

Guiding the Future for a Lasting Lowcountry

Comprehensive Plan Update
Charleston County, South Carolina

Initial Summary of Public Workshops, Round 2

March 10, 2008



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Preliminary Results – Public Workshop Series 2



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Who Attended?

A total of 219 participants

John's and Wadmalaw Island	83
West County Edisto	46
East Cooper Area	49
Central Urban Area	41



Workshop Purpose

The purpose of the second round of public workshops was to continue gathering public input as part of the comprehensive planning process by thinking about how and where growth should occur in Charleston County.



Workshop Activities

1. Evaluate Proposed Goals
2. Evaluate Land Use Objectives
3. Break Out Groups

1.Character Area Locations and Descriptions

2.Character Area Visions and Intentions

4. Exit Questionnaire



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What we learned – Proposed Goals and Land Use Objectives



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Why Have Goals and Objectives?

Terminology:

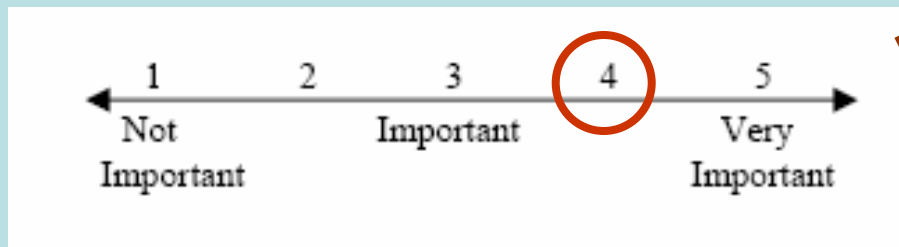
Goal: A desired end state that the community aspires to...


Objective: A more specific (sometimes measurable) statements that help further define and focus goals.



Evaluate Proposed Goals

1. Review proposed goal
2. Record your responses on the worksheet provided
3. Indicate level of importance for each of the draft goals



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Draft Goals Worksheet

Introduction
Your comments are very important to us. Please use this worksheet to provide input on the nine draft goals for the Charleston County Comprehensive Plan Update. These goals are intended to reflect the desired future for the Low Country for each of the nine required elements of the Comprehensive Plan. Please indicate the importance of each goal by rating it on a scale of 1 to 5 (1 = not important and 5 = very important). **If you have comments** related to a specific goal, please record them in the space provided.

No.	Goal	Level of Importance (Circle the appropriate score)
1	Population: 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.	← 1 2 3 4 5 → Not Important Important Very Important
Comments – Population Goal		
2	Economic Development: 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.	← 1 2 3 4 5 → Not Important Important Very Important
Comments – Economic Development Goal		
3	Natural Resources: Unique Low Country 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.	← 1 2 3 4 5 → Not Important Important Very Important
Comments – Natural Resources Goal		

Goal Rating Summary

1.	Population	3.5
2.	Economic Development	3.8
3.	Natural Resources	4.6
4.	Cultural Resources	4.1
5.	Community Facilities	3.8
6.	Housing	3.8
7.	Land Use	4.4
8.	Transportation	4.0
9.	Priority Investment	3.7



Goal Rating Summary

Natural Resources	4.6
Land Use	4.4
Cultural Resources	4.1
Transportation	4.0
Community Facilities	3.8
Housing	3.8
Economic Development	3.8
Priority Investment	3.7
Population	3.5



Objective Rating Summary

1. Encouraging compact growth and moderate density in areas adjacent to existing urban and suburban centers and in designated business and industrial corridors. **3.8**
2. Fostering the rural character of land outside suburban communities, allowing for lower density development. **4.0**



Objective Rating Summary

3. Implementing design concepts that enhance the quality of development along commercial corridors, establish scenic corridors, and establish areas of environmental and cultural significance. **4.2**
4. Supporting infill of existing vacant sites in urban areas over development in low growth areas, giving high priority to areas of greatest employment and residential density. **3.8**



Objective Rating Summary

- | | | |
|----|--|-----|
| 5. | Encouraging protection and revitalization of existing developed areas. | 3.8 |
| 6. | Coordinating residential land use patterns with employment and retail development to provide communities and neighborhoods where people can live and work. | 3.9 |
| 7. | Protecting and enhancing creek and river front lands, beaches, and access to beaches and waterways. | 4.6 |



