

# 2013 Charleston County *Comprehensive Plan* Five-Year Review

Charleston County Planning Commission

November 5, 2012



## Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*



ADOPTED BY CHARLESTON COUNTY COUNCIL

November 18, 2008

*Ordinance No. 1567 as amended*

# SC Local Government Comprehensive Planning Enabling Act

*“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.”*

Section 6-29-510(E), SC Code of Laws

# Comprehensive Plan Elements

- Land Use
- Economic Development
- Natural Resources
- Cultural Resources
- Population
- Housing
- Transportation
- Community Facilities
- Priority Investment, Implementation, & Coordination
- Energy

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## Chapter 3.9, Priority Investment, Implementation, & Coordination Element

- Four Major Implementation Initiatives to carry out the Plan's strategies:
  - Capital Facility Program, Fiscal Impact Analysis, and Funding Options
  - Inter-jurisdictional Coordination
  - Rural Preservation
  - Area Specific Strategic Planning

# Area Specific Strategic Planning = Annual Work Plan

*“These tasks will help implement this Plan by coordinating land use with the provision of public facilities, and transportation initiatives. Many of them will require intergovernmental coordination to ensure aspects of development are consistent across jurisdictional lines. They can also be used to further the land use, population, and housing goals of the County...”*

Comprehensive Plan page Chapter 3.9.5 (A), page 117

**Major Planning Efforts**

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

TABLE 3.9.1: PRIORITY RECOMMENDATIONS FOR MAJOR PLANNING EFFORTS

Area	Recommended Time Frame*	Intergovernmental Coordination
Highway 17 North to the County Boundary (including all areas outside the National Forest)	1-2 Years	Towns of Mount Pleasant, Awendaw, and McClellanville
West County/MeadWestvaco Area	1-2 Years	Towns of Hollywood, Meggett, Ravenel
Southern Portion of Johns Island	1-2 Years	Towns of Kiawah Island and Seabrook Island

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

**Developments of County Significance**

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

**Application**

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

**Process**

The process shall follow the procedure required by the Charleston County Zoning and Land Development Regulations Ordinance and South Carolina State Law in terms of public hearings, notifications, time-limits, and final determinations for Comprehensive Plan amendment requests, Development Agreement requests, Rezoning requests, and for any change on the Zoning Map. Extensive public outreach should be required prior to the submission of an application for a Development of County Significance.

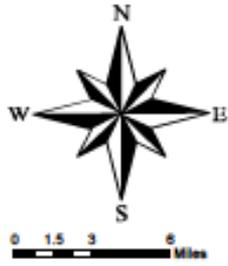
**Criteria**

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

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

# Map 3.1.3: Special Planning Areas

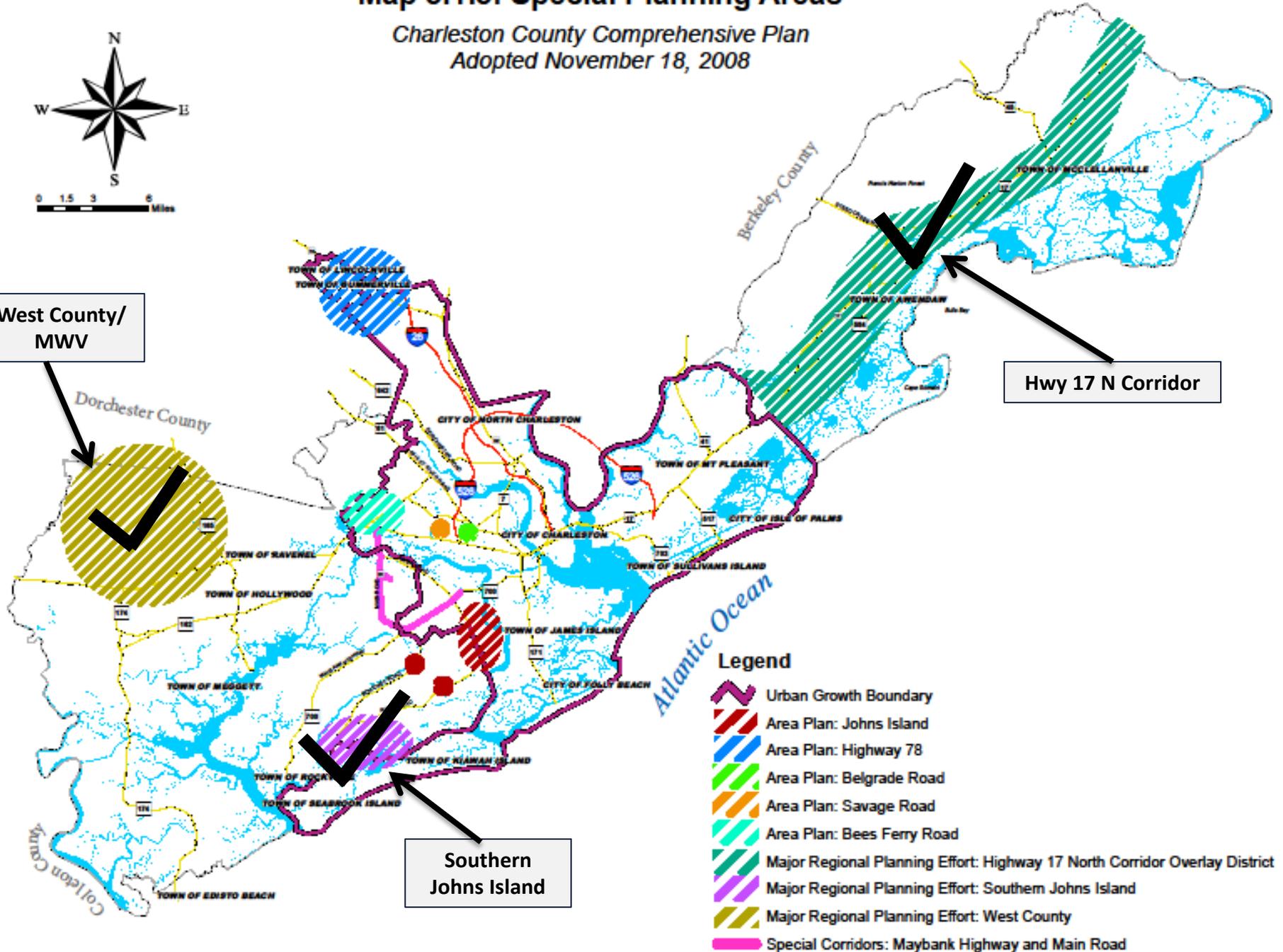
Charleston County Comprehensive Plan  
Adopted November 18, 2008



