

# *Guiding the Future for a Lasting Lowcountry*

Comprehensive Plan Update  
Charleston County, South Carolina

Planning Commission  
Fourth Meeting  
February 11, 2008



**Comprehensive Plan Update**

*Guiding the future for a lasting Lowcountry.*

Clarion / ACP Team

# Session Overview

1. Status of Update Comprehensive Plan Update / Meeting with Adjacent Jurisdictions (5 min)
2. Goals and Objectives (30 min + 15 min)
3. Draft Character Areas (map and matrix) (30 min)
4. February Public Workshops (5 min)



# *Major Phases and Timing*

- **Today:** Goals draft, land use framework draft, preview with Planning Commission
- **February 25-26:** Public Workshops, Series 2
- **March 10:** Planning Commission Workshop
- **March 27:** County Council Presentation
- **???:** Planning Commission Workshop
- **April-May:** Draft plan
- **Mid-May:** Public Workshops, Series 3
- **Summer:** Public review

*Continuity of planning analysis, public input, and Planning Commission oversight*



# *Goals & Objectives*

Comprehensive Plan Update  
Charleston County, South Carolina



Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

# Goals and Objectives

- Goals and objectives establish the direction of the plan
- Provide the framework for the other elements of the plan – land use, public facilities, natural resource protection, implementation tools
- Are required by statute
- Terminology
  - Goal – desired end state that the community aspires to
  - Objective – more specific (sometimes measurable) statements that help further define and focus goals.
- Should be strategic and focused



# *Draft Goals*

Comprehensive Plan Update  
Charleston County, South Carolina



Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

# Population

**Current Goal (CD1):** Improve the quality of life and increase available opportunities for residents of Charleston County, particularly those extremely low, very low, low and moderate income residents.

**Proposed Goal:** 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.



# *Economic Development*

Current Goal (ED 1): Promote a healthy economy supporting a broad range of appropriate businesses and industries in suitable locations.

Proposed Goal: 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.



# *Natural Resources Element*

Current Goal Water Resources (WR1): Maintain and enhance the quality of rivers, creeks, wetlands, and the ocean.

Current Goal Aquatic Habitat (AH1): Protect and enhance the health and integrity of aquatic life and habitat.

Current Goal Wildlife Habitat (WH1): Protect and conserve existing wildlife and wildlife habitats.



# *Natural Resources Element +*

Current Goal Forest Resources (FR1): Promote forest stewardship.

Current Goal Groundwater Resources (GR1): Conserve potable groundwater resources.

Current Goal Air Quality (AQ1): Maintain existing high levels of air quality.



# *Natural Resources Element +*

Proposed Goal: 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 and protected from negative impacts of growth and development.



# *Cultural Resources Element*

Current Goal (HAR 1): Protect and preserve the historic and archaeological resources of Charleston County.

Proposed Goal: Cultural resources such as historic and archeological resources, unique settlement patterns, traditional Low Country communities, and indigenous population groups and traditional activities such as the art of making Sweetgrass Baskets will be preserved and protected from negative impacts of growth and development.



# *Community Facilities Element*

Current Goal Community Facilities (Appendix): Manage storm water runoff from existing and future development to protect property and to promote and protect water quality.

Current Goal Water Supply (W1): Provide for a safe, high quality, and adequate supply of potable water to meet the needs of present and future residents.

Current Goal Wastewater (WW1): Coordinate the adequate and economically sound collection, treatment, and disposal of wastewater while ensuring the protection of public health and water quality.



# Community Facilities Element +

**Current Goal Solid Waste (