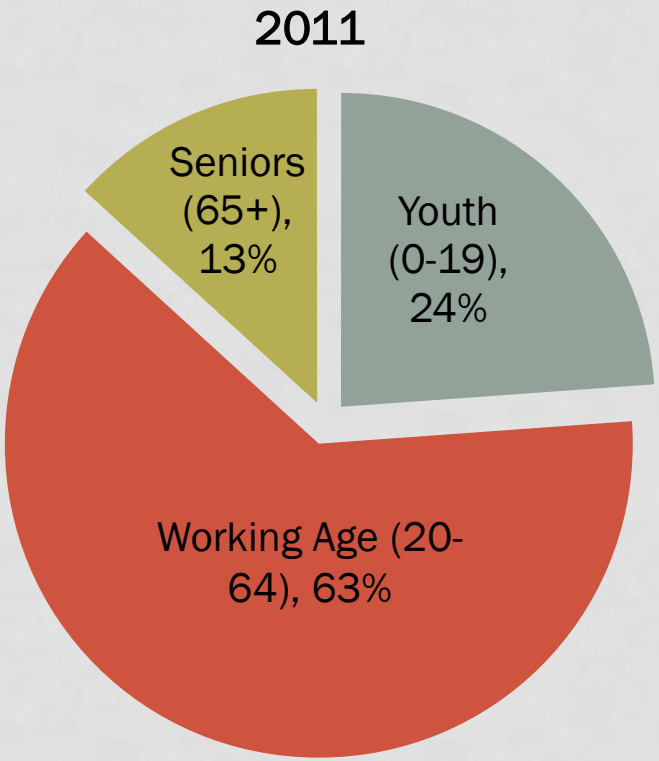


Sources: U.S. Census Bureau, 1990, 2000, 2010; 2035 projection by BCDCOG

AGE DISTRIBUTION, 2000 TO 2011

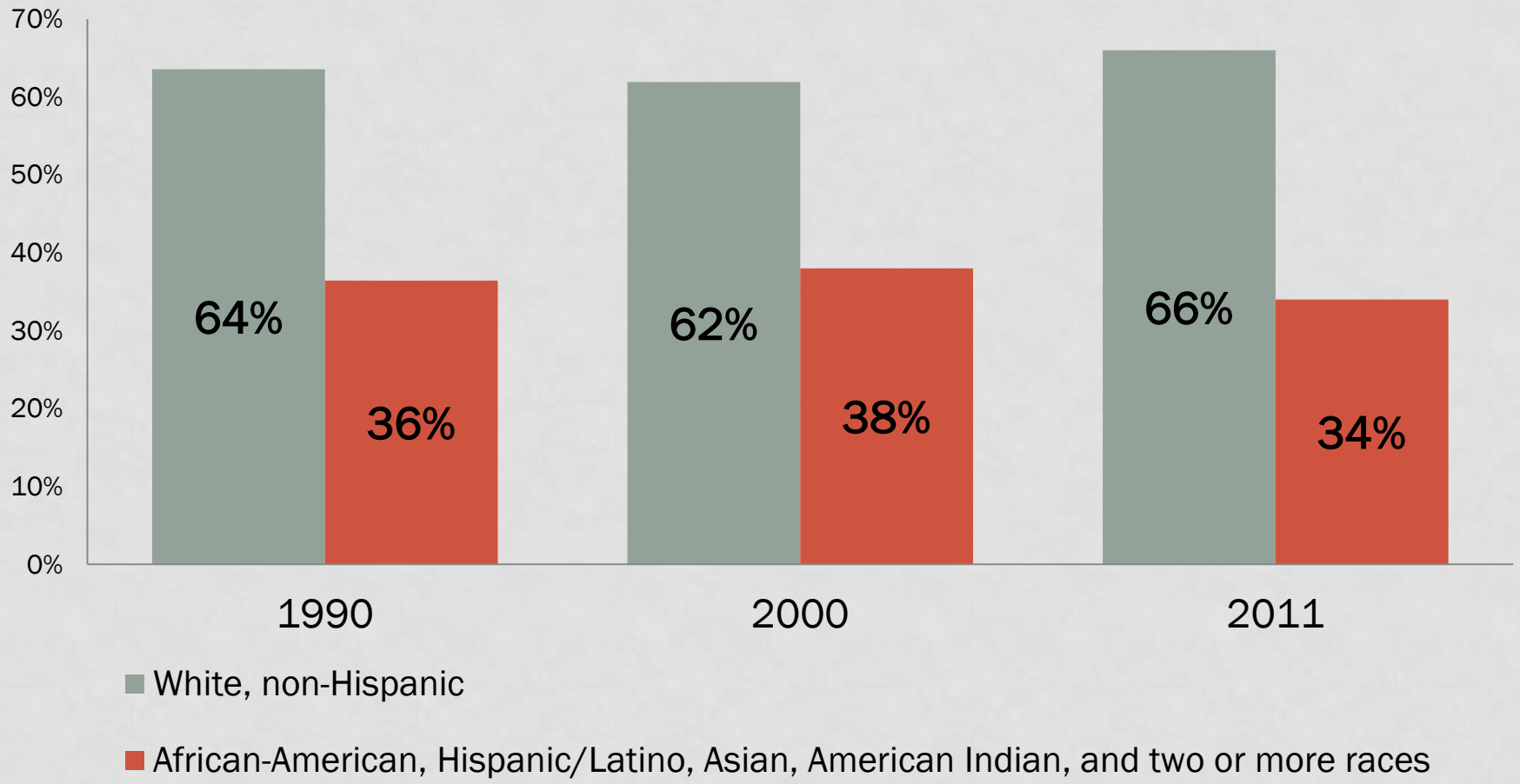
The aging population will most likely increase in Charleston County as residents “age in place” and more retirees are attracted to the area; however, the majority of the population is still working age (19-64 years old).





Sources: U.S. Census Bureau, 2000; American Community Survey, 2007-2011

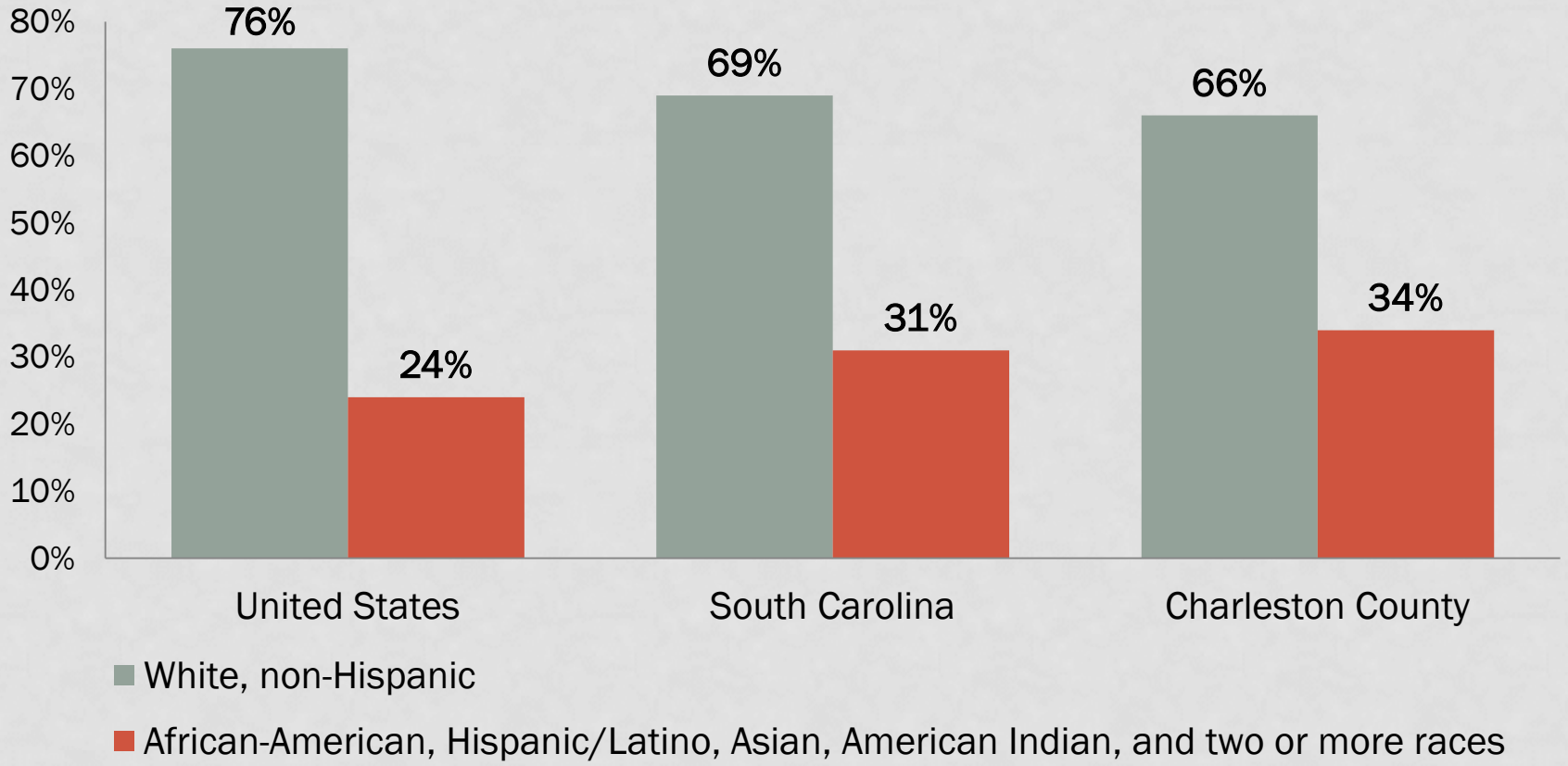
RACIAL COMPOSITION, 1990-2011



Sources: U.S. Census Bureau, 1990, 2000; American Community Survey, 2007-2011

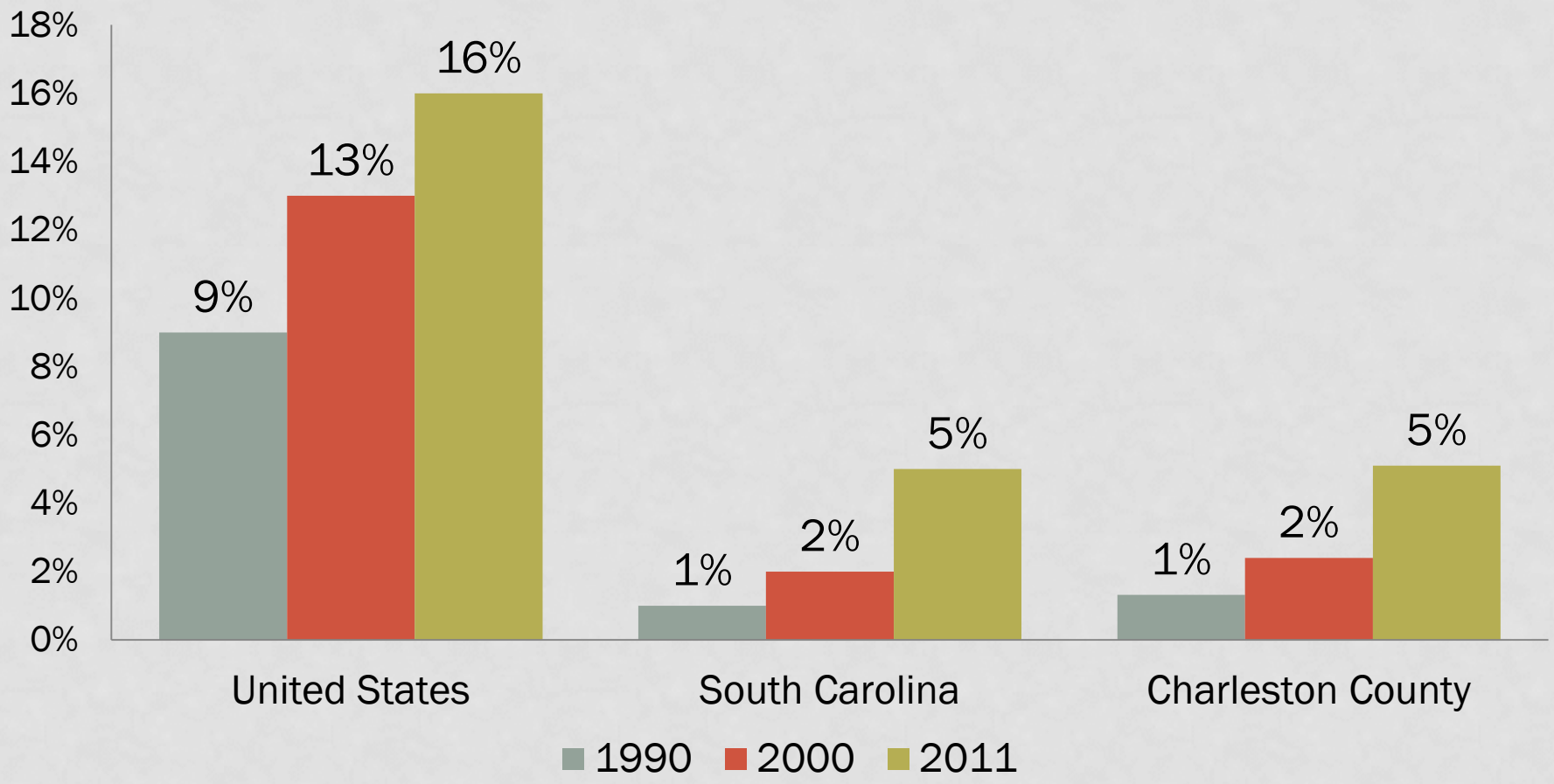
RACIAL COMPOSITION, 2011

Charleston County has a more diverse population than both South Carolina and the United States.