West County/  
MWV

Hwy 17 N Corridor

Southern  
Johns Island



**Area Plans**

The map entitled "Special Planning Areas" identifies areas in the Urban/Suburban Area of Charleston County that are experiencing immediate development pressures and require further study regarding land use issues. The recommended implementation strategy for these areas is to create consistent area plans coordinated with adjacent jurisdictions, affected agencies, and the public. This could result in amendments to the *Future Land Use Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

TABLE 3.9.1: PRIORITY RECOMMENDATIONS FOR AREA PLANS

Area	Recommended Time Frame	Intergovernmental Coordination
Bees Ferry Road	1-2 Years	Economic Development, City of Charleston
West Ashley (Belgrade Road/Savage Road)	3-5 Years	City of Charleston
Highway 78	3-5 Years	Lincolntonville, Summerville, North Charleston, and Berkeley County
Johns Island Area	3-5 Years	City of Charleston

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

**Special Corridors**

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

The recommended strategy to ensure a cohesive land use pattern for Main Road is to create an overlay district for Main Road from its intersection with River Road to Maybank Highway, including Kitford Road. The process should include participation from the public and any impacted jurisdictions. This could result in amendments to the *Future Land Use Plan* and/or the *Zoning and Land Development Regulations Ordinance*.

TABLE 3.9.3: PRIORITY RECOMMENDATIONS FOR SPECIAL CORRIDORS

Area	Recommended Time Frame	Intergovernmental Coordination
Maybank Highway Corridor Overlay District (consistency with the Johns Island Plan)	1-2 Years	City of Charleston
Main Road (River Road to Maybank Highway including Kitford Road)	1-2 Years	City of Charleston

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**Zoning and Land Development Regulations Ordinance Updates**

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

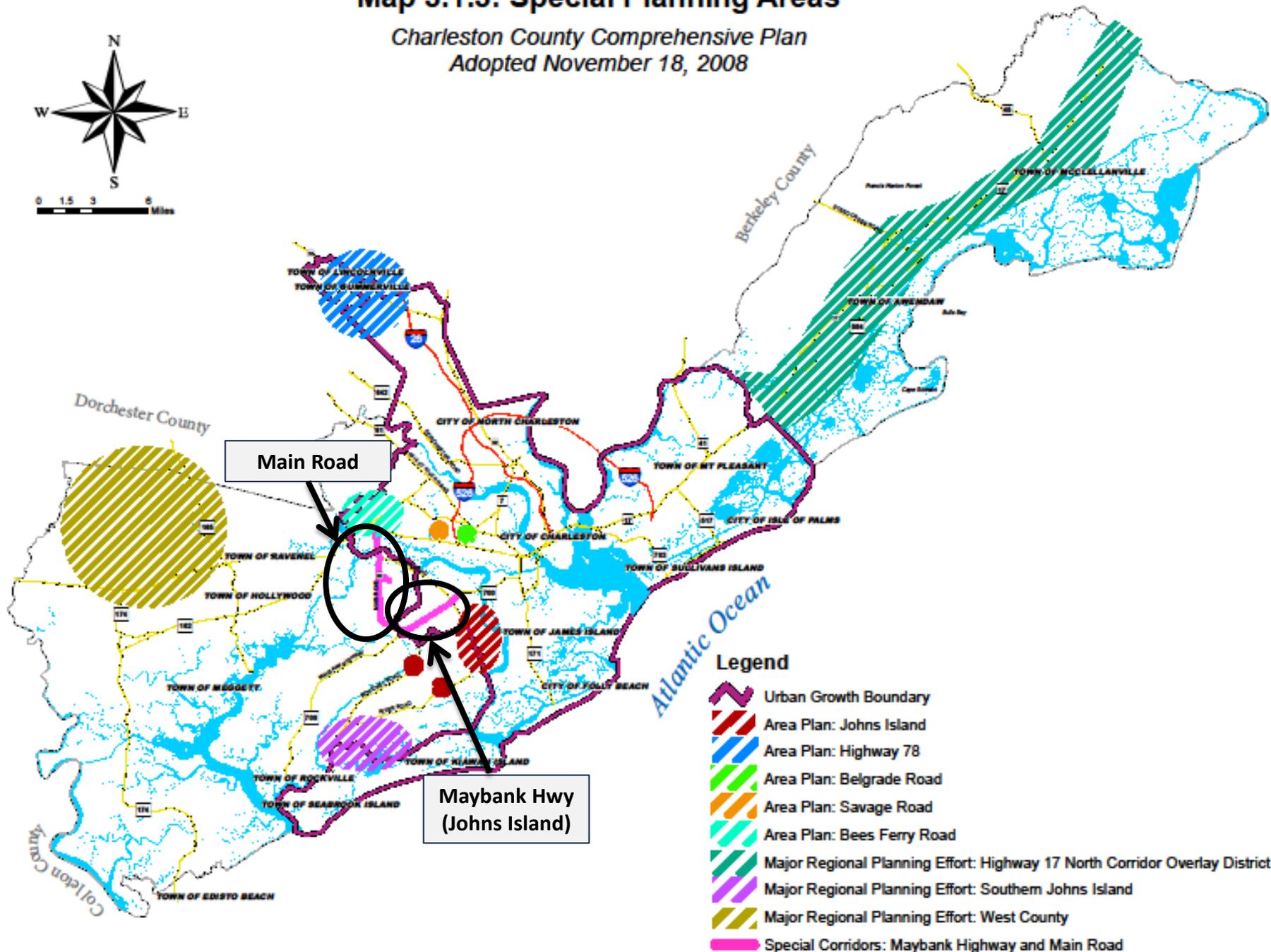
**B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options**

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

In addition to the creation of a CIP, the County should conduct a Fiscal Impact Analysis to determine the cost of providing services and infrastructure to new development. A Fiscal Impact Analysis evaluates the revenue and costs associated with new development either on a per unit basis or as a marginal increase to the

