

# *Guiding the Future for a Lasting Lowcountry*

Comprehensive Plan Update  
Charleston County, South Carolina

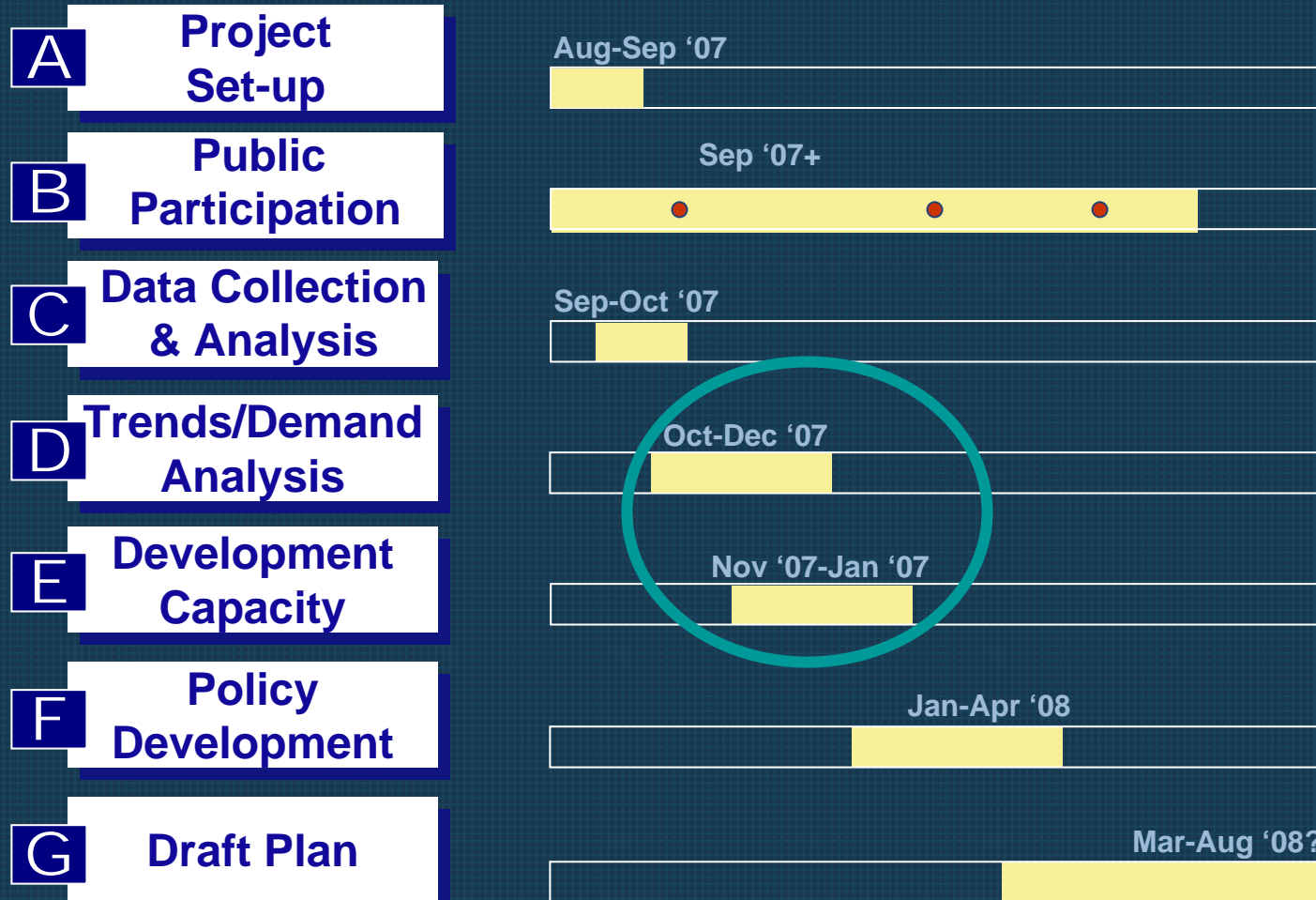
Planning Commission  
Progress Report  
December 10, 2007



**Comprehensive Plan Update**

*Guiding the future for a lasting Lowcountry.*

# The Comprehensive Planning Process



# *Where we are now. . .*

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We have finished . . .