Source: American Community Survey, 2007-2011

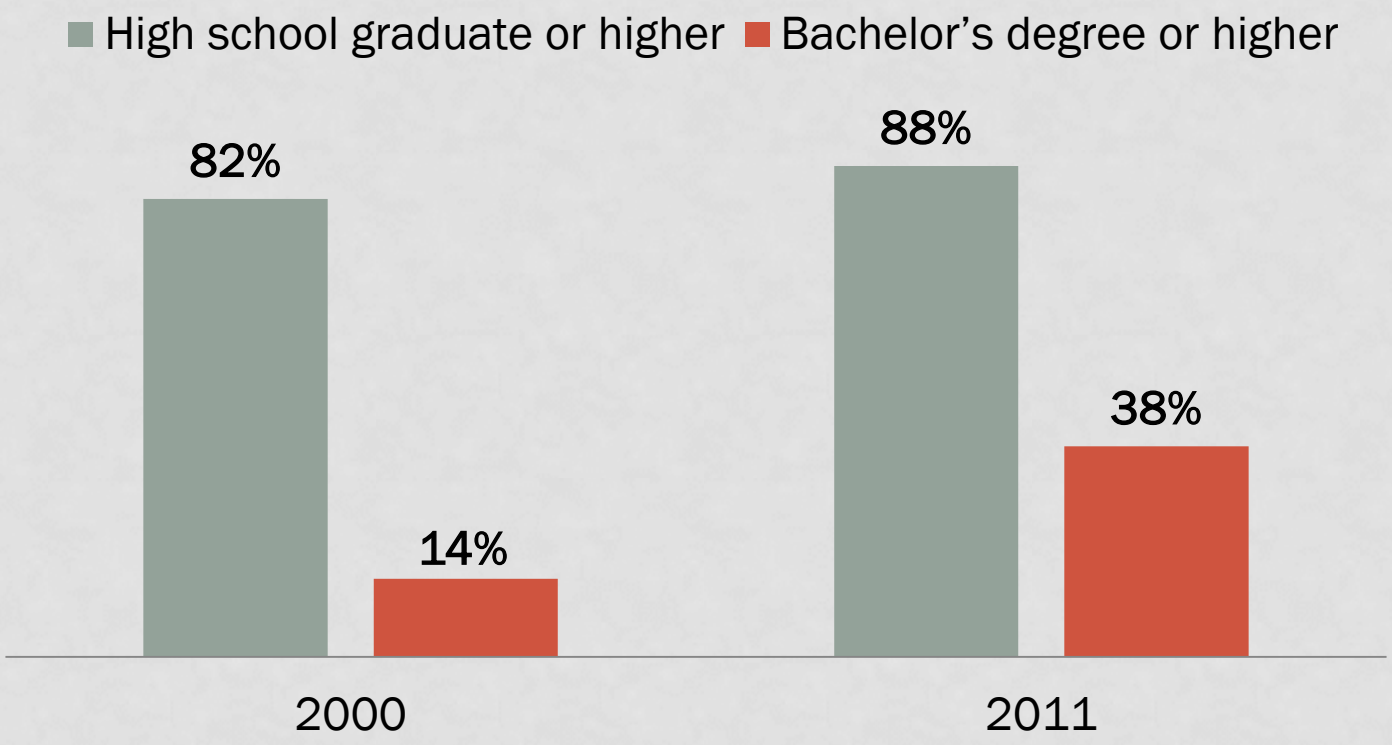
HISPANIC POPULATION DISTRIBUTION, 1990-2011



Sources: U.S. Census Bureau, 1990, 2000; American Community Survey, 2007-2011

EDUCATIONAL ATTAINMENT, 2000-2011

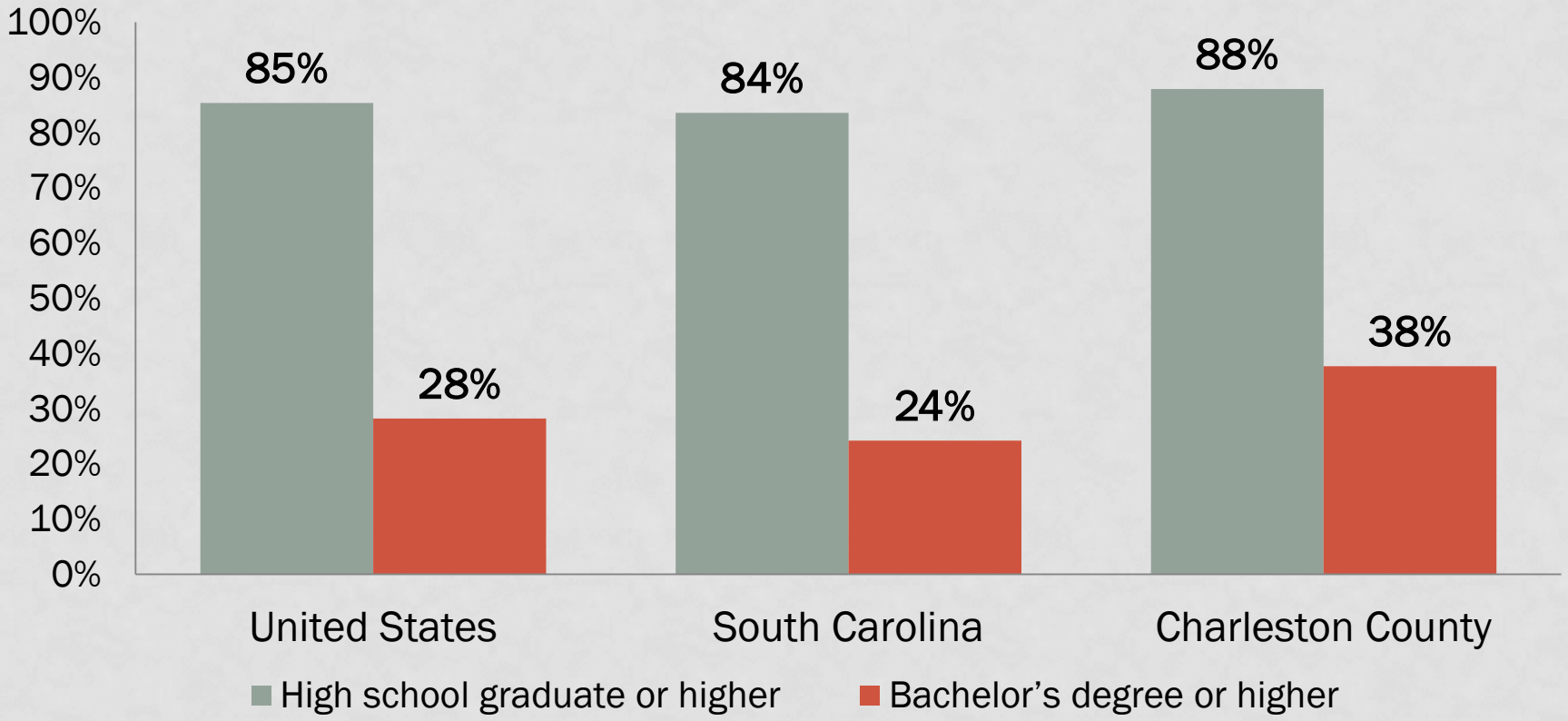
The percentage of residents with Bachelor degrees or higher increased 24% between 2000 and 2011 in Charleston County.



Sources: U.S. Census Bureau, 2000; American Community Survey, 2007-2011

EDUCATIONAL ATTAINMENT, 2011

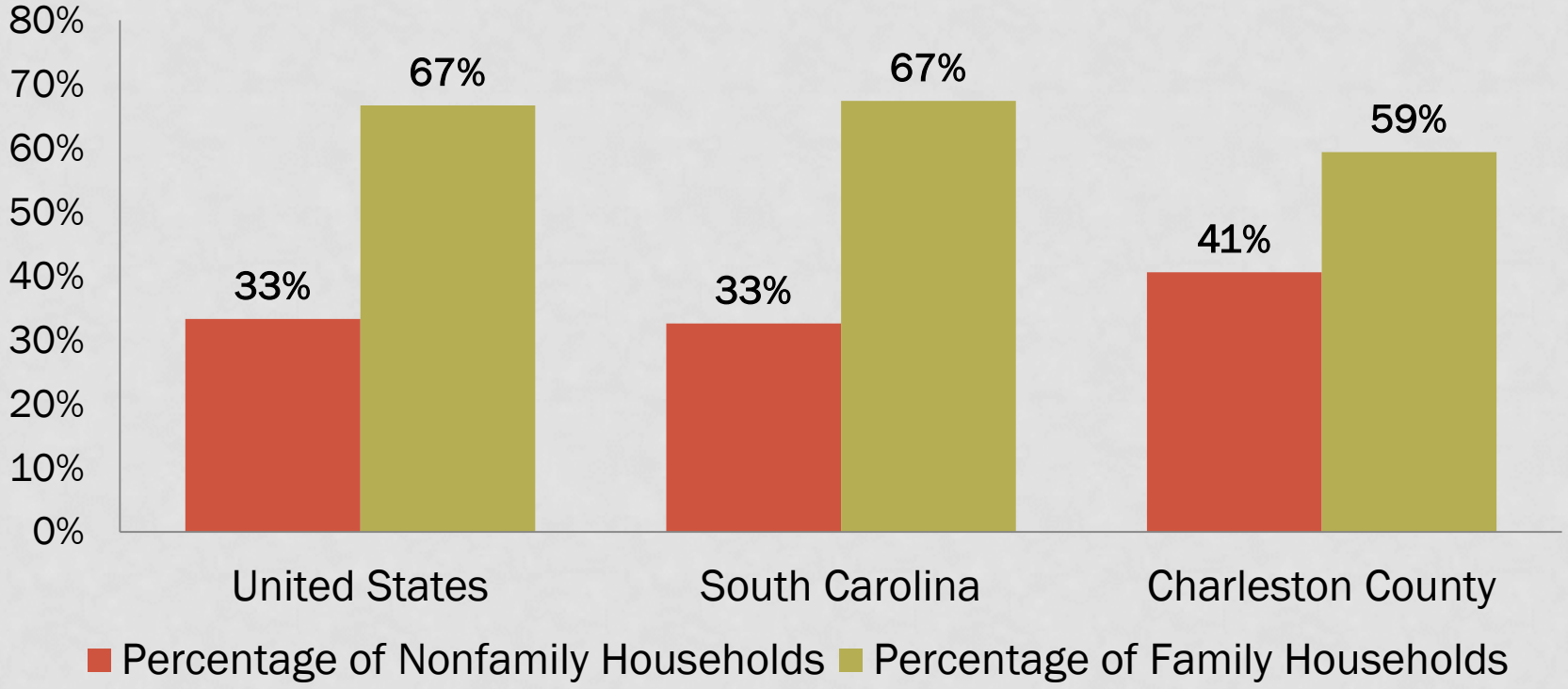
Over one-third of the County's population has a bachelor's degree or higher.