# Map 3.1.3: Special Planning Areas

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Main Road

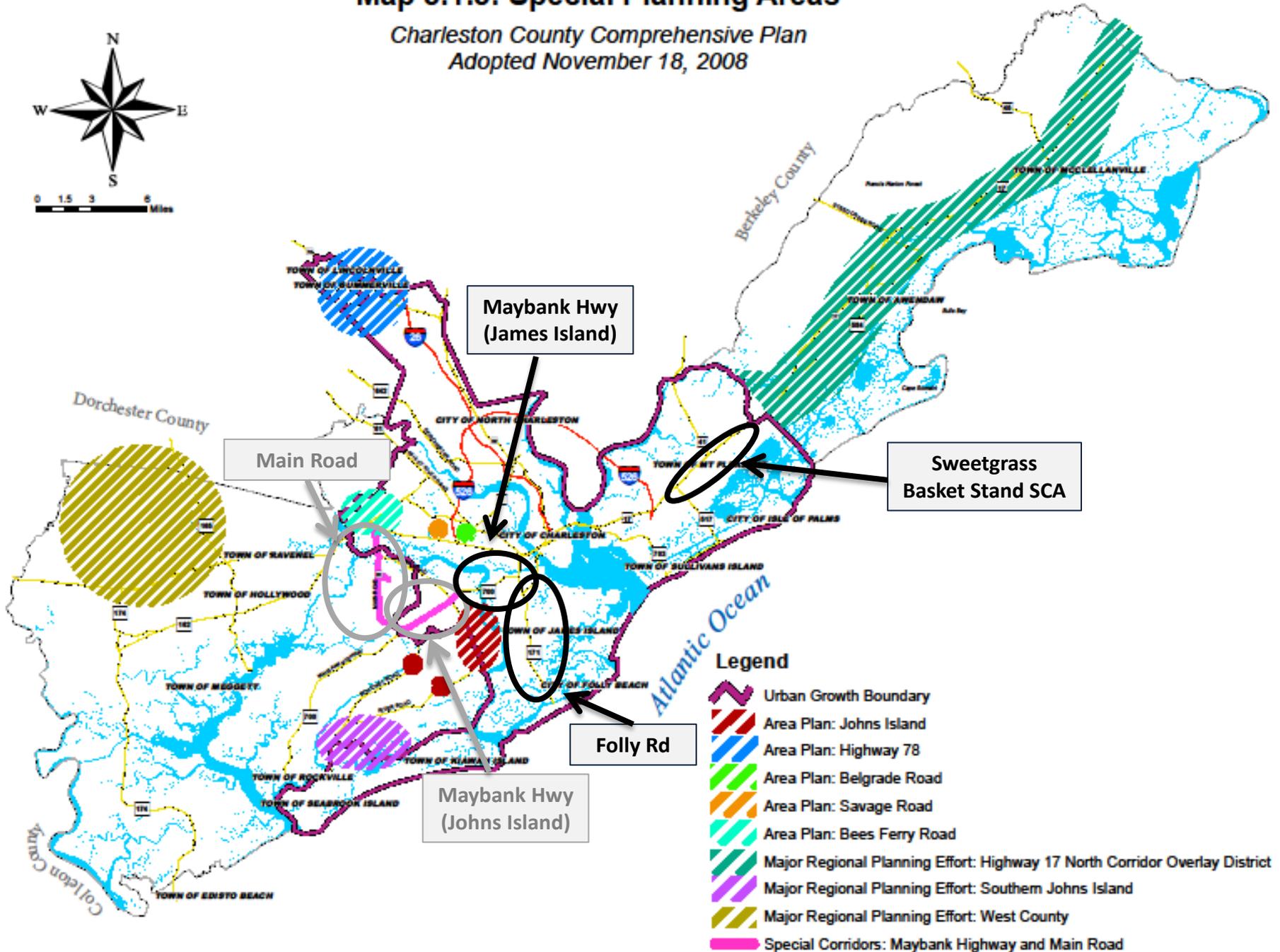
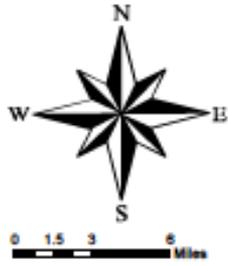
Maybank Hwy  
(Johns Island)

# Additional Special Corridors/Overlay Zoning Districts for Consideration

- Expand Maybank Highway Corridor Overlay Zoning District onto James Island
  - Include recommendations to protect the residential areas in the Woodland Shores Rd area
- Folly Road Corridor Overlay Zoning District
  - Review existing district for consistency with adjacent jurisdictions
- Sweetgrass Basket Stand Special Consideration Area
  - Review existing district for consistency with Town of Mt. Pleasant

# Map 3.1.3: Special Planning Areas

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Maybank Hwy  
(James Island)

Main Road

Sweetgrass  
Basket Stand SCA

Folly Rd

Maybank Hwy  
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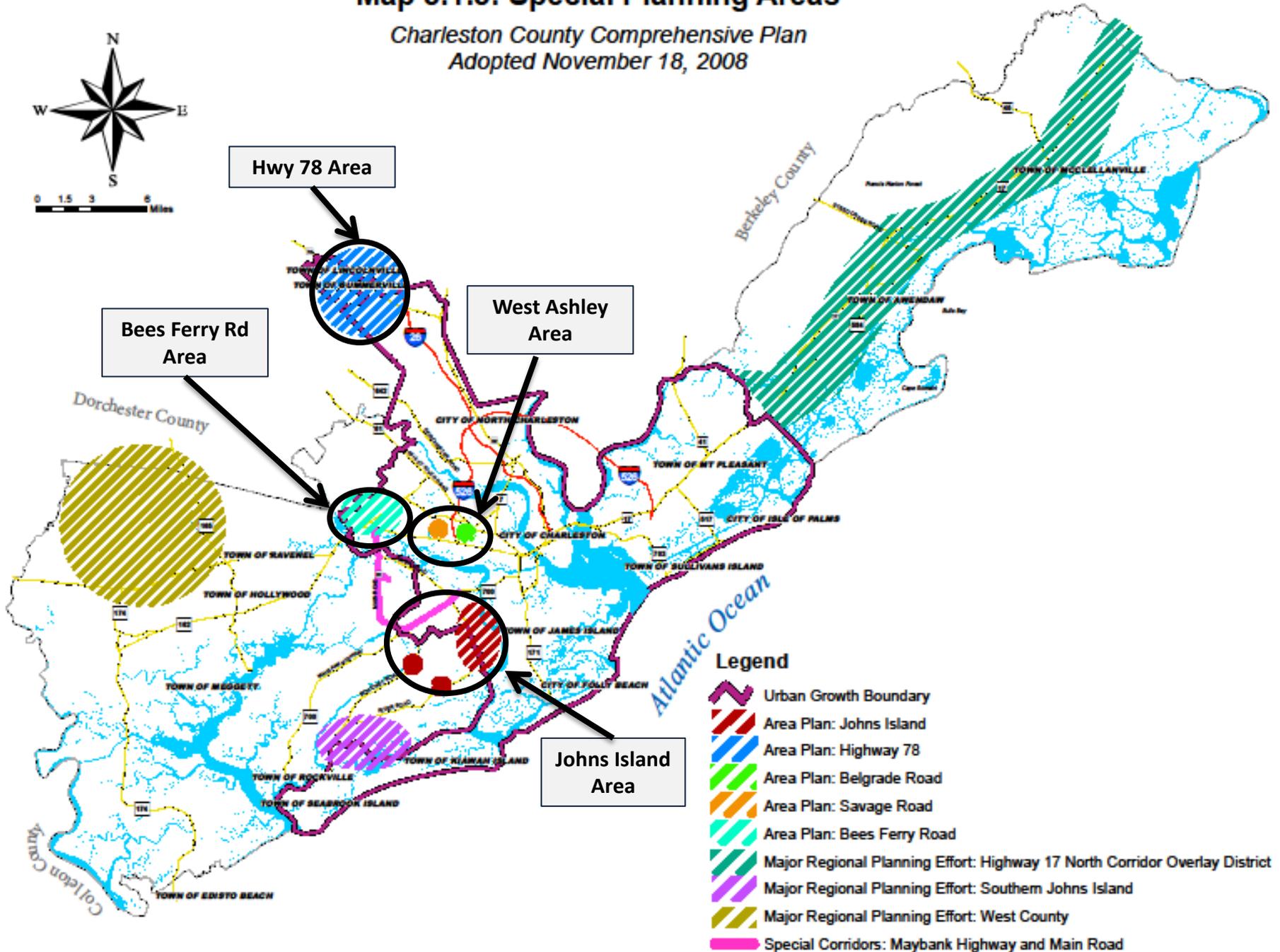
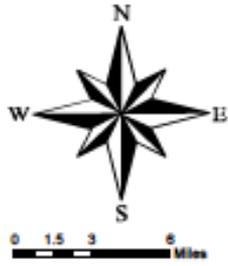
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# 2008 Plan: Area Plans

