

# 2008 Comprehensive Plan Accomplishments

- Adopted all Major Planning Efforts (Hwy 17 N Corridor, Kiawah River Plantation, MWV/East Edisto)
- Established the Agricultural Issues Advisory Committee
- Established the West County Economic Development Committee
- Protected 20,590 acres through the Greenbelt Program
- Continued to fund transportation projects including mass transit through the RoadWise Program
- Implemented Community Facilities Element strategies (Environmental Management, Recycling, Consolidated Dispatch Center, Designated Management Agency)

# 2008 Comprehensive Plan Accomplishments

(cont'd)

- Established a Cost of Services Subcommittee
- Created an Affordable Housing Subcommittee
- Formed an Energy Element Subcommittee
- Adopted ZLDR amendments (conservation subdivisions, increased density for open space and affordable housing PDs, flexibility for agricultural uses)

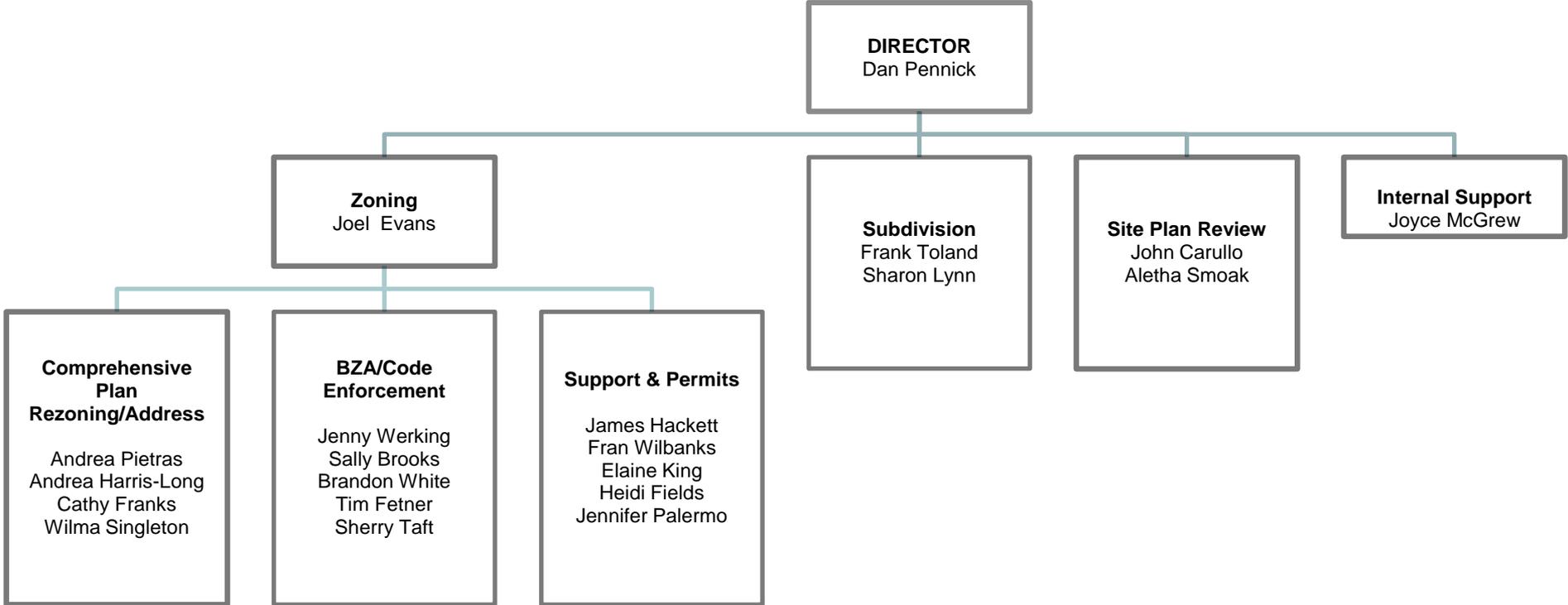
# Current Projects

- East Edisto
- Planning services to the Towns of James Island, Kiawah Island, Rockville, Meggett, and Ravenel
- Staff support to County Council, Planning Commission, BZA, and other municipalities to which we provide planning services
- Rezoning
- Affordable Housing Subcommittee
- Continued coordination with City of Charleston, Town of Mt. Pleasant, and City of North Charleston as well as BCDCOG

# Current Projects (cont'd)

- ZLDR amendments
- Special projects (e.g., Sewee Summit, Parkers Ferry, Johns Island, Kiawah River Plantation TIF evaluation, Agricultural Issues Advisory Committee, 208 Committee, etc.)
- Code enforcement activities
- Training (participation and facilitation)
- Emergency Operations Center participation and training
- Comprehensive Plan Five-Year Review

# Charleston County Zoning & Planning Dept.



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

Charleston County Planning Commission  
December 10, 2012



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



**ADOPTED BY CHARLESTON COUNTY COUNCIL**  
November 18, 2008  
*Ordinance No. 1567 as amended*

# What do we want to accomplish at this meeting?

- Finalize the proposed Comprehensive Plan Review schedule
  - Determine how to receive information from other departments, agencies, and jurisdictions
- Prioritize areas for the annual work plan
  - Major Planning Efforts
  - Overlay Zoning Districts
  - Area Plans

