

October 14, 2013 Draft

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

3.1.1: GENERAL LAND USE POLICIES**Overview**

The Land Use ~~Element~~ Goal and the Land Use Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth Management sections that follow.

Land Use Element Goal

~~Land resources will~~ *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.*

Land Use Element Needs

Land Use Element needs include, but are not limited to, the following:

- Adopting a defined ~~Reinforcing~~ the Urban Growth Boundary ~~through interjurisdictional 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; and
- 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 and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element of the Comprehensive Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- 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 transportation, 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 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.

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.~~

3.2.3: ECONOMIC DEVELOPMENT ELEMENT 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.

Economic Development Element Needs

Economic Development Element needs include, but are not limited to, the following:

- A unified economic development vision for the Charleston Region;
- Fostering a stable and competitive business climate; and
- Supporting existing industries, encouraging new business start-ups, including small business enterprises and minority-owned businesses, and attracting new targeted sectors to Charleston County.

3.2.4: ECONOMIC DEVELOPMENT ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by the County in support of the objectives of the various economic development agencies that promote and serve the County and in support of the strategies of the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

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| <p>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.**</p> <p>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.</p> <p>ED 3. Provide Support incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.</p> <p>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.</p> <p>ED 5. Support economic development objectives within of the Berkeley-Charleston-Dorchester Council of Governments Region.</p> <p>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.</p> <p>ED 7. Promote and enhance agricultural activities in the Rural Area by providing incentives to keep land in active agricultural production.</p> <p>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.</p> <p>ED 9. Support tourism by continuing to protect</p> | <p>valuable historic, natural, and cultural resources through adequate land development regulations.</p> <p>ED 10. Continue to highlight the natural and agricultural heritage of the Lowcountry in promotional materials for economic development.**</p> <p>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.</p> <p>ED 12. Utilize Intergovernmental Agreements with other municipalities, agencies, and jurisdictions to strategically focus regional resources on prime economic development sites within the County.</p> <p>ED 13. Support the enhancement of existing and new businesses through infrastructure funding initiatives, code enforcement and beautification programs.‡</p> <p>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 through the continued business, recruitment, retention, and expansion efforts of the Charleston County Economic Development Department and its allies.</p> <p>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.</p> |
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October 14, 2013 Draft

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

- ED 16. Support the implementation strategies for business and talent development, business climate, and job creation, as described in efforts such as *Opportunity Next*, *Accelerate Charleston*, and future initiatives.
- 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.

October 14, 2013 Draft

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

3.3.3: NATURAL RESOURCES ELEMENT 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.

Natural Resources Element Needs

Natural Resources Element needs include, but are not limited to, the following:

- Protecting and enhancing natural resources;
- Sustaining natural environments, habitats and wildlife;
- Promoting sustainable development practices; and
- Allowing compact land use patterns to help minimize the fragmentation of natural resources.

3.3.4: NATURAL RESOURCES ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by Charleston County and cooperating agencies that promote and protect natural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- 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 in 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 Floating Zone** 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.

3.4.3: CULTURAL RESOURCES ELEMENT 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.

Cultural Resources Element Needs

Cultural Resources Element needs include, but are not limited to, the following:

- Preserving the County’s significant historic and archaeological resources and cultural heritage;
- Increasing public awareness of the historic character of the County; and
- Promoting public and private partnerships to preserve and protect cultural resources.

3.4.4: CULTURAL RESOURCES ELEMENT STRATEGIES AND TIME FRAMES

Charleston County should take the following actions to promote and protect cultural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- CR 1. 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 2. 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.**
- 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 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.**

October 14, 2013 Draft

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

3.5.3: 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

Population Element needs include, but are not limited to, the following:

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

3.5.4: POPULATION ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following strategic actions in support of the Vision and Goals of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- 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 ~~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.
- P6. 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**.

October 14, 2013 Draft

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

3.6.3: 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

Housing Element needs include, but are not limited to, the following:

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

3.6.4: HOUSING ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies in support of the Housing Goal and the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- H 1. Coordinate with adjacent jurisdictions, the Lowcountry Housing Trust, 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.

~~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.**~~

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 in 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.~~

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. Incorporate the goals and strategies of the Berkeley-Charleston-Dorchester Housing Needs Assessment into the Plan and implement them by adopting amendments to the ZLDR and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.

October 14, 2013 Draft

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

3.7.3: TRANSPORTATION ELEMENT 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.

3.7.4: TRANSPORTATION ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies to support the transportation Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- 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.

Transportation Element Needs

Transportation Element needs include, but are not limited to, the following:

- Tying transportation with the strategies of **housing**, economic development, and land use;
- Encouraging transportation options such as public transit and pedestrian and bicycle systems;
- Improving the efficiency of the existing and planned transportation system, with particular attention to **connectivity and** evacuation planning; and
- Ensuring that transportation planning is a coordinated effort of all jurisdictions.

- 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.



3.7.4: TRANSPORTATION ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

- 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, intersections 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.
- 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.

October 14, 2013 Draft

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

3.8.3: COMMUNITY FACILITIES ELEMENT 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.

Community Facilities Element Needs

Community Facilities Element needs include, but are not limited to, the following:

- Continuing to evaluate and plan for additional community facilities and services;
- Coordinating with the various service providers in the County;
- Creating a stronger link between capital improvements programming and land use planning;
- **Maintaining existing community facilities to ensure long-lasting, efficient use;** and
- Encouraging the cost-effective provision of public facilities and services by promoting compact and mixed-use development.