- Bees Ferry Road Area
  - Red Top Community
  - Old Charleston Rd
  - Sanders Rd
- West Ashley Area
  - Belgrade Rd
  - Savage Rd
  - Elsey Dr
  - Pineview Rd
  - Orleans Rd
- Highway 78 Area
  - Ladson Rd
  - Koester Rd
- Johns Island Area
  - Betsy Kerrison Pkwy
  - Edenvale Rd/River Rd  
(near Johns Island Airport)

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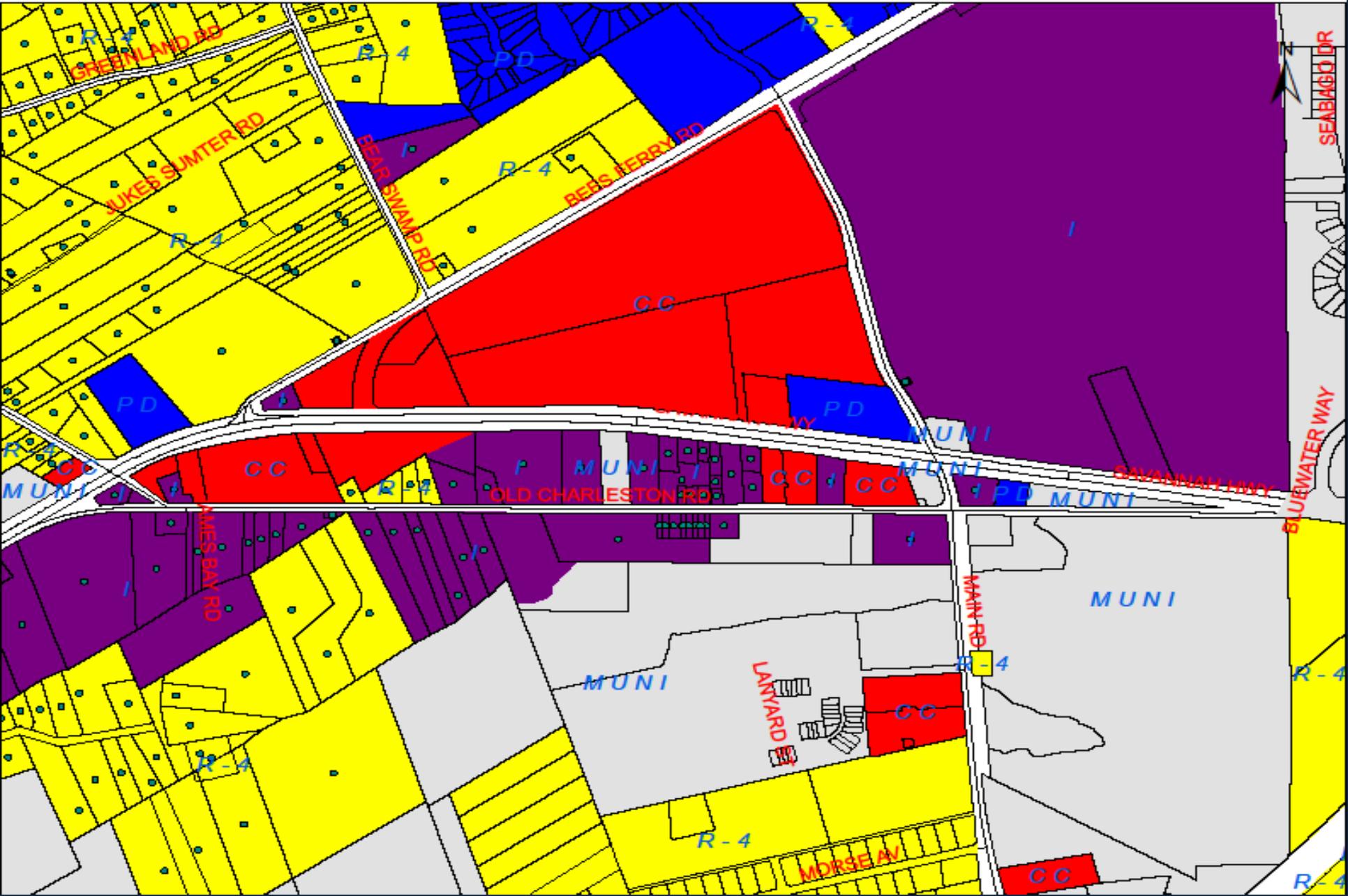
## Legend