The first round of public participation (draft report)

Preliminary data collection and analysis

We are working on. . .

Refining the demand analysis

Completing the existing land use and capacity analysis

Consolidating existing goals and objectives for assessment



# Draft Report

## Public Workshops, Round 1

(October 29, 30 and November 26)

## Summary Report

Comprehensive Plan Update  
Charleston County, South Carolina

DRAFT

December 10, 2007



### Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Prepared By  
Clarion/ACP Team:  
McBride Dale Clarion  
ACP Visioning & Planning, Ltd.



### Comprehensive Plan Update

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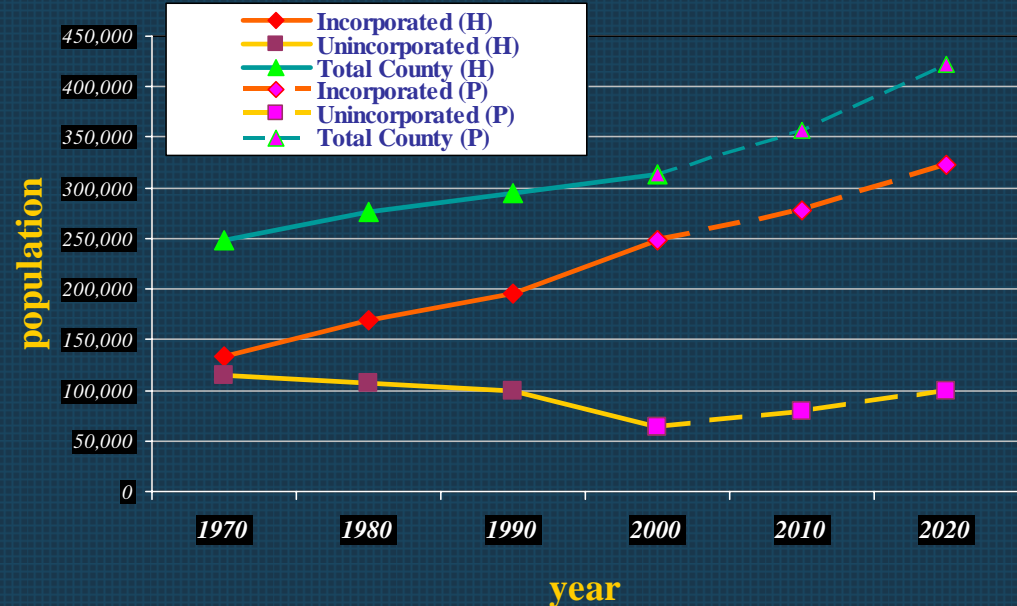
# Demand Analysis

The purpose of the demand analysis is to:

Forecast population and employment growth

Convert population growth into housing demand

Convert employment growth into nonresidential building area demand



The demand analysis will be compared to the county's capacity for new growth under current regulations--a key discussion point for policy decisions.



