

DRAFT

Character Area Matrix

Charleston County

Character Areas	# of Residents	Existing Character (Description)	Intent/Vision Options (Future Description)		
Rural					
East County	<input type="checkbox"/>	Forests, tidal marsh, and freshwater wetlands dominate the landscape. Contain historic buildings, archaeological sites, and scenic rural roads. Sparse residential uses with very limited commercial development. Significant amount of land in public ownership, open space easements, agricultural use, and timber management and wildlife habitat uses.	<ol style="list-style-type: none"> 1. Protect and enhance the natural and cultural resources to preserve the heritage of the Low Country. 2. Support the rural economy and agri-tourism through protection of agricultural activities. 3. Maintain rural aesthetics along all major roadways. 4. Maintain very low levels of development to protect agricultural activities and natural environments. 5. Allow for rural residential development to accommodate growth in the county. 		
West County	<input type="checkbox"/>				
Johns Island North	<input type="checkbox"/>				
Johns Island South	<input type="checkbox"/>				
Wadmalaw Island	<input type="checkbox"/>				
Edisto Island	<input type="checkbox"/>				
Historic Communities (Unincorporated)					
Rural					
Germantown	<input type="checkbox"/>	Rich in cultural heritage and have a strong sense of community pride. Developed in unique patterns over the years. Sparsely populated in a forested/ agricultural/rural setting. Single family residences, churches, and vacant and forested land dominate their landscapes.	<ol style="list-style-type: none"> 1. Protect and enhance the existing form and character of the historic communities to preserve the cultural heritage. 2. Encourage improvements that are consistent with the current character of the historic communities. 3. Maintain a rural community form while allowing for a mix of compatibly scaled uses and rural related commercial uses or services for the local population. 4. Maintain moderate development intensities while managing moderate amounts of growth and intensification in and around the historic communities. 5. Maintain and enhance a distinct edge to the historic communities to preserve and promote community identity. 		
South Santee	<input type="checkbox"/>				
McClellanville (Unincorporated)	<input type="checkbox"/>				
Tibwin	<input type="checkbox"/>				
Buckhall	<input type="checkbox"/>				
Seewee	<input type="checkbox"/>				
Legareville	<input type="checkbox"/>				
Hart's Bluff	<input type="checkbox"/>				
Martin's Point	<input type="checkbox"/>				
Cherry Point/Roseville	<input type="checkbox"/>				
Saul Dam/Walnut	<input type="checkbox"/>				
Grove/Hyde Park/Rantowles	<input type="checkbox"/>				
Dorham Crossroads/ Warren Crossroads	<input type="checkbox"/>				
Jericho	<input type="checkbox"/>				
Osborn	<input type="checkbox"/>				
Parkers Ferry	<input type="checkbox"/>				
Petersfield	<input type="checkbox"/>				
Adams Run/Willtown/Sugar Hill/Barrellville	<input type="checkbox"/>				
Little Edisto Island	<input type="checkbox"/>				
Urban/Suburban					
10 Mile/White Hall Terrace/Copahoe View/Beehive	<input type="checkbox"/>	Unique development patterns typically surrounded by incorporated areas. Rich in cultural heritage and have a strong sense of community pride. Composed primarily of single family residences and churches in a rural residential setting with little commercial development.	<ol style="list-style-type: none"> 1. Protect and enhance the existing form and character of the historic communities to preserve the cultural heritage. 2. Encourage improvements that are consistent with the current character of the historic communities. 3. Maintain a rural community form while allowing for a mix of compatibly scaled uses and rural related commercial uses or services for the local population. 4. Maintain and enhance a distinct edge to the historic communities to preserve and promote community identity. 		
Phillips	<input type="checkbox"/>				
4 Mile/6 Mile/7 Mile/Hamlin	<input type="checkbox"/>				
Snowden	<input type="checkbox"/>				
Koester Road	<input type="checkbox"/>				
Sanders Road	<input type="checkbox"/>				
Red Top	<input type="checkbox"/>				
Old Charleston Road	<input type="checkbox"/>				
Island Villages					
South Edisto Island	<input type="checkbox"/>			Commercial service areas for Edisto Island and Johns Island. Mixed with residential and low level commercial/convenience uses.	<ol style="list-style-type: none"> 1. Focus village form development in semi-rural areas to provide services and retail, and housing variety for local populations while preserving overall rural character. 2. Allow for transition in intensity of development along major roadways from incorporated "urban" areas to more rural portions of the County. 3. Protect and enhance the existing "village" character of these areas by expanding existing uses in a locally sensitive scale and pattern of development.
Johns Island Parkway	<input type="checkbox"/>				
Maybank	<input type="checkbox"/>				
Towns					
Town of McClellanville	<input type="checkbox"/>	Small rural towns with populations ranging from several hundred to several thousand. Mainly residential in character with limited commercial development on major thoroughfares. Contain historic buildings, archaeological sites, and scenic roads. Unincorporated areas near these towns are included in this character area.	<ol style="list-style-type: none"> 1. Deference to local municipal comprehensive plans. 2. Focus town form development in semi-rural areas to provide services and retail, and housing variety for local populations while preserving overall rural character. 3. Protect and enhance the existing "town" character by managing growth around these towns to ensure unincorporated growth reflects the form and character of the existing communities, while preserving the general rural character of the surrounding areas. 		
Town of Awendaw	<input type="checkbox"/>				
Town of Lincolnville	<input type="checkbox"/>				
Town of Summerville	<input type="checkbox"/>				
Town of Hollywood	<input type="checkbox"/>				
Town of Meggett	<input type="checkbox"/>				
Town of Ravenel	<input type="checkbox"/>				
Town of Rockville	<input type="checkbox"/>				
Beach Communities					
City of Folly Beach	<input type="checkbox"/>	Unique beach community character related to beachfront living and activities. Newer single family residential development patterns and limited commercial centers to service residents and tourists.	<ol style="list-style-type: none"> 1. Deference to local municipal comprehensive plans. 2. Protect and enhance the existing "beach community" character by managing growth around these islands to ensure unincorporated growth reflects the form and character of the existing communities, while preserving the general rural character of the surrounding areas. 		
City of Isle of Palms	<input type="checkbox"/>				
Town of Kiawah Island	<input type="checkbox"/>				
Town of Seabrook Island	<input type="checkbox"/>				
Town of Sullivans Island	<input type="checkbox"/>				
Urban/Suburban					
City of Charleston/ West Ashley	<input type="checkbox"/>	Infill and redevelopment of unincorporated parcels (known as "donut holes") in close proximity to incorporated areas. Form of development influenced by municipal regulations and existing context of frequently intersecting roads and smaller lots with higher intensities. These areas are most likely candidates for annexation into the listed municipalities.	<ol style="list-style-type: none"> 1. Deference to local municipal comprehensive plans. 2. Focus urban intensity development in urban/suburban areas to capture growth where higher levels of service are available, and provide retail and services for local and regional populations. 		
Town of James Island	<input type="checkbox"/>				
Town of Lincolnville	<input type="checkbox"/>				
Town of Mount Pleasant	<input type="checkbox"/>				
City of North Charleston	<input type="checkbox"/>				