-  Urban Growth Boundary
-  Area Plan: Johns Island
-  Area Plan: Highway 78
-  Area Plan: Belgrade Road
-  Area Plan: Savage Road
-  Area Plan: Bees Ferry Road
-  Major Regional Planning Effort: Highway 17 North Corridor Overlay District
-  Major Regional Planning Effort: Southern Johns Island
-  Major Regional Planning Effort: West County
-  Special Corridors: Maybank Highway and Main Road

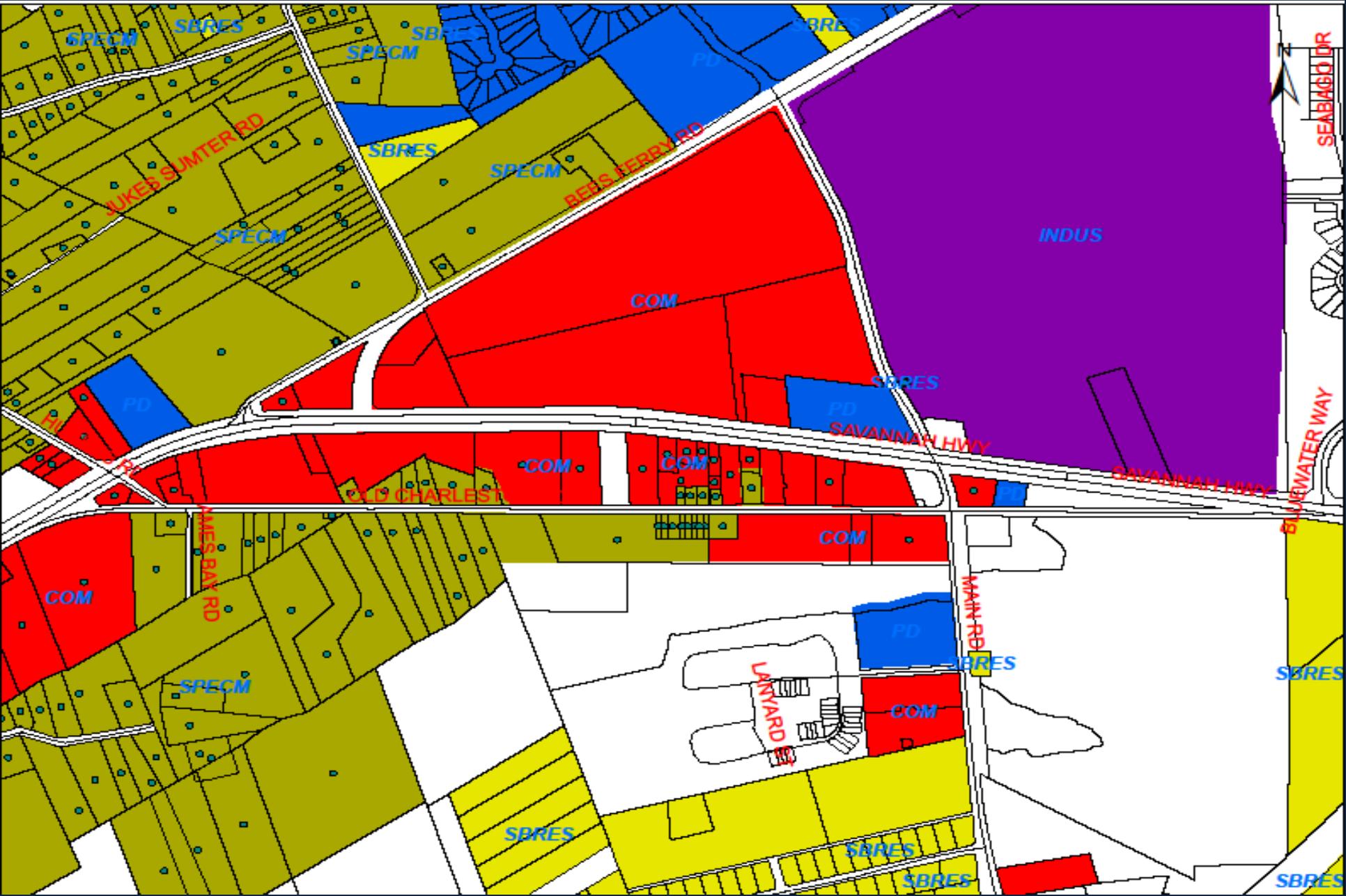
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- Highway 78 Area
  - Ladson Rd
  - Koester Rd
- Johns Island Area
  - Betsy Kerrison Pkwy
  - Edenvale Rd/River Rd  
(near Johns Island Airport)