Source: American Community Survey, 2007-2011

HOUSEHOLD COMPOSITION, 2011

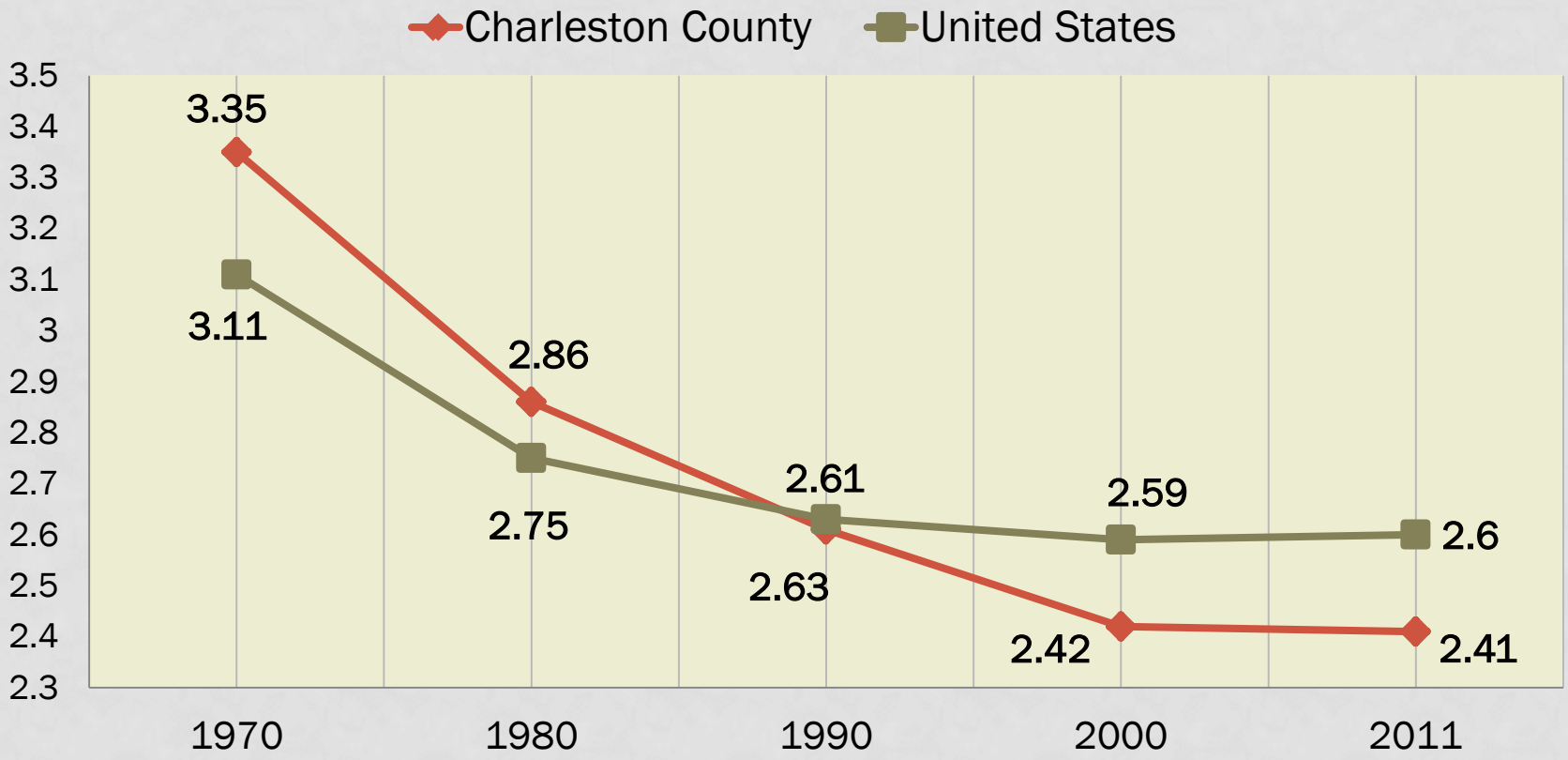
Nonfamily households continue to increase, and it is expected that single-person households will soon equal family households as marriage rates continue to drop.



Source: American Community Survey, 2007-2011

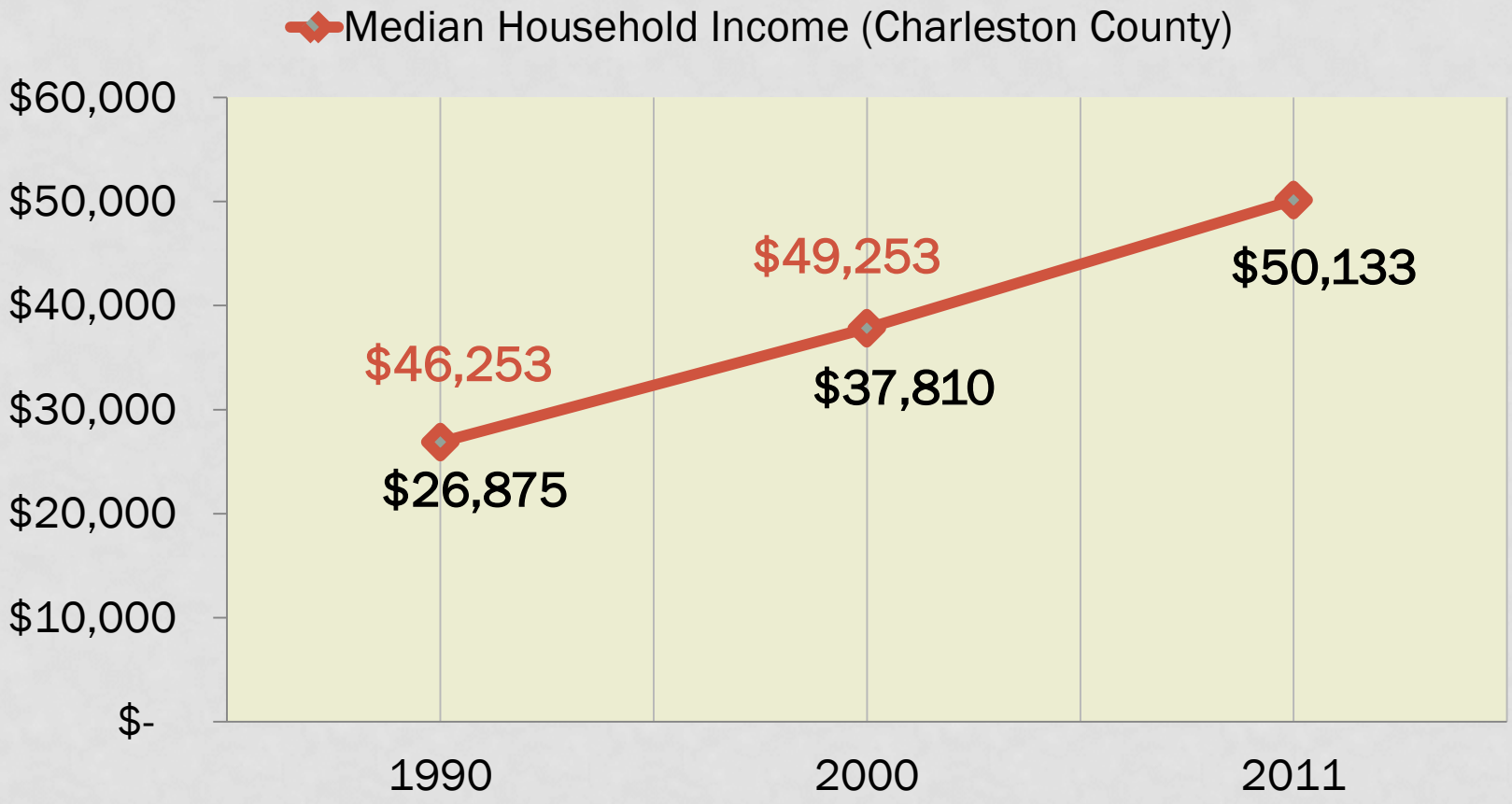
AVERAGE HOUSEHOLD SIZE, 1970-2011

As marriage rates and birth rates decrease, the average household size continues to decline in Charleston County.



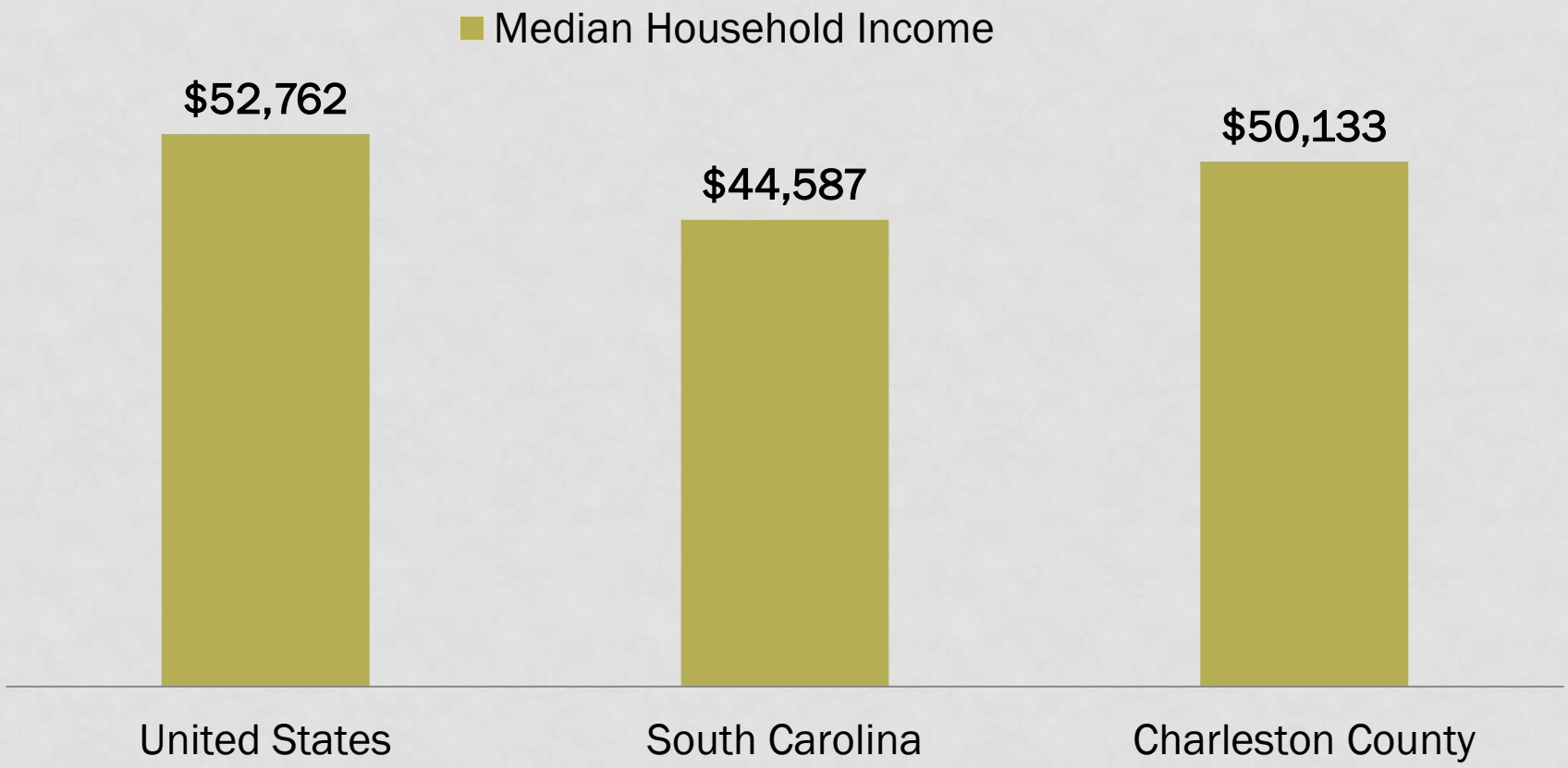
Sources: U.S. Census Bureau, 1970, 1980, 1990, 2000; American Community Survey, 2007-2011