3.8.4: COMMUNITY FACILITIES ELEMENT STRATEGIES AND TIME FRAMES

The County should undertake the following action strategies to support the Community Facility Goal and the Vision for this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

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| <p>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.</p> <p>CF 2. Create a stronger link between capital improvements programming and land use planning.</p> <p>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.</p> <p>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.**</p> <p>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.</p> <p>CF 6. Any proposed community based</p> | <p>wastewater treatment systems proposed for the Rural Area should be approved by County Council and should be publicly owned.</p> <p>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.**</p> <p>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 Dispatch Center. and consolidated dispatch and call centers.**</p> <p>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 Dispatch Center.**</p> <p>CF 10. Continue to support and provide quality public safety services to all residents and visitors of Charleston County.**</p> <p>CF 11. Continue to encourage efforts of the</p> |
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COMMUNITY FACILITIES ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

- 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.

October 14, 2013 Draft

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

3.9.3: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION ELEMENT GOAL

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

Priority Investment, Implementation, and Coordination Element Needs

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

- Inter-jurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming, Fiscal Impact Assessment, and funding options;
- Maintaining rural character; and
- Responding to changes by authorizing alternatives to conventional land use and development patterns.

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

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

- PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing 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 reflect the recommendations of the Comprehensive Plan Elements including but not limited to rural preservation, development quality, resource protection, housing affordability, and economic development.
- PI 4. Organize and carry out specific area plans in a coordinated effort to address specific planning issues involving Charleston County including:
 - ~~Developments of County Significance:~~
 - Consistent land use plans and architectural standards among adjacent jurisdictions.
 - Consistent commercial corridor overlay districts among adjacent jurisdictions.
 - Provision of transportation alternatives among jurisdictions.

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

- 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, **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 criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and 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.
- 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 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.

October 14, 2013 DraftComprehensive Plan Five-Year Review (proposed deletions shown as ~~strikethroughs~~; proposed additions shown as red text)**3.10.3: ENERGY ELEMENT GOAL**

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

Energy Element Needs

Energy Element needs include, but are not limited to, the following:

- Promoting conservation of resources;
- Investing in renewable energies;
- Educating the public on alternative energy sources and energy conservation; and
- Encouraging public and private partnerships to facilitate alternative energy sources and energy conservation.

3.10.4: ENERGY ELEMENT STRATEGIES AND TIME FRAMES

The following strategic actions should be undertaken by Charleston County and cooperating agencies in support of the Energy Element Goal and the other elements of this Plan. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

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| <p>ES.1. Support recommendations of other elements in this Plan that reduce energy demand and promote energy efficiency.</p> <p>ES.2. Facilitate educational outreach, training and technical assistance to promote energy efficiency and the use of alternative energy sources.</p> <p>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.</p> | <p>ES.4. Conduct an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost effective improvements.</p> <p>ES.5. Evaluate all County operations to promote energy efficiency and reduce energy consumption.</p> <p>ES.6. Convert the County fleet to more fuel-efficient vehicles over time.</p> <p>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.</p> <p>ES.8. Expand the provision of online services, where practical, to reduce or eliminate the need for the public to travel to County facilities.</p> | <p>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.</p> <p>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.</p> <p>ES.11. Streamline and reduce government barriers to facilitate green building design.</p> <p>ES.12. Adopt a voluntary approach to promoting green building code standards.</p> <p>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.</p> |
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October 14, 2013 Draft

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



3.10.4: ENERGY ELEMENT STRATEGIES AND TIME FRAMES CONTINUED

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.***

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** Areas 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.

A RESOLUTION

OF CHARLESTON COUNTY PLANNING COMMISSION

WHEREAS, the Charleston County Council adopted the Charleston County Comprehensive Plan Ordinance, No. 1095, effective April 20, 1999, with subsequent amendments and additions made thereto, which enacted and amended the Charleston County Comprehensive Plan in compliance with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended (“the Planning Act”); and

WHEREAS, pursuant to the Planning Act, the County Council adopted Ordinance No. 1274, effective November 18, 2003, with subsequent amendments and additions made thereto, at the five-year review of the Comprehensive Plan; Ordinance No. 1567, effective November 18, 2008, with subsequent amendments and additions made thereto, at the ten-year update of the Comprehensive Plan; Ordinance No. 1622, effective December 22, 2009; Ordinance No. 1694, effective October 11, 2011; Ordinance No. 1720, effective February 23, 2012; and Ordinance No. 1722, effective May 8, 2012; and

WHEREAS, the Charleston County Planning Commission began the five-year review of the Plan on November 5, 2012 pursuant to the Planning Act, which states “The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan”; and

WHEREAS, the Charleston County Planning Commission completed the five-year review of the Comprehensive Plan on October 14, 2013, having reviewed the Comprehensive Plan in its entirety, including all ten elements outlined therein; and

WHEREAS, the Charleston County Planning Commission will implement the findings of the five-year review through amendments to the Comprehensive Plan and Zoning and Land Development Regulations Ordinance to be completed as part of the annual work program.

NOW, THEREFORE, BE IT RESOLVED, that the Charleston County Planning Commission completed the five-year review of the Charleston County Comprehensive Plan pursuant to the Planning Act on October 14, 2013, and will implement the findings of the five-year review through amendments to the Comprehensive Plan and Zoning and Land Development Regulations Ordinance to be completed as part of the annual work program.

CHARLESTON COUNTY PLANNING COMMISSION

Eric Meyer, Chair
October 14, 2013