# Zoning: Old Charleston Road



# FLU: Old Charleston Road



# Aerial View: Old Charleston Road



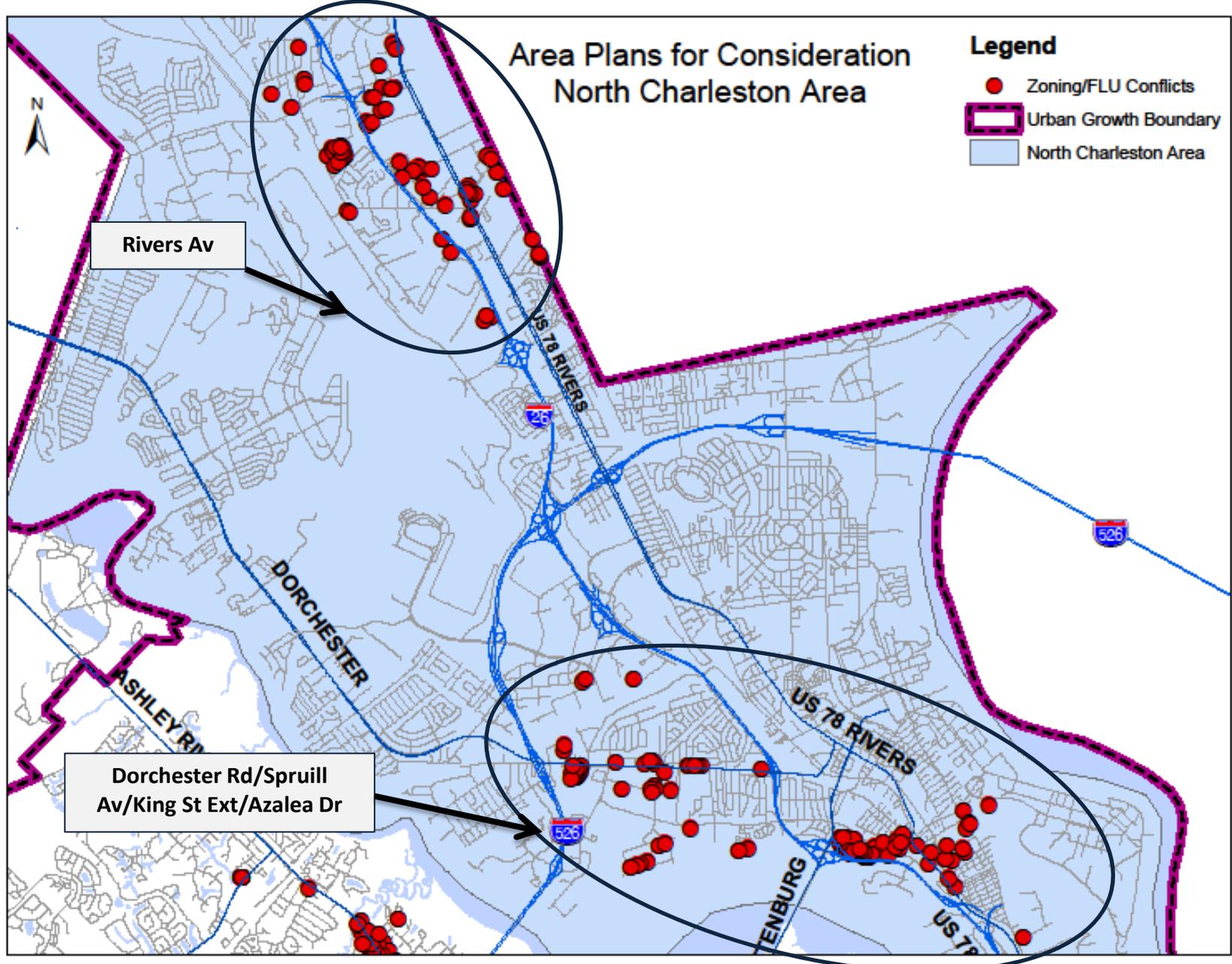
# Zoning: Old Charleston Road



# Additional Area Plans for Consideration

# Area Plans for Consideration North Charleston Area

- Legend**
- Zoning/FLU Conflicts
  - ▭ Urban Growth Boundary
  - ▭ North Charleston Area