MEDIAN HOUSEHOLD INCOME, 1990-2011



Source: U.S. Census Bureau, 1990, 2000; American Community Survey, 2007-2011

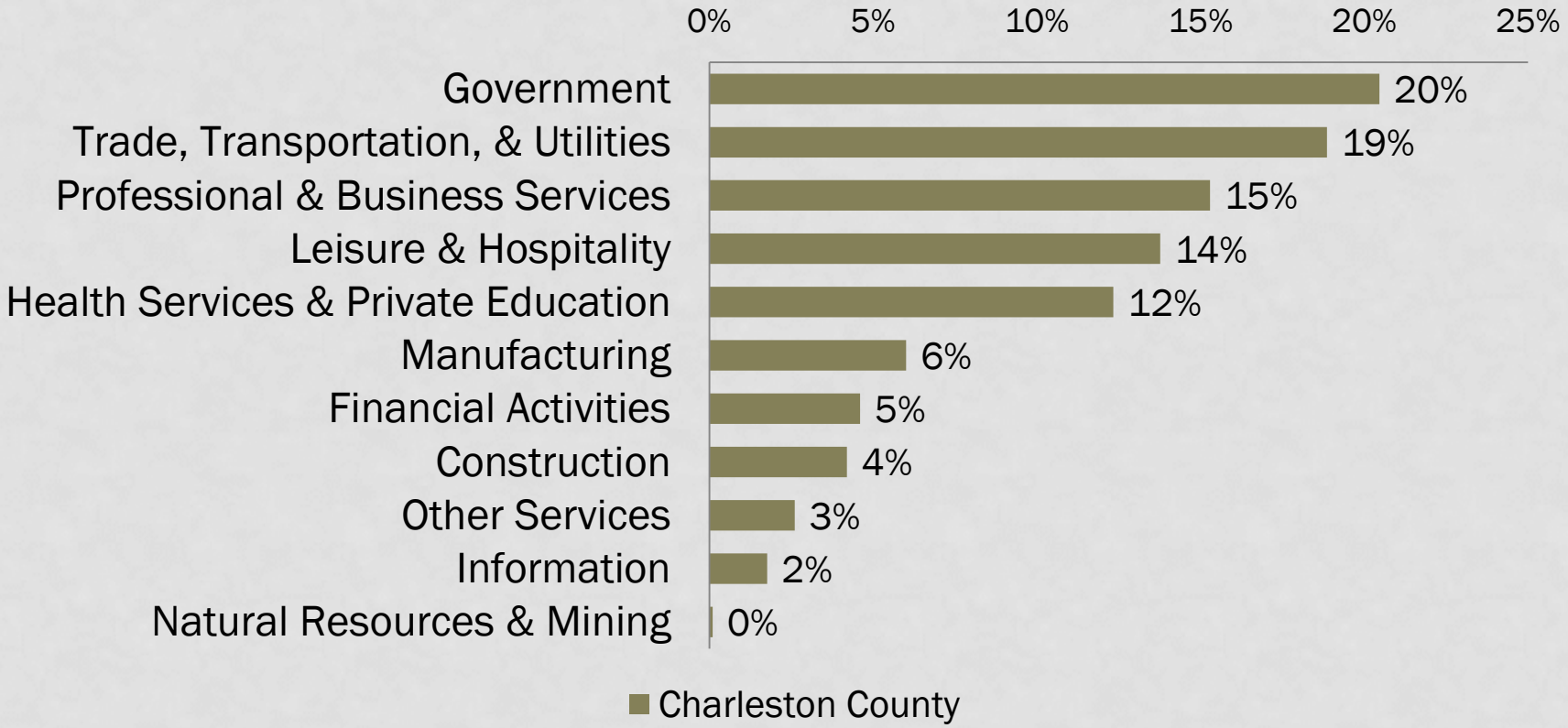
MEDIAN HOUSEHOLD INCOME, 2011



Source: American Community Survey, 2007-2011

EMPLOYMENT BY SECTOR, 2011

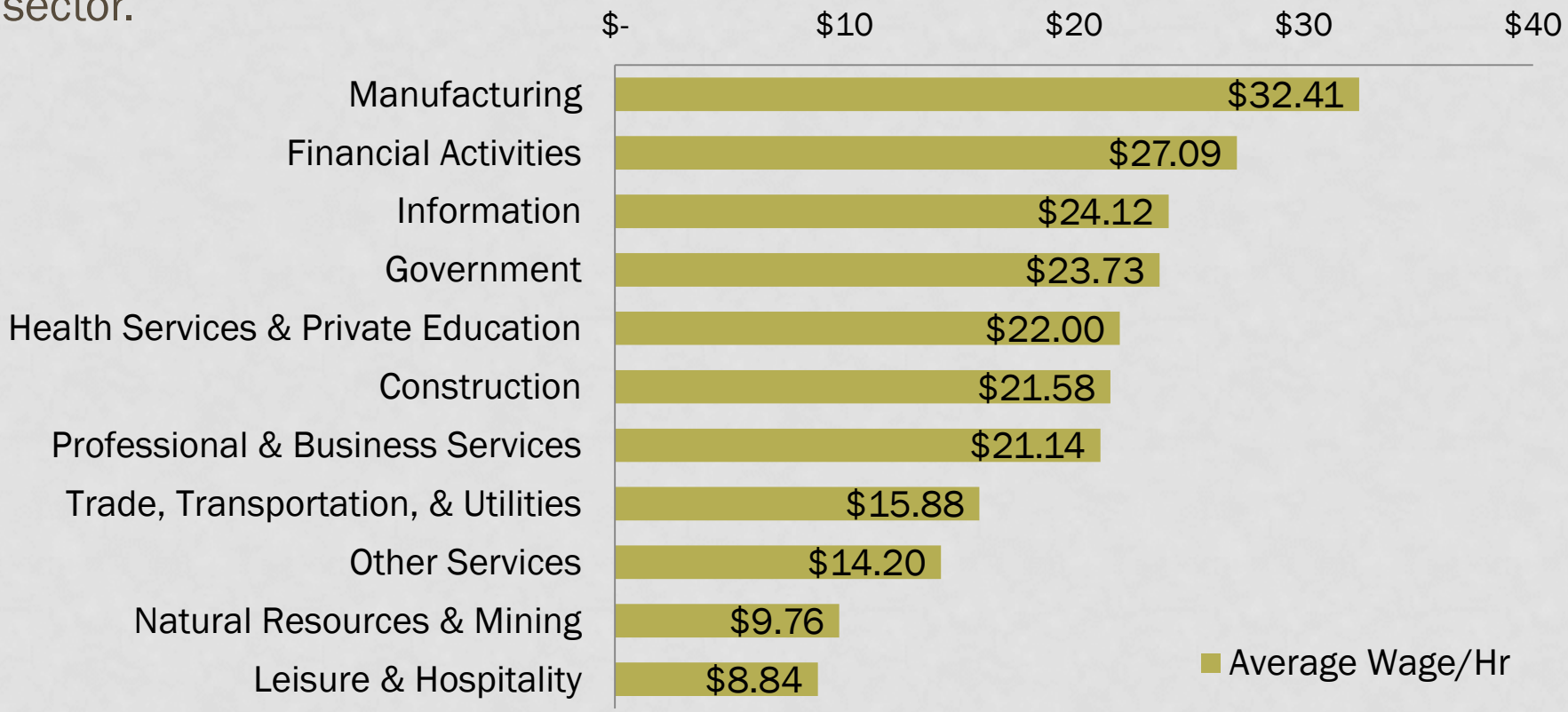
The three industries that employ the most County residents are Government, Trade, Transportation & Utilities, and Professional & Business Services.



Source: Charleston Regional Competitiveness Center via Bureau of Labor Statistics, 2011

AVERAGE WAGE PER HOUR BY SECTOR, 2011

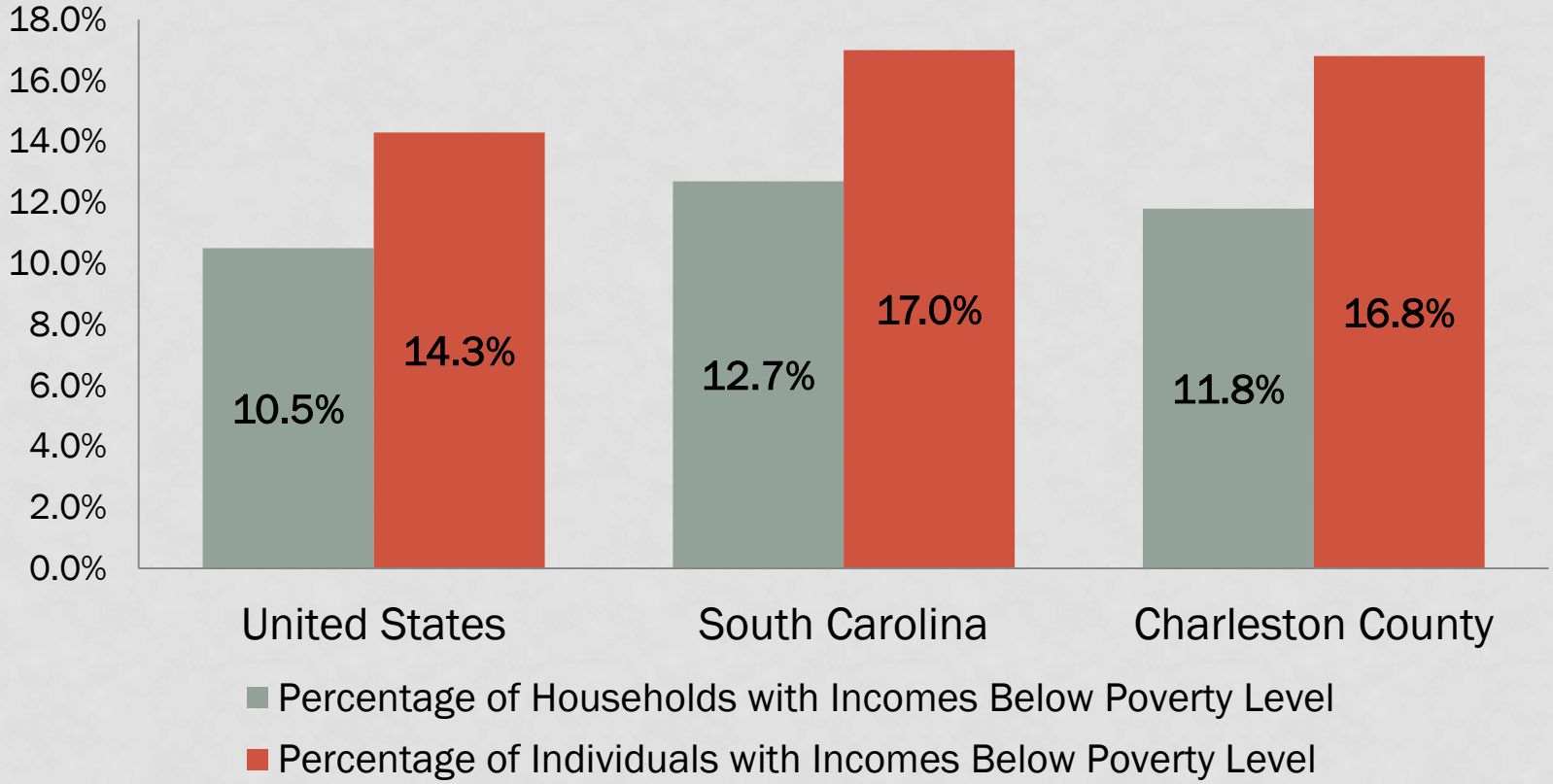
With the exception of Government, Health Services and Private Education, and Manufacturing, the County is below the national average wage per hour by sector.



Source: Charleston Regional Competitiveness Center via Bureau of Labor Statistics, 2011

POVERTY LEVELS, 2011

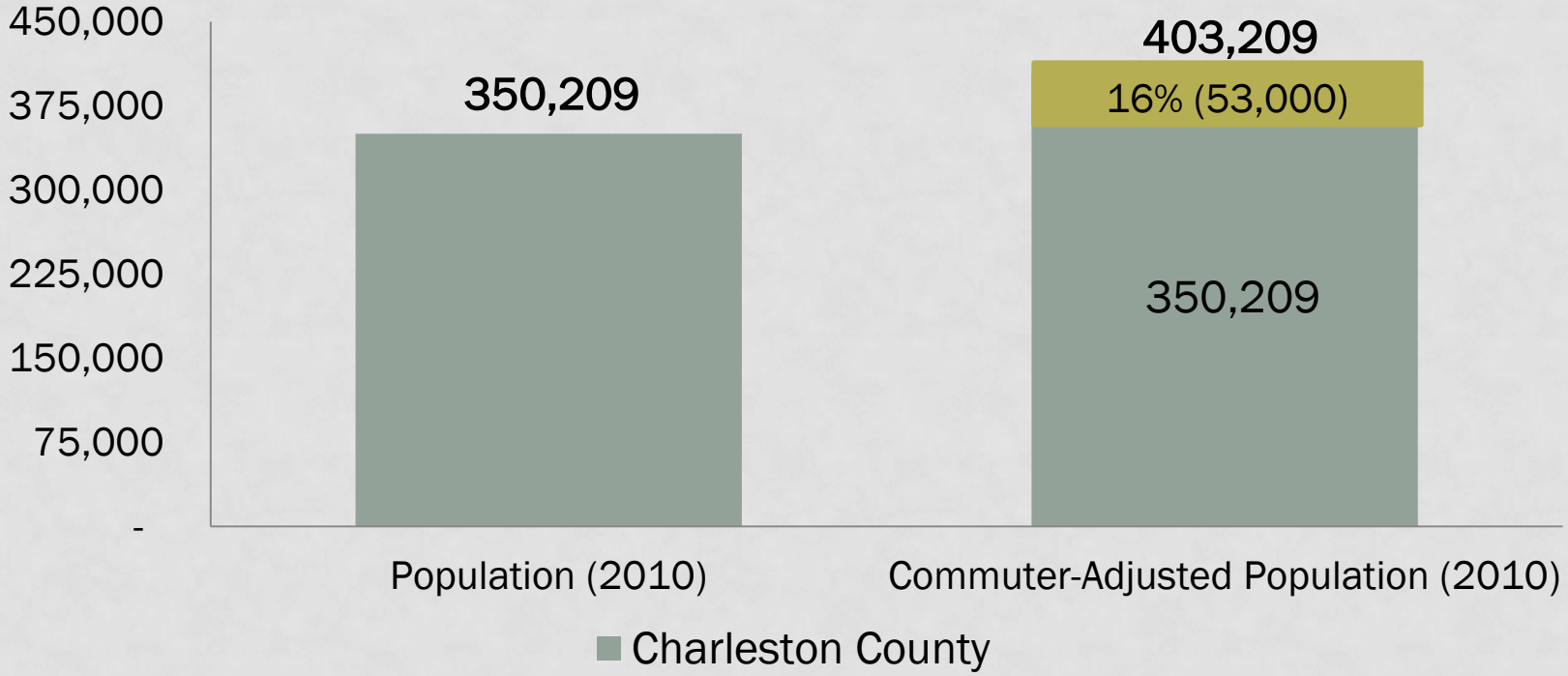
In 2011, the poverty guideline was $18,530 for a family of three, as determined by the US Department of Health and Human Services.