Preliminary Conclusions

- Proposed goals and objectives are all important
- Goal standouts: Natural Resources and Land Use
- Affirmed that we are on the right track for policy direction
- Subtleties in the public's written comments will be presented at the March 27 Workshop



What we learned – Character Areas



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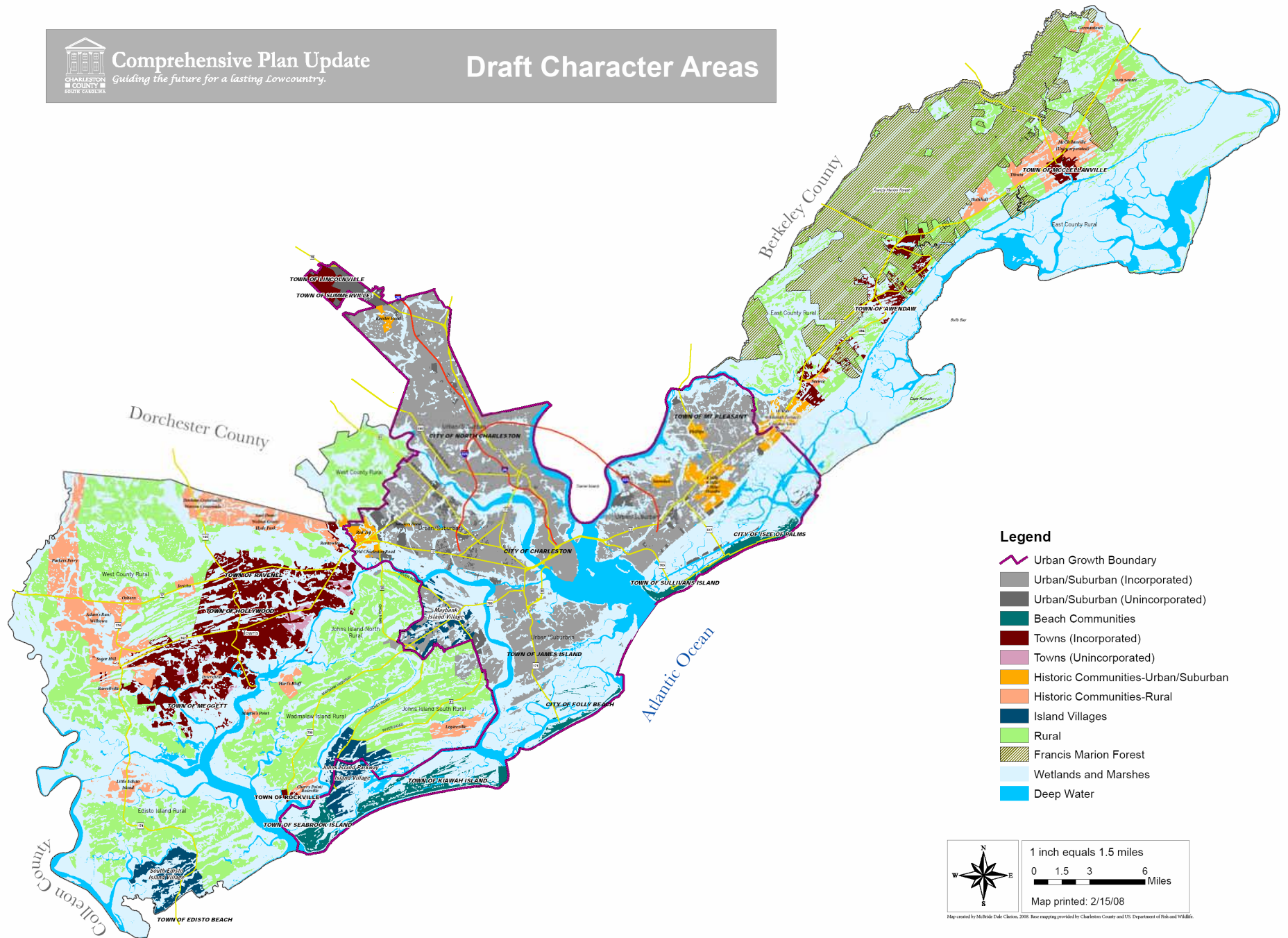
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Preliminary Results

