

DRAFT

Character Area Matrix

Central/Urban Area

Character Areas	# of Residents	Existing Character (Description)	Intent/Vision Options (Future Description)
Rural <input type="checkbox"/>			
West 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.
Historic Communities (Unincorporated)			
Urban/Suburban <input type="checkbox"/>			
Koester Road Sanders Road Red Top Old Charleston Road	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <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.
Towns <input type="checkbox"/>			
Town of Lincolville Town of Summerville	<input type="checkbox"/> <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.
Beach Communities <input type="checkbox"/>			
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.
Urban/Suburban <input type="checkbox"/>			
City of Charleston/ West Ashley Town of James Island City of North Charleston	<input type="checkbox"/> <input type="checkbox"/> <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.