Source: American Community Survey, 2007-2011

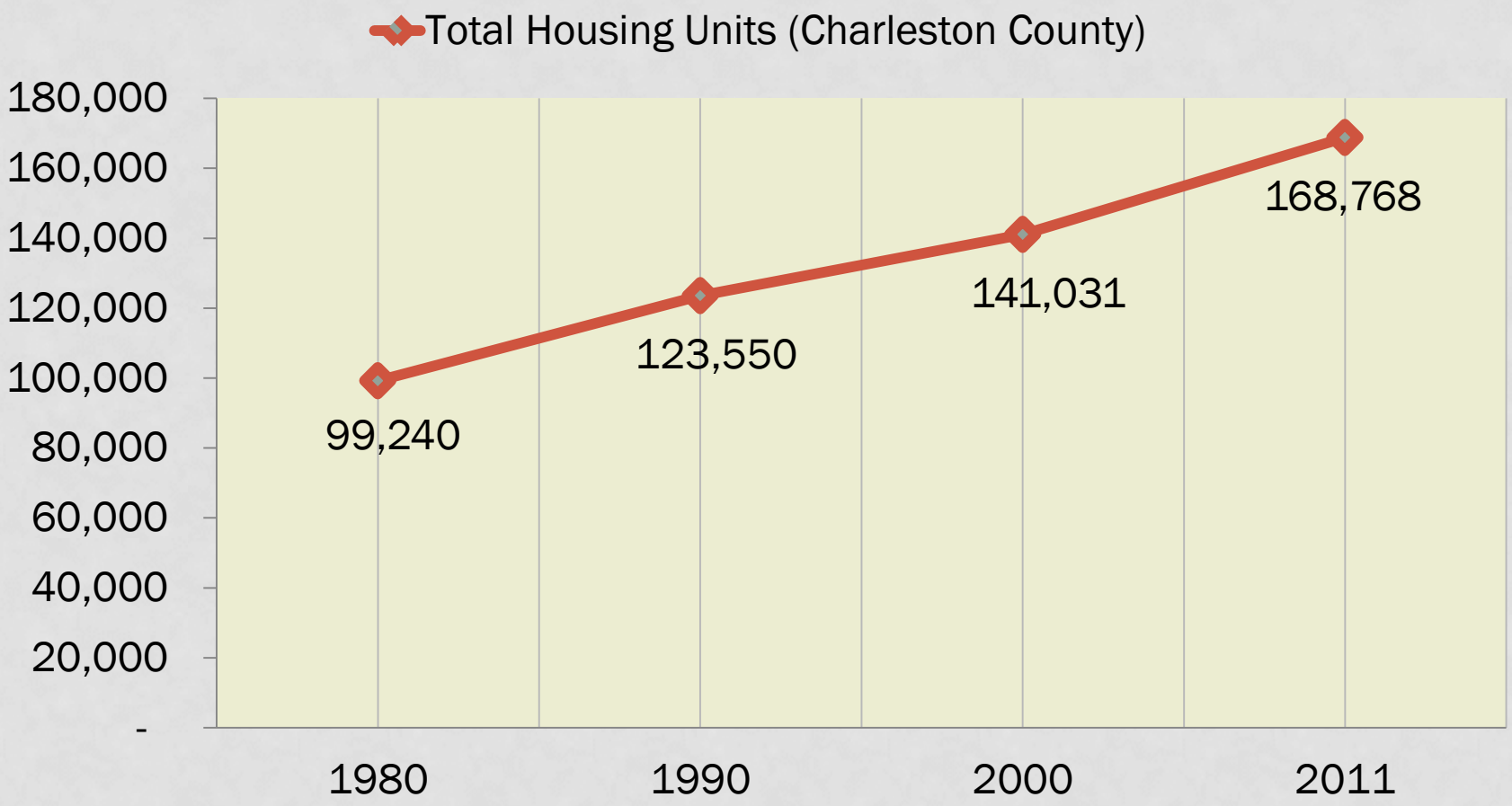
COMMUTER-ADJUSTED POPULATION, 2010

Charleston County is home to many of the region's major employers. As a result, the County's commuter-adjusted population is significantly larger. In 2010, the daytime population increased by 16% or about 53,000 people.



Sources: U.S. Census Bureau, 2010; American Community Survey, 2006-2010

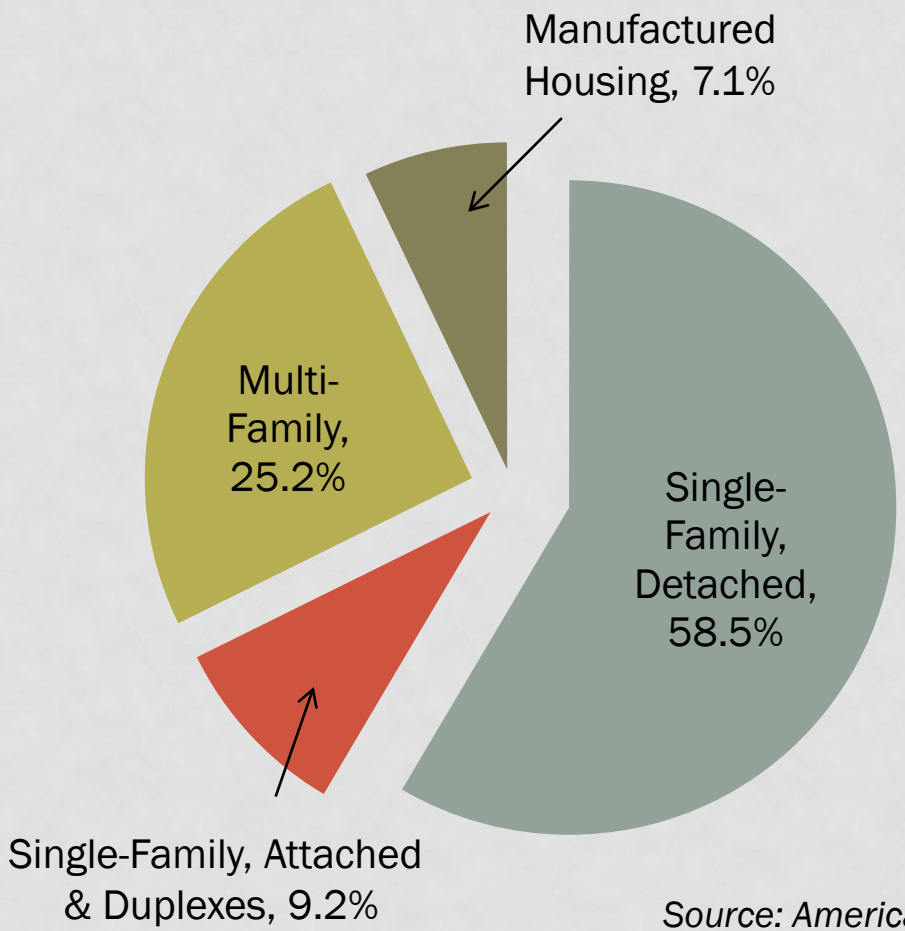
TOTAL HOUSING UNITS, 1980-2011



Sources: U.S. Census Bureau, 1980, 1990, 2000; American Community Survey, 2007-2011

HOUSING TYPES, 2011

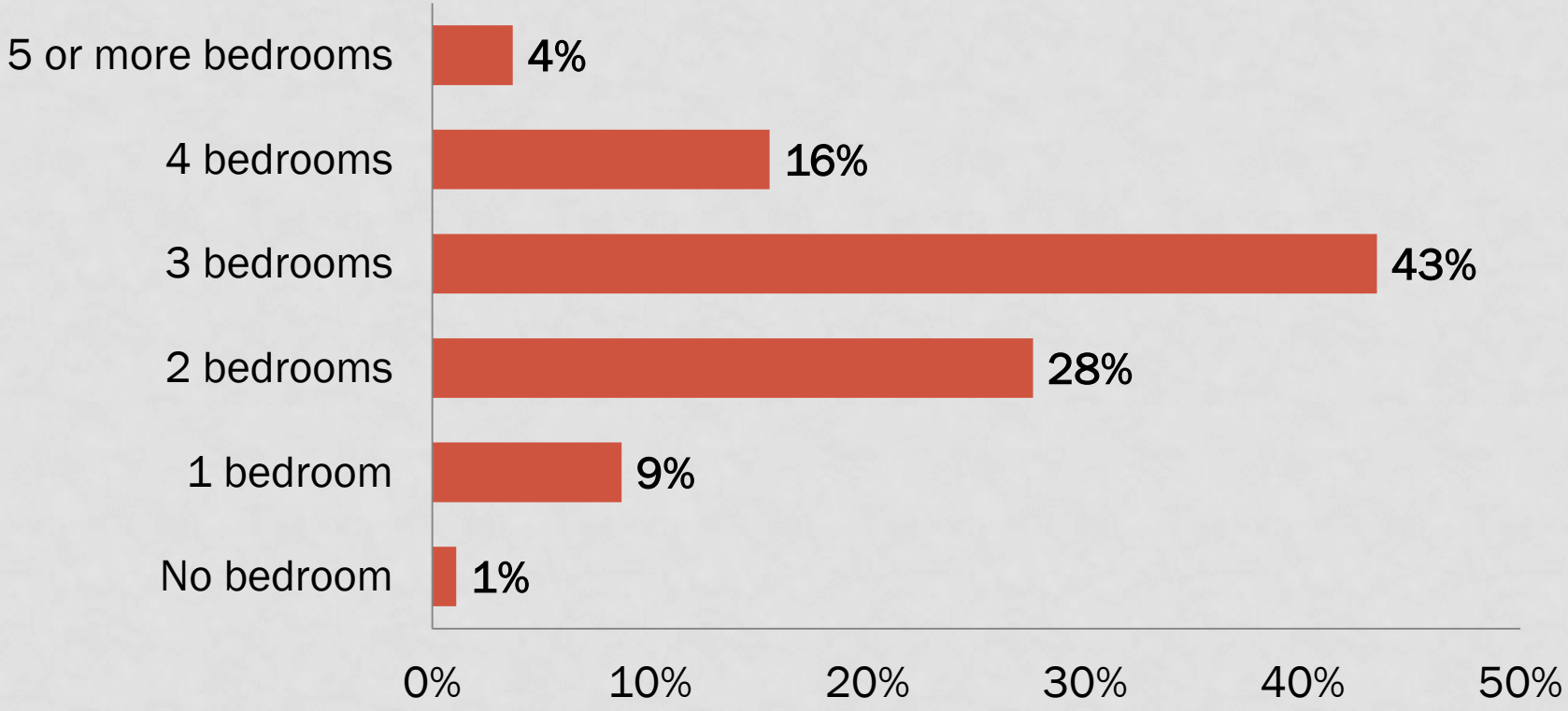
Approximately 169,000 housing units exist in Charleston County.