- Suggested changes to the Character Area maps concerning geography/representation
- Suggested changes to the matrix:
 - Changes necessary based on map revisions
 - Intent and vision statements





Legend

- Urban Growth Boundary
- Urban/Suburban (Incorporated)
- Urban/Suburban (Unincorporated)
- Beach Communities
- Towns (Incorporated)
- Towns (Unincorporated)
- Historic Communities-Urban/Suburban
- Historic Communities-Rural
- Island Villages
- Rural
- Francis Marion Forest
- Wetlands and Marshes
- Deep Water



1 inch equals 1.5 miles

0 1.5 3 6 Miles

Map printed: 2/15/08

Map created by McBrink Dale-Clarke, 2008. Base mapping provided by Charleston County and U.S. Department of Fish and Wildlife.

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"/>		
Wadsworth Island	<input type="checkbox"/>		
Edisto Island	<input type="checkbox"/>		
Historic Communities (Unincorporated)			
Rural			
Commonwealth	<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 Isles	<input type="checkbox"/>		
McClellanville (Unincorporated)	<input type="checkbox"/>		
Tibonia	<input type="checkbox"/>		
Beckhill	<input type="checkbox"/>		
Swains	<input type="checkbox"/>		
Laportville	<input type="checkbox"/>		
Bar's Bluff	<input type="checkbox"/>		
Martin's Point	<input type="checkbox"/>		
Clayton Park/Ravenelle	<input type="checkbox"/>		
Sea Dune/Walton	<input type="checkbox"/>		
Green/Hole Park/Ravenel	<input type="checkbox"/>		
Dobson/Conestoga/Warren/Conestoga	<input type="checkbox"/>		
Iricks	<input type="checkbox"/>		
Widens	<input type="checkbox"/>		
Robbers Ferry	<input type="checkbox"/>		
Pinefield	<input type="checkbox"/>		
Adams Run/Widens/Sage	<input type="checkbox"/>		
Mill/Ravenelle	<input type="checkbox"/>		
Little Johns Island	<input type="checkbox"/>		
Urban/Suburban			
El Man/West Hill	<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.
Town of Capitan	<input type="checkbox"/>		
View/Buckner	<input type="checkbox"/>		
Phillips	<input type="checkbox"/>		
4 Miles/Mike? Mike/Hanley	<input type="checkbox"/>		
Swains	<input type="checkbox"/>		
Swains Road	<input type="checkbox"/>		
Swains Road	<input type="checkbox"/>		
Red Top	<input type="checkbox"/>		
Old Charleston Road	<input type="checkbox"/>		
Island Villages			
South Johns 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"/>		
Northwood	<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. Encourage 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 Awardee	<input type="checkbox"/>		
Town of Landerhill	<input type="checkbox"/>		
Town of Summerville	<input type="checkbox"/>		
Town of Hollywood	<input type="checkbox"/>		
Town of Bluffton	<input type="checkbox"/>		
Town of Ravenel	<input type="checkbox"/>		
Town of Beaufort	<input type="checkbox"/>		
Town of Beaufort	<input type="checkbox"/>		
Town of Beaufort	<input type="checkbox"/>		
Beach Communities			
City of Jolly Beach	<input type="checkbox"/>	Unique beach community character related to beachfront living and activities. Nearest 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 Sullivan 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 interweaving 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 Charlestonville	<input type="checkbox"/>		
Town of Mount Pleasant	<input type="checkbox"/>		
City of North Charleston	<input type="checkbox"/>		



Comprehensive Plan Format



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Proposed Format

- Easier to use document and style
- More graphic in nature
- Goals and implementation strategies for each required element (including Transportation and Priority Investment Elements)
- Goals, objectives and implementation strategies for the Land Use Element only
- Implementation Chapter



Next Steps



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Next Steps

- March 27 PC Workshop (9 a.m. to 1 p.m.)
 - In-depth results from Public Workshop Series 2
 - Draft editorial changes to the Goals and Objectives
 - Draft revisions to the Character Area Map and Matrix
 - Begin discussion of Land Use Form
- March 27 Planning & Public Works Committee presentation (4:15 p.m.)



Next Steps

- April 14 PC Workshop (3 p.m.)
- May 19-20 Public Workshops, Round 3
 - Presentation of Draft Plan
- June 9 PC Workshop (time to be determined)
 - Review Draft Plan



Thank You



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