# *Existing Land Use Inventory*

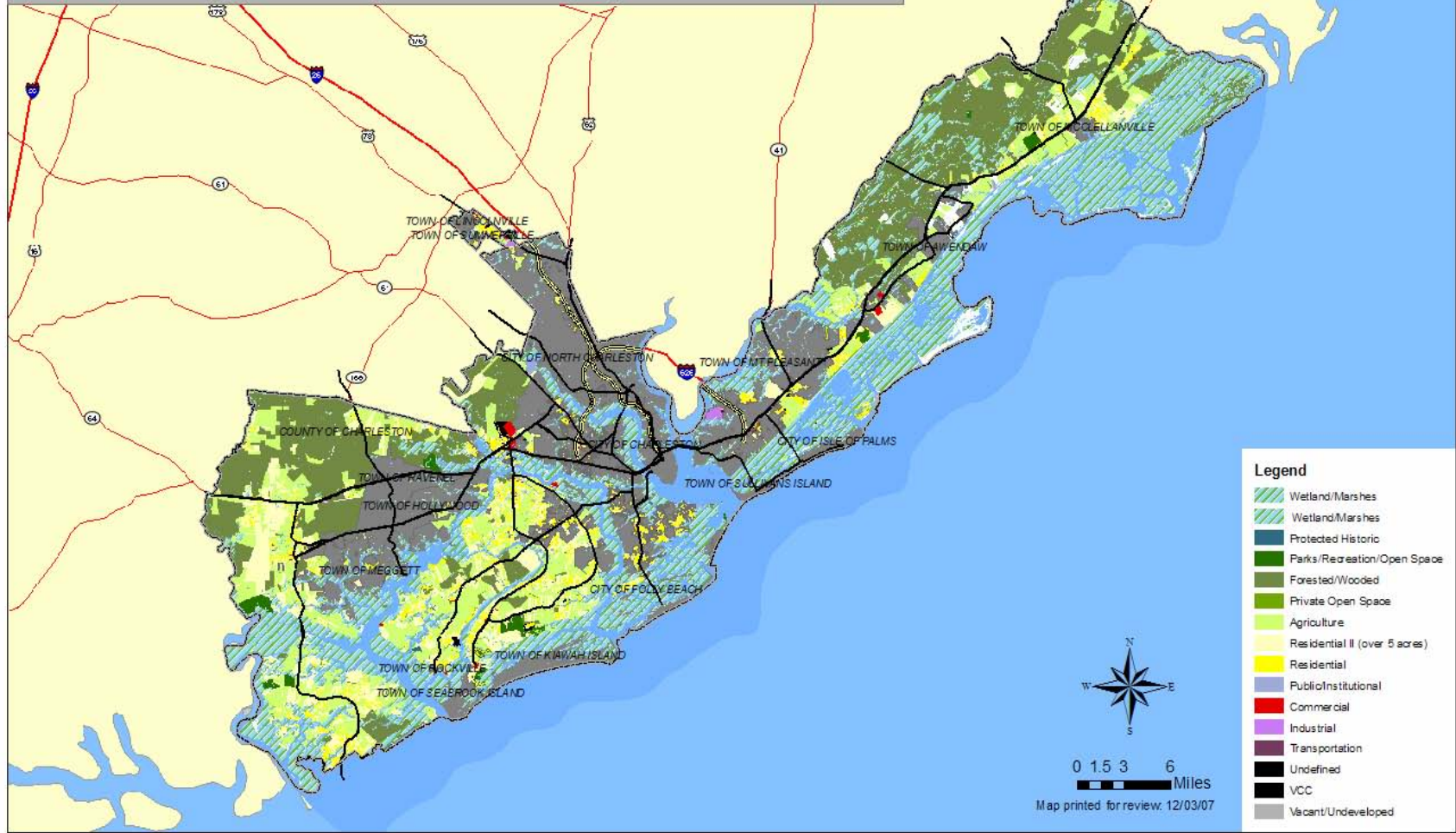
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- Initially based on Charleston County Assessor data and other applicable GIS data (address points, protected lands, historic land survey)
- Currently being refined through comparison to 2007 Pictometry oblique orthophotos
- Draft to be completed by the end of this week
- First step in capacity analysis





# Existing Land Use DRAFT



# Goals Assessment

Preparing existing goals and objectives  
for assessment and discussion on  
January 14<sup>th</sup>

Assess current goals and objectives...

which to keep

which to add

how to prioritize

how to implement

## GENERAL

**GOAL** Preserve the community character of Charleston County and enhance the quality of life of the residents always respecting the rights of the individual, including private property rights.

## CHAPTER 3: EXISTING AND FUTURE LAND USE

**Goal LU1** Accommodate quality growth in a balance of land uses and densities while preserving the scenic beauty, natural resources, and cultural heritage of Charleston County

**Goal FFL1** Preserve and protect farm and forest lands and open space

## CHAPTER 4: ECONOMIC DEVELOPMENT

**Goal ED 1** Promote a healthy economy supporting a broad range of appropriate businesses and industries in suitable locations

## CHAPTER 5: POPULATION, HOUSING, AND COMMUNITY DEVELOPMENT

**Goal H 1** Encourage and plan for a wide variety of housing types and communities to accommodate people of all ages, incomes, lifestyles, and physical capabilities at appropriate densities and locations



# *Next Step...*

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## Planning Commission Meeting

Monday, January 14, 2007

3:00 PM

Emergency Operations Center

Room B-339



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