Source: American Community Survey, 2007-2011

HOUSING SIZE, 2011

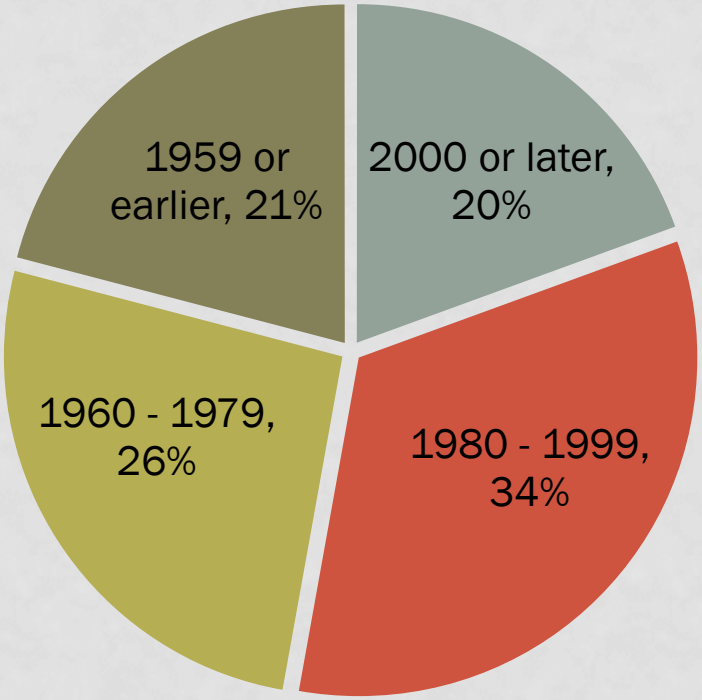
The majority of housing units in Charleston County have 2 or 3 bedrooms. 20% of homes have 4 or more bedrooms.



Source: American Community Survey, 2007-2011

AGE OF HOUSING STOCK BY YEAR BUILT, 2011

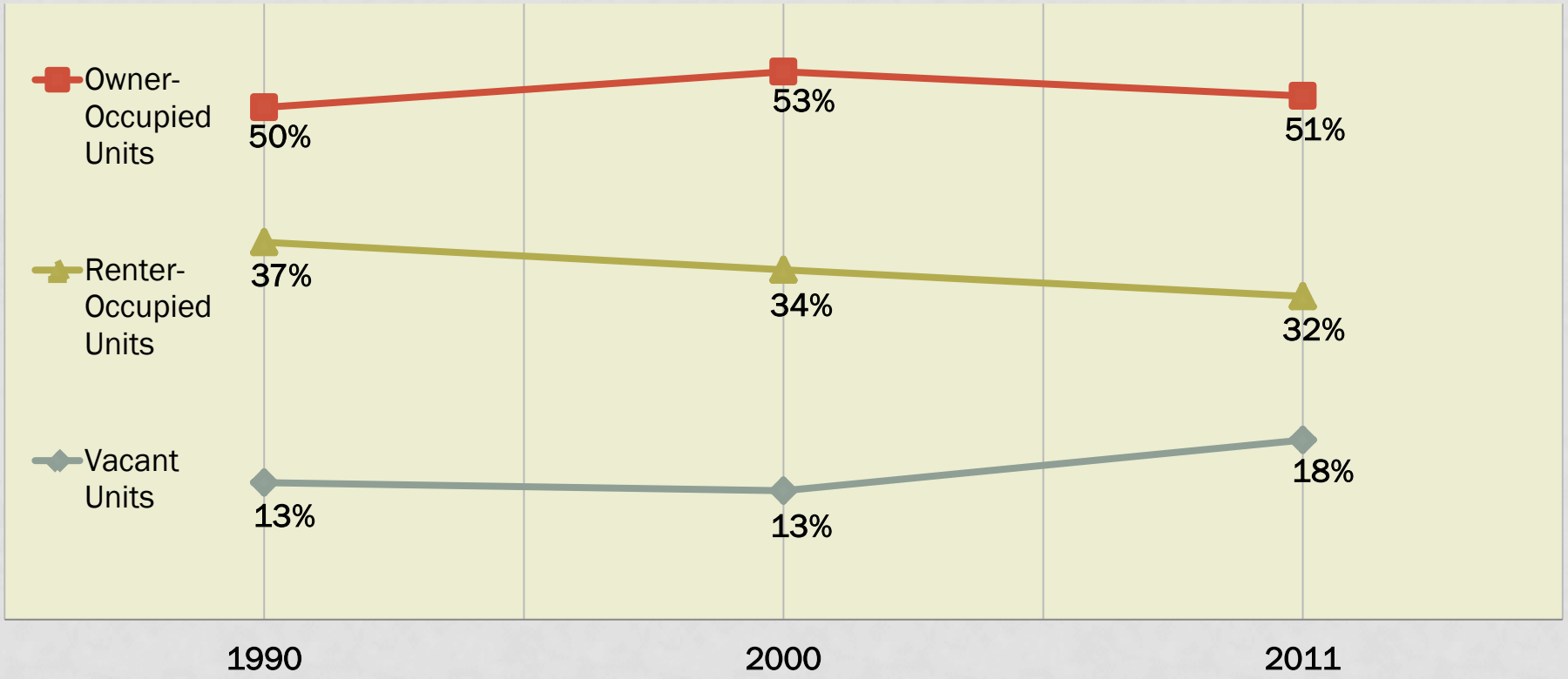
In the BCD Region, Charleston County has the largest percentage of older housing stock (built 1959 or earlier); however, compared to the national housing inventory, the County's housing stock is relatively young. 54% of the housing was built post-1980.



Source: American Community Survey, 2007-2011

HOUSING TENURE, 1990-2011

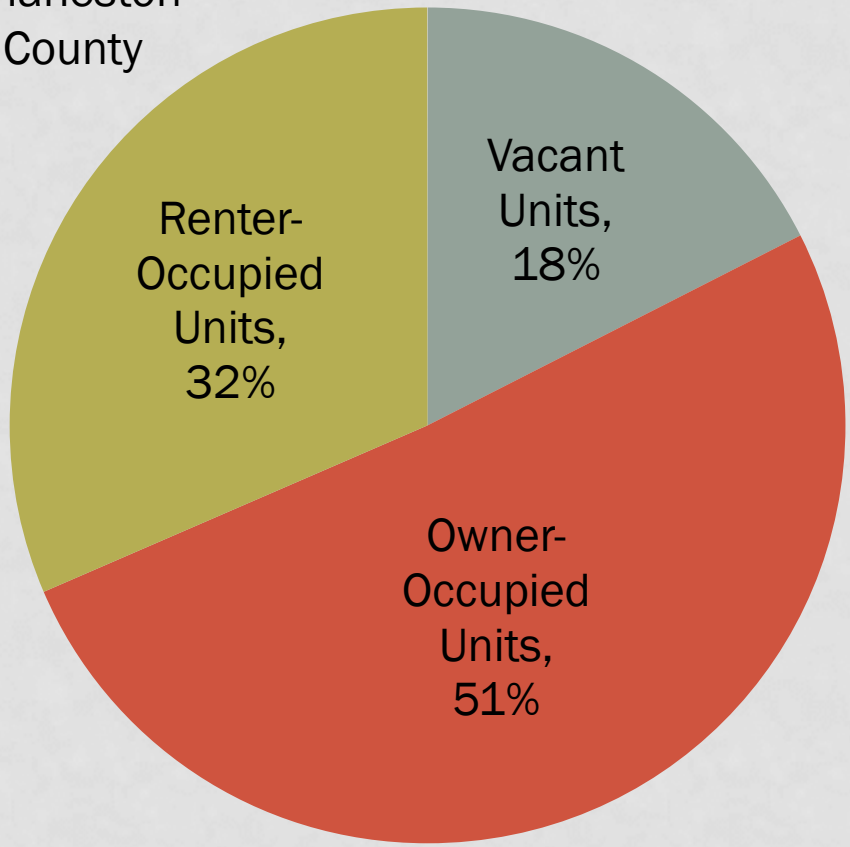
In 2011, vacant units increased while both owner-occupied and renter-occupied units decreased slightly.



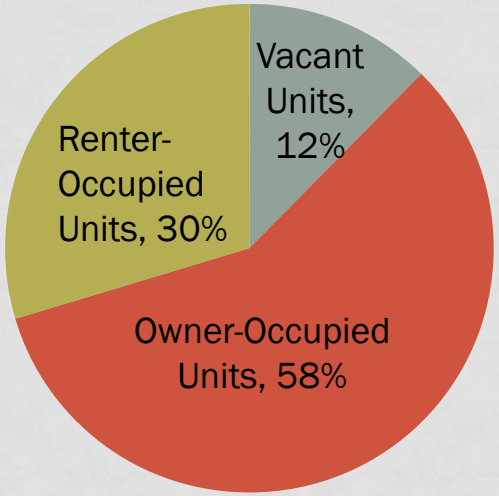
Sources: U.S. Census Bureau, 1990, 2000; American Community Survey, 2007-2011