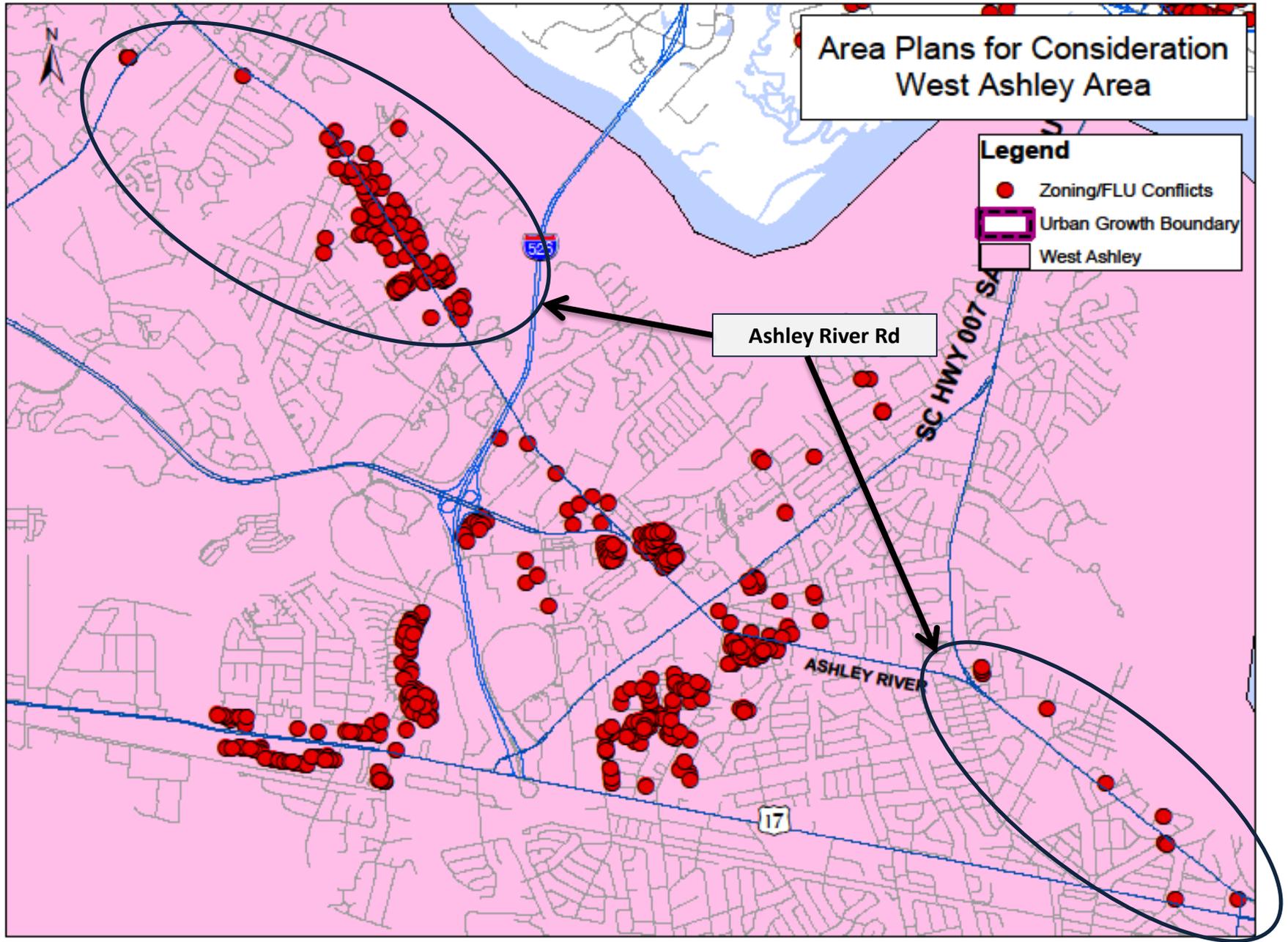
Rivers Av

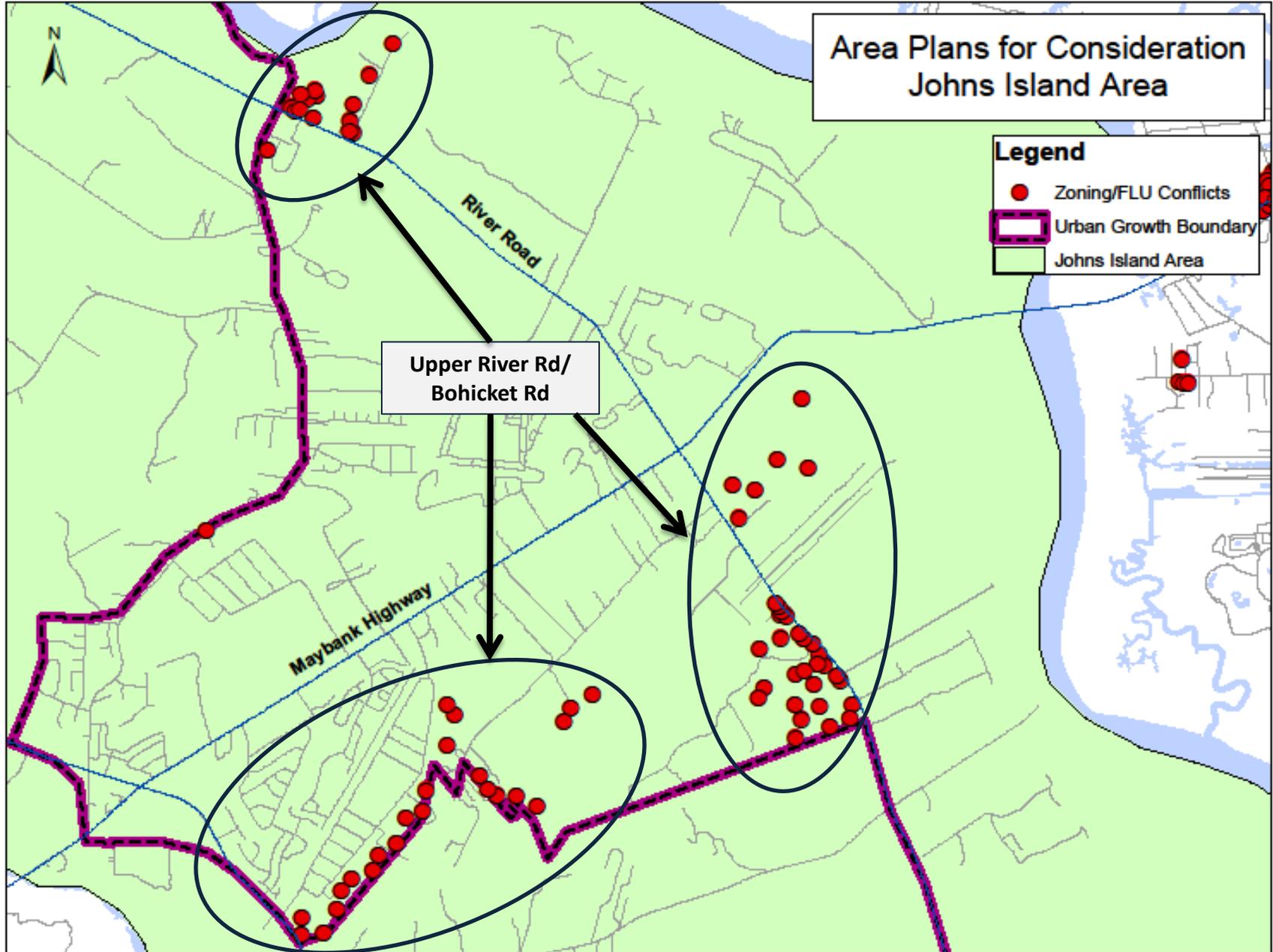
Dorchester Rd/Spruill  
Av/King St Ext/Azalea Dr