# Draft Schedule: Five-Year Review

- November 2012 – July 2013: Planning Commission review and drafting of amendments
- July – August 2013: Public meetings
- September 9, 2013: Planning Commission completes Five-Year Review and makes a recommendation to Council on amendments
- October – November 2013: Council Public Hearing and adoption

# *Jan. 14 & Feb. 11, 2013 PC Meetings*

- Chapter 3.1, Land Use Element
  - Update Existing Land Use Map
  - Review & update Future Land Use Map and recommendations
  - Review Urban Growth Boundary
  - Update and add overlay district maps and text as needed
  - Review Goal, Needs, and Strategies

## *Mar. 11, 2013 PC Meeting*

- Chapter 3.2, Economic Development Element
  - Element update
  - Presentation from Economic Development Dept. staff as requested
  - Review Goal, Needs, and Strategies
- Chapter 3.10, Energy Element
  - Review Goal, Needs, and Strategies

# *Apr. 8, 2013 PC Meeting*

- Chapter 3.5, Population Element
  - Update statistics, graphics and related text
  - Review Goal, Needs, and Strategies
- Chapter 3.6, Housing Element
  - Update statistics, graphics and related text
  - Incorporate information from the Housing Needs Assessment and Consolidated Plan
  - Presentations from Community Services Dept. staff and BCDCOG as requested
  - Review Goal, Needs, and Strategies

## *May 13, 2013 PC Meeting*

- Chapter 3.3, Natural Resources Element
  - Update maps and text as needed
  - Review Goal, Needs, and Strategies
- Chapter 3.4, Cultural Resources Element
  - Update maps and text as needed
  - Review Goal, Needs, and Strategies

# *June 10, 2013 PC Meeting*

- Chapter 3.7, Transportation Element
  - Update maps, text, tables, and charts as needed
  - Presentations from Public Works and Transportation Development Departments as requested
  - Review Goal, Needs, and Strategies
- Chapter 3.8, Community Facilities Element
  - Update maps, text, and tables as needed
  - Presentations from County Environmental Mgt., Consolidated Dispatch, and School District as requested
  - Review Goal, Needs, and Strategies

# *July 8 and Aug. 12, 2013 PC Meetings*

- Chapter 3.9, Priority Investment, Implementation, and Coordination Element
  - Review/Revise Work Plans: Major Planning Efforts, Overlay Zoning Districts, and Area Plans
  - Update maps and text as needed
  - Presentations/information from adjacent jurisdictions as requested
  - Review Goal, Needs, and Strategies
- Review and update all other information as necessary
  - Chapter 1.2, Planning Background
  - Chapter 2.2, Goals
  - Part 4, Definitions
  - Appendix A, Implementation Toolbox

## July – August 2013

- Hold public workshops in locations around the County to gather input

## September – November 2013

- Sept. 9: Planning Commission completes Five-Year Review and makes a recommendation to Council on amendments
- October – November: County Council considers amendments

# What do we want to accomplish today?

- Finalize the proposed Comprehensive Plan review schedule
  - Determine how to receive information from other departments, agencies, and jurisdictions
- Prioritize areas for the annual work plan
  - Major Planning Efforts
  - Overlay Zoning Districts
  - Area Plans

# Major Planning Efforts: 1 – 2 Years

## *Staff Proposal*

- Review and update the Urban Growth Boundary
- East Edisto Development Agreement and Form-Based Zoning District

# Overlay Zoning District Prioritization

- **2008 Plan**

- Maybank Hwy
- Main Rd

- **For Consideration**

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

# Overlay Zoning Districts: Prioritization

## *Staff Proposal*

- 1 – 2 Years:
  - Maybank Highway Corridor Overlay Zoning District including extension onto James Island
  - Folly Road Corridor Overlay Zoning District
  - Sweetgrass Basket Stand Special Consideration Area
- 3 – 5 Years:
  - Main Road Overlay Zoning District

# Area Plan Prioritization

- **2008 Plan**

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

- **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)

# Area Plan Prioritization: 1 – 2 Years

## *Staff Proposal*

- Bees Ferry Rd Area (Red Top, Old Charleston Rd, Sanders Rd)
- West Ashley (Belgrade Rd, Savage Rd, Eley Dr, Pineview Dr, Orleans Rd Area)
- East Cooper (Johnnie Dodds, Hamlin/Six Mile, and Lieben)
- James Island (northern and southern portions)

## Area Plan Prioritization: 3 – 5 Years

### *Staff Proposal*

- Highway 78 Area (including Ladson & Koester Roads)
- Johns Island Area (Bohicket Rd, Betsy Kerrison Pkwy, River Rd, including Edenvale Rd/River Rd intersection)

# Area Plan Prioritization: 5+ Years

## *Staff Proposal*

- North Charleston (Rivers Av, Dorchester Rd, Spruill Av, Azalea Dr area)
- Ashley River Road (northern and southern portions)