HOUSING TENURE, 2011

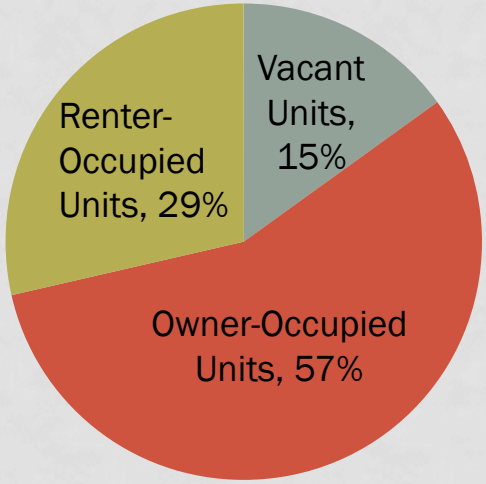
Charleston County



United States

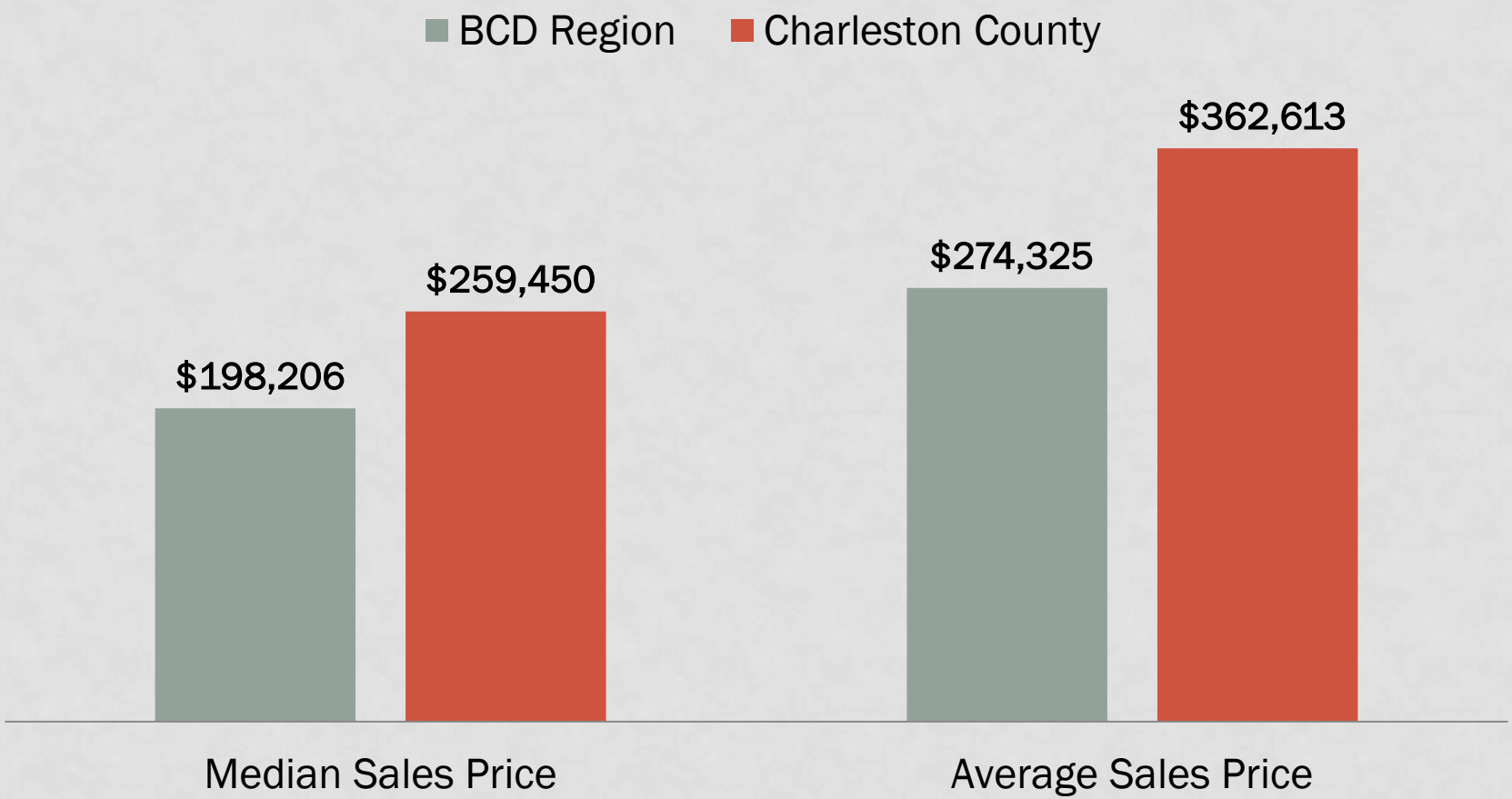


BCD Region



Source: American Community Survey, 2007-2011

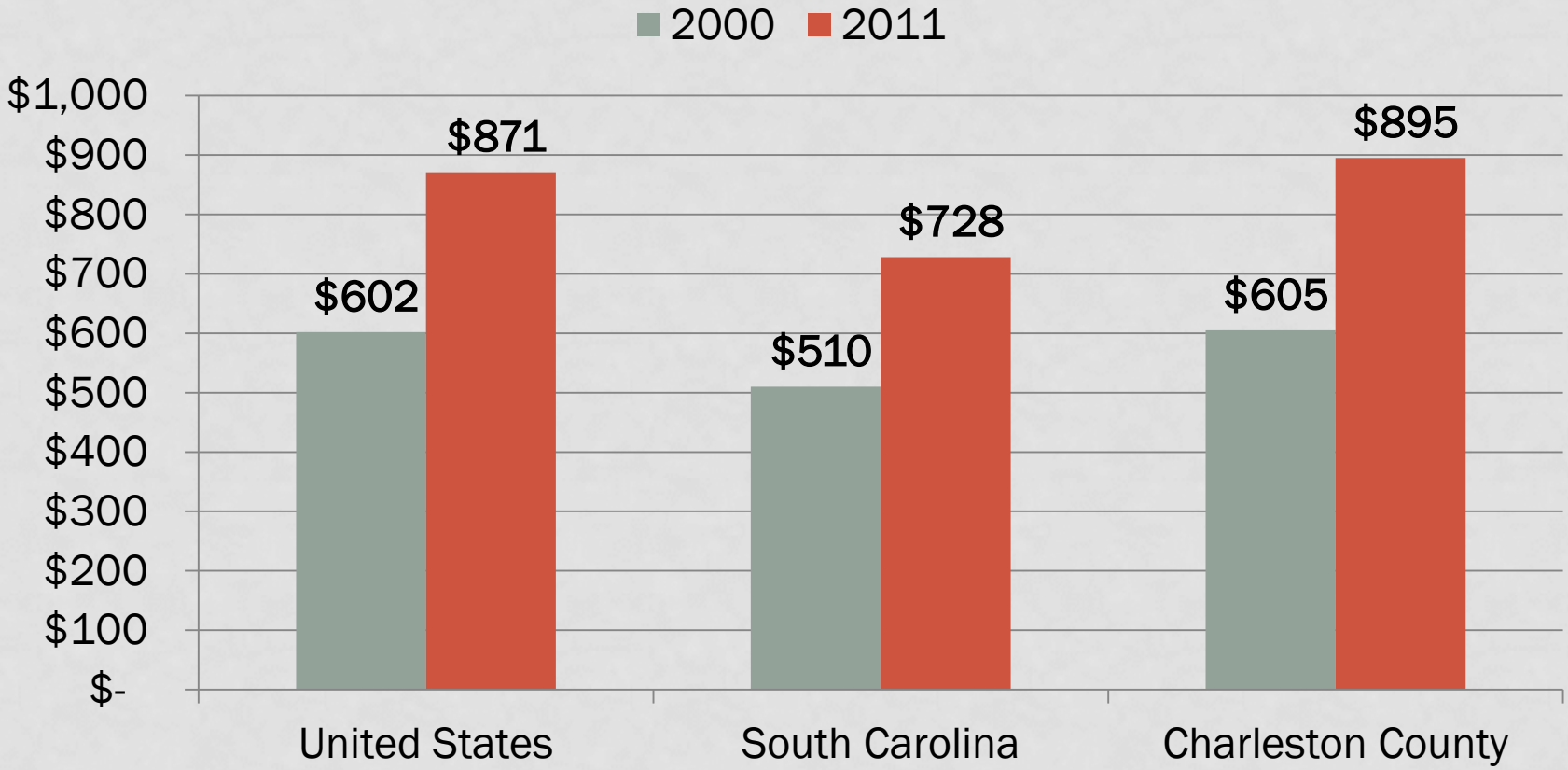
MEDIAN & AVERAGE SALES PRICE, JAN 1 – MAY 31, 2013



Source: Charleston Trident Association of Realtors, May 2013

MEDIAN GROSS RENT, 2000-2011

Median Gross Rent increased 48% from 2000 to 2011 in Charleston County.



Sources: U.S. Census Bureau, 2000; American Community Survey, 2007-2011

HOUSING AFFORDABILITY

- Housing is affordable when **no more than 30%** of a household's annual income is spent on housing costs. This includes mortgages, rent, utilities, insurance, and other associated housing expenses.

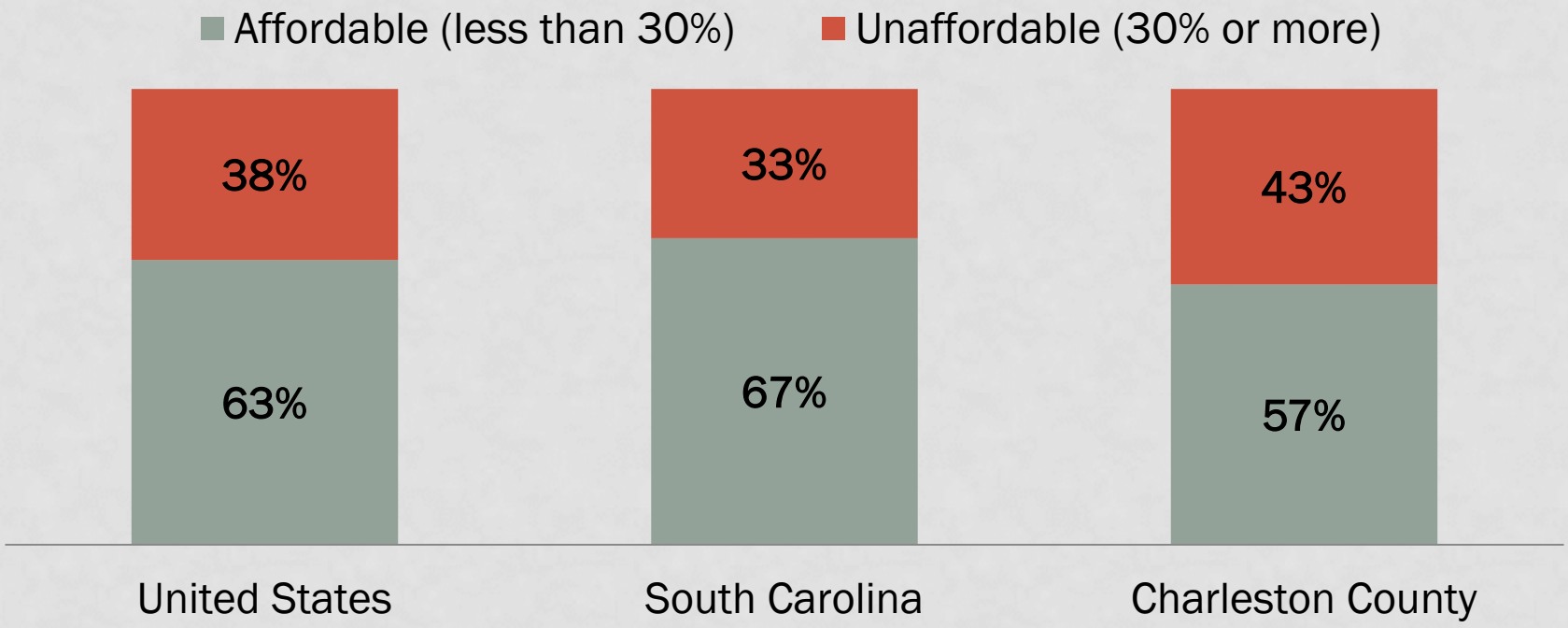
- When housing costs exceed 30%, households are cost burdened and **may struggle to afford other basic needs** such as food, clothing, and transportation.

- The traditional definition of housing affordability does not factor in transportation costs, which can add an **additional 15%** to the cost of housing.

Source: U.S. Department of Housing and Urban Development (HUD)

AFFORDABLE HOUSING, (OWNER-OCCUPIED) 2011

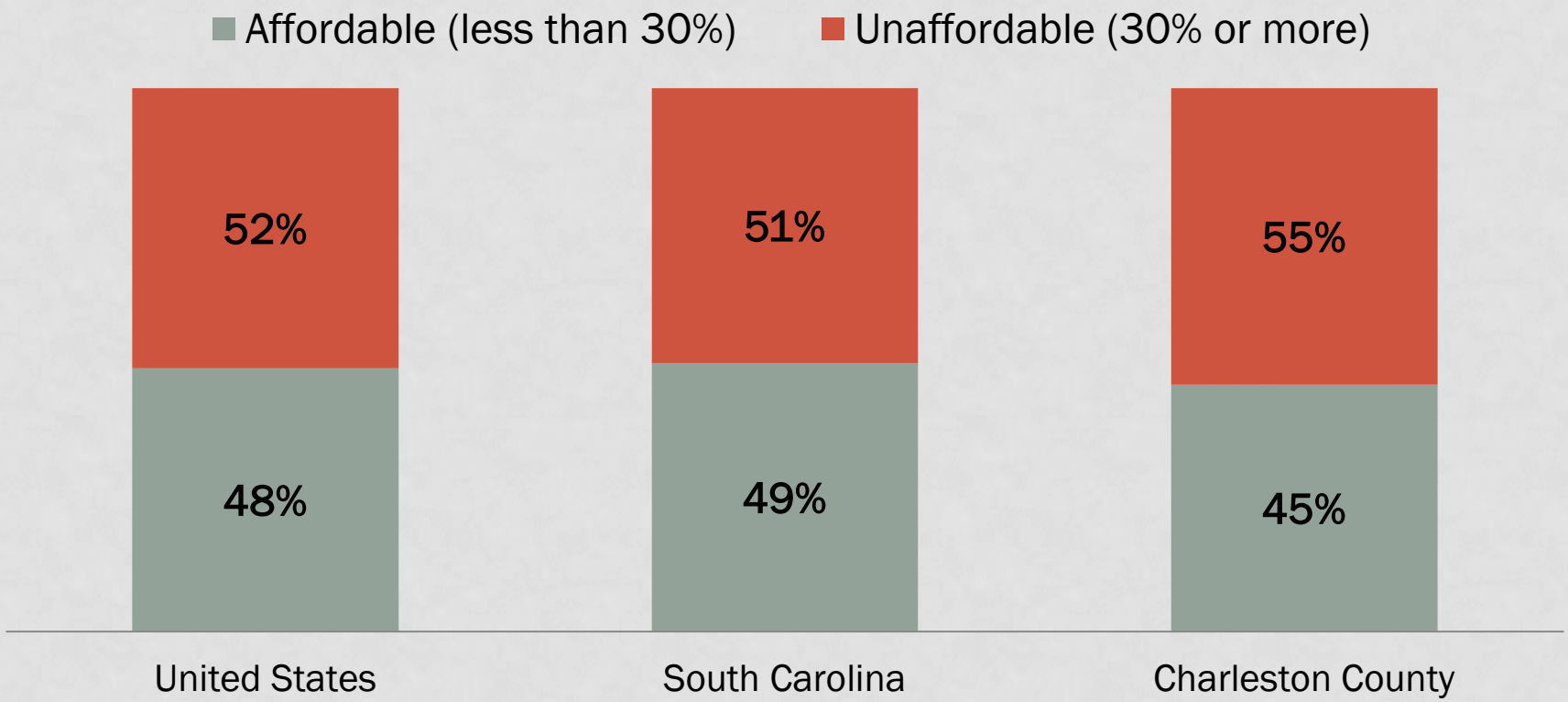
43% of homes with mortgages are unaffordable in Charleston County.



Source: American Community Survey, 2007-2011

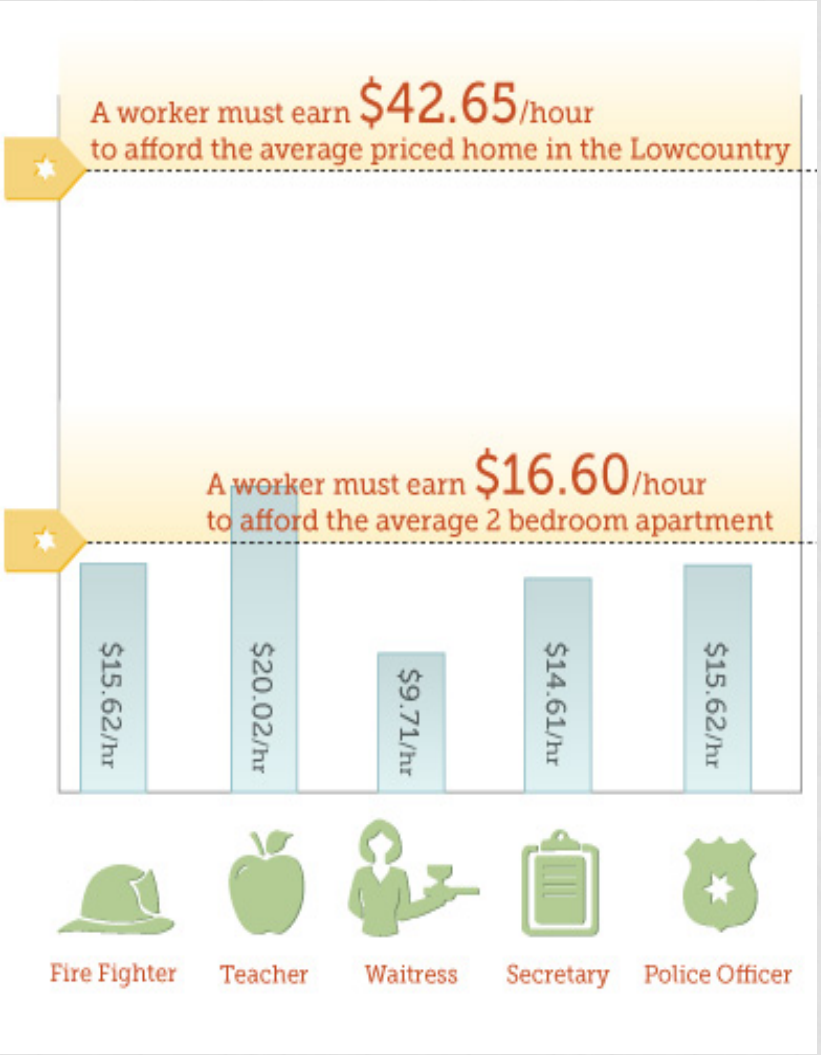
AFFORDABLE HOUSING, (RENTER-OCCUPIED) 2011

Rental units tend to be more unaffordable. **55% of rental units are unaffordable in Charleston County.**



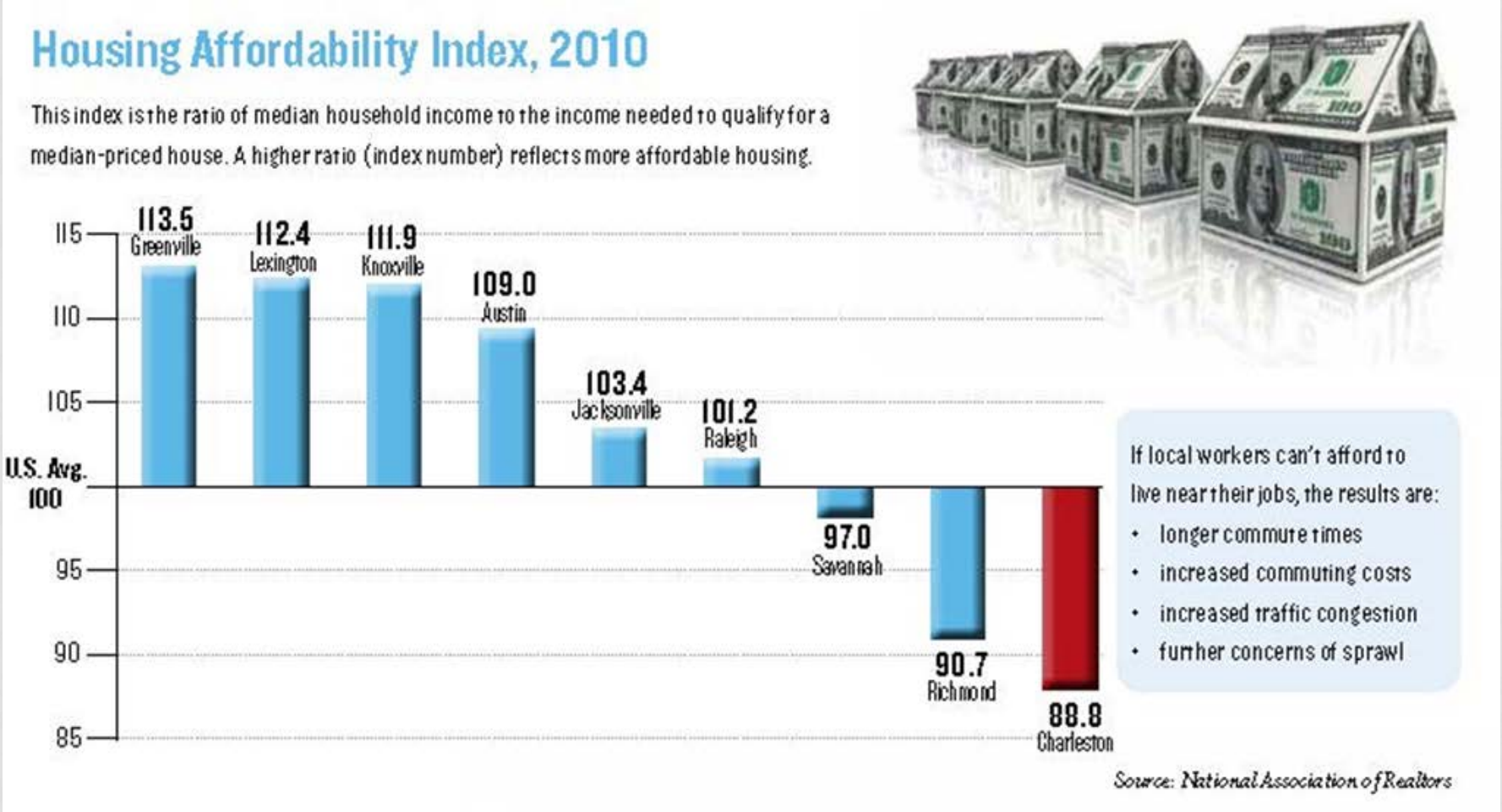
Source: American Community Survey, 2007-2011

HOUSING AFFORDABILITY



Charleston County	
Industry	Average wage/hour
Manufacturing	$32.41/hr
Financial Activities	$27.09/hr
Information	$24.12/hr
Government	$23.73/hr
Health Services & Private Education	$22.00/hr
Construction	$21.58/hr
Professional & Business Services	$21.14/hr
Trade, Transportation, & Utilities	$15.88/hr
Other Services	$14.20/hr
Natural Resources & Mining	$9.76/hr
Leisure & Hospitality	$8.84/hr

HOUSING AFFORDABILITY



Source: Charleston Regional Development Alliance (CRDA) Economic Scorecard, 2012

COST OF LIVING COMPARISON, 2013

City, State	Composite Index	Apartment Rent	Home Price
New York, NY	225.6	$3,902	1,303,421
Washington, DC	144.8	$1,852	$746,549
Boston, MA	140.0	$1,755	$459,744
San Diego, CA	131.9	$1,752	$554,436
Seattle, WA	115.3	$1,436	$370,966
Charleston, SC	98.5	$895	$242,000
Orlando, FL	97.7	$815	$209,095
Atlanta, GA	97.0	$888	$231,965
Charlotte, NC	94.8	$815	$224,594
Huntsville, AL	93.2	$775	$219,782
Durham, NC	92.7	$784	$210,494
Wichita, KS	91.4	$658	$232,651
Savannah, GA	91.0	$760	$198,028
Raleigh, NC	90.8	$635	$206,825

Source: The Council for Community and Economic Research (formerly the American Chamber of Commerce Research Association), 2013; American Community Survey, 2007-2011

POPULATION TRENDS

- Increasing population
  - 52.4% of the US population will live in the South by 2030.
- Diversifying population
  - By 2043, there will be NO majority population in the United States due to declining birth rates among the white, non-Hispanic population and consistently higher birth rates among the Hispanic and Latino populations.
- Graying of America
  - The population, age 65 and older, is increasing and having new implications on local economies. By 2030, one in 5 Americans will be over the age of 65.

POPULATION ELEMENT 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."

POPULATION ELEMENT NEEDS

- Monitoring population and cultural shifts and national trends
- Developing policies to meet the needs of the County's population
- Encouraging diversity within communities

POPULATION ELEMENT 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.~~ *(Addressed in P1)*

P 3. Develop land use strategies and implementation measures that address the needs of the ~~aging~~ population.

POPULATION ELEMENT STRATEGIES

P 4. Support a diverse population through land development regulations which accommodate a range of housing**, transportation,** and employment ~~options~~ **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 District ***and Multiple Use Floating Zone District*** regulations that ~~focus on the form and mix of land uses in land use plans to support~~ ***encourage*** diverse communities ***and respect culture and history***.

HOUSING TRENDS

- **Household Size & Composition**
  - Nonfamily households, specifically single-person households, are increasing and will affect home preferences in the future. By 2025, single-person households are expected to equal family households nationally, and by 2050, they will exceed the number of family households.

- **Changing Preferences due to Generational Differences**
  - Inventory in Charleston is largely single-family, detached residences – there will be a need for more diverse housing options to accommodate urban lifestyle preferences.

HOUSING TRENDS (CONT'D)

- **Homeownership versus Renting**
  - The aging population and younger generations are both more likely to rent, but for different reasons. Older residents do not want the onus of home maintenance that comes with homeownership; younger residents want the mobility afforded by renting.
- **Lack of Housing that is Affordable**
  - Discrepancies between wages and salaries and the cost of housing in Charleston County are leading factors resulting in unaffordable housing.

HOUSING ELEMENT GOAL

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

HOUSING ELEMENT NEEDS

- Meeting the projected demand for ~~12,000 new homes by 2020~~ ***a diversifying population***
- Promoting ~~affordable and workforce~~ housing ***that is affordable***
- Ensuring a supply of safe and structurally sound homes

HOUSING ELEMENT STRATEGIES

H 1. Coordinate with adjacent jurisdictions, the Lowcountry Housing Trust, and other affordable housing agencies in pursuit of supplying ~~affordable~~ housing **that is affordable.**

H 2. Continue to support funding for affordable and workforce housing agencies such as the Lowcountry Housing Trust.

~~H 3. Continue to identify solutions for obstacles to creation of affordable housing in the County ZLDR, development approval processes, and fee structures.~~ ***(Duplicate of H11)***

HOUSING ELEMENT STRATEGIES

H 4. Develop incentives in the ZLDR such as density bonuses, transfers of density, and mixed-use development provisions to promote ~~a variety and diversity of~~ **diverse** affordable **and workforce** housing ~~types~~ **options that promote walkability to services, retail, 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 for low and moderate income households **that is affordable**.

~~H 6. Establish special management areas to support existing communities and maintain existing housing stock.~~

HOUSING ELEMENT STRATEGIES

H 7. Continue to enforce the Building Code and Beautification Section of the Charleston County Code of Ordinances (Ord. #1227) and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition **that meet all FEMA requirements**.

~~H 8. Promote mixed-use developments with diverse housing options in walking distance to services and retail in the Urban/Suburban Area through the future land use plan and ZLDR.~~ ***(Combined with H4)***

H 9. Continue to encourage provision of ~~workforce~~ housing **that is affordable and meets the needs of the diversifying population (e.g.,** ~~through~~ rental apartments, townhouses, duplexes, and first-time home buyer initiatives***)***.

HOUSING ELEMENT STRATEGIES

~~H 10. Continue to enforce the Residential Building Code to protect the general health, safety, and welfare of the population~~. ***(Duplicate of H7)***

H 11. Charleston County should be proactive in promoting affordable **and workforce** housing through incentives and **the** removal of regulatory barriers.

H 12. **Incorporate the recommendations of the Tri-County Housing Needs Assessment into the Plan by adopting amendments to the ZLDR and coordinating with other County departments, outside agencies, and public and private organizations.** *Note: The Housing Needs Assessment will be presented to the Planning Commission and Council for review, recommendation, and approval.*