# Area Plans for Consideration West Ashley Area

**Legend**

- Zoning/FLU Conflicts
- ▭ Urban Growth Boundary
- West Ashley





# Area Plans for Consideration Johns Island Area

**Legend**

- Zoning/FLU Conflicts
- ▭ Urban Growth Boundary
- Johns Island Area

Upper River Rd/  
Bohicket Rd

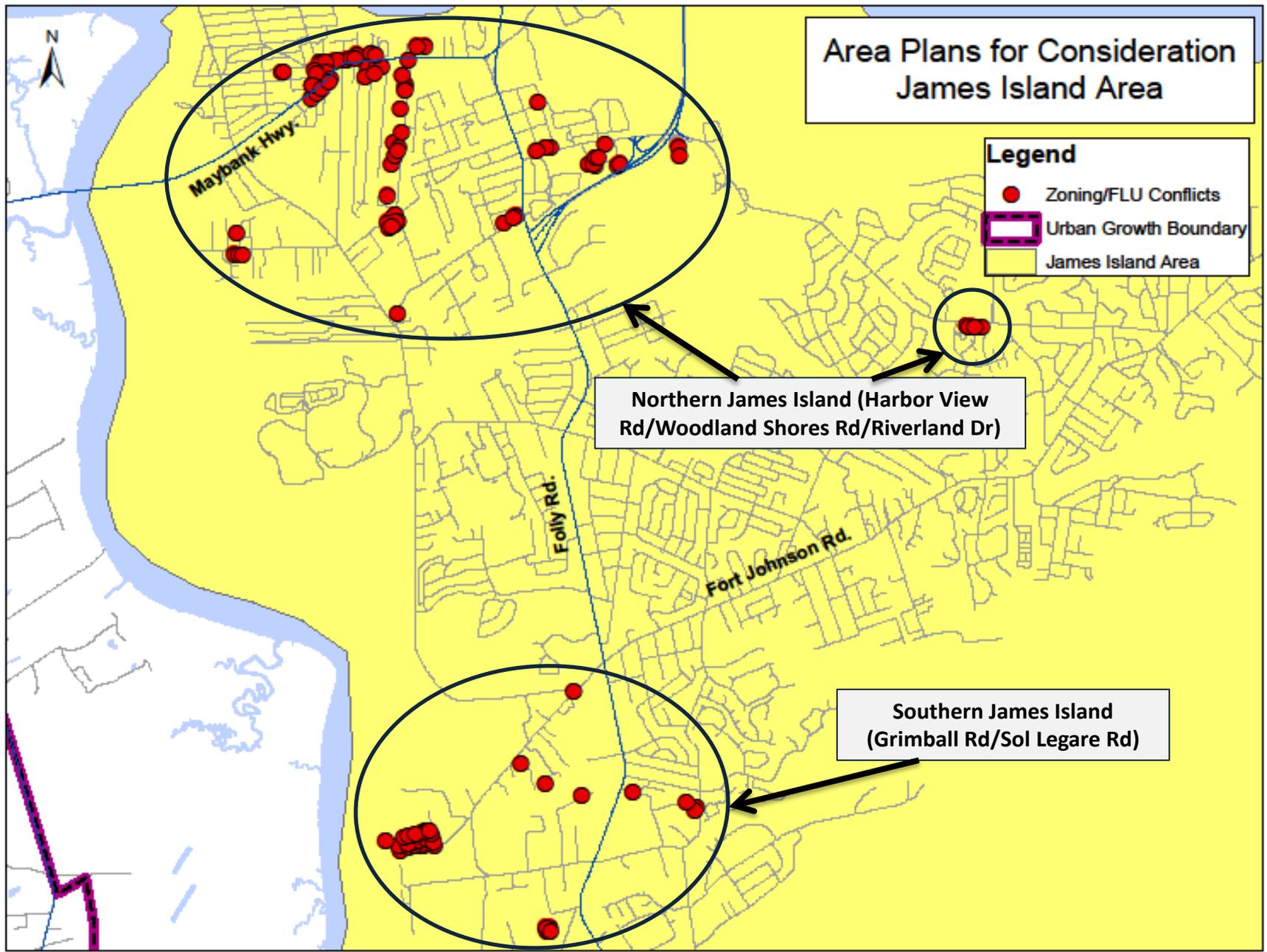
Maybank Highway

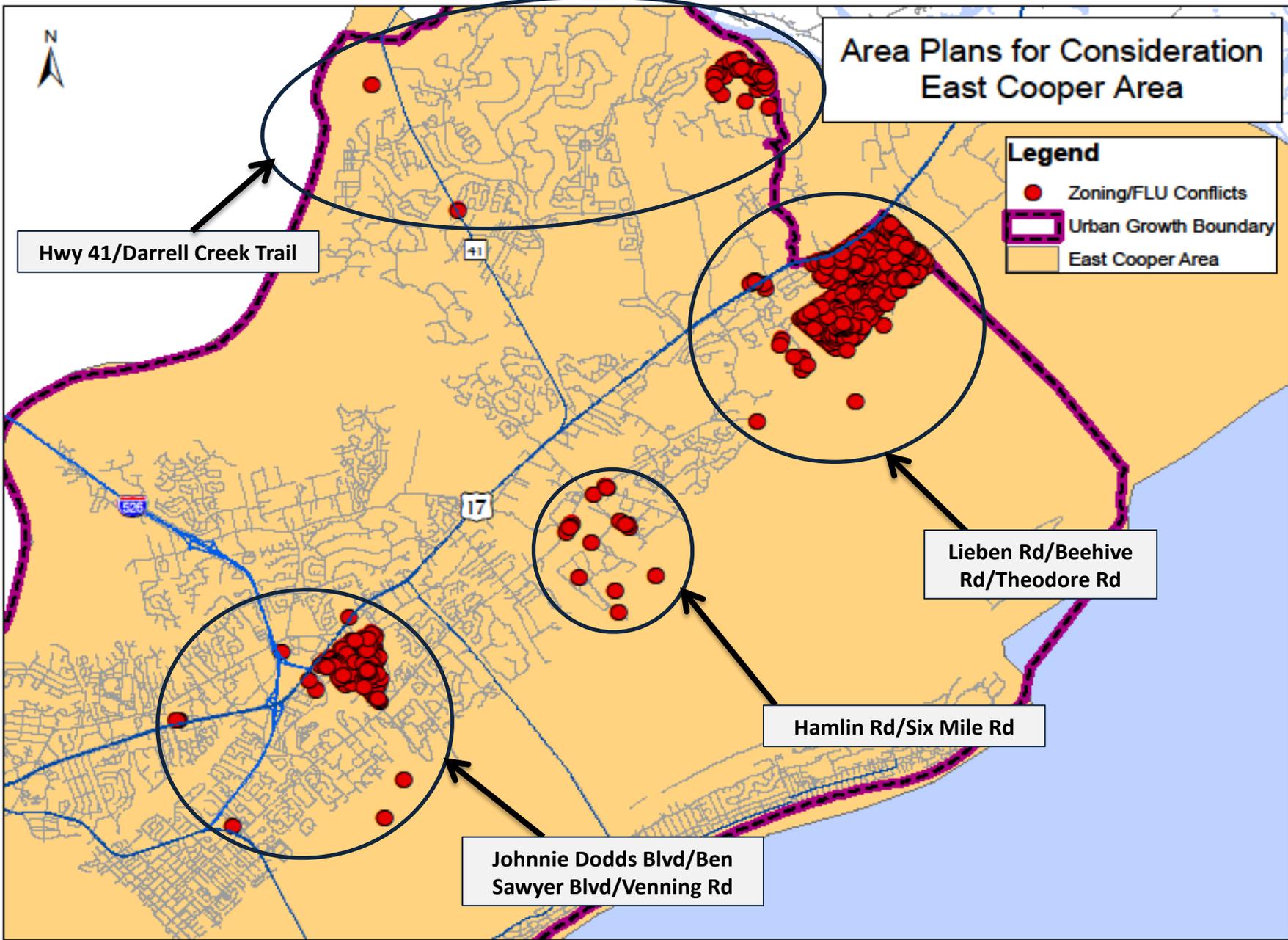
River Road

# Area Plans for Consideration James Island Area

**Legend**

- Zoning/FLU Conflicts
- ▭ Urban Growth Boundary
- James Island Area





- **2008 Special Corridors/  
Overlay Districts**

- Maybank Hwy
- Main Rd

- **Special Corridors/Overlay  
Districts for Consideration**

- Extension of Maybank Hwy  
District onto James Island
  - Folly Rd
  - Sweetgrass Basket Stand SCA
- 

- **2008 Area Plans**

- Bees Ferry Rd (Red Top, Old  
Charleston Rd, Sanders Rd)
- West Ashley (Belgrade, Savage,  
Elsey, Pineview, Orleans)
- Hwy 78 (Ladson & Koester)
- Johns Island area (Betsy  
Kerrison & Edenvale at River)

- **Area Plans for Consideration**

- North Charleston (Rivers,  
Dorchester/Spruill/Azalea)
- West Ashley (Ashley River Rd)
- Johns Island (River & Bohicket)
- James Island (northern and  
southern portions)
- East Cooper (Johnnie Dodds,  
Hamlin, Lieben, & Darrell Creek  
Trail)

# Next Step: Prioritization

- Create annual work plan (1-2 years, 3-5 years, 5+ years):
  - Special Corridors/Overlay Districts
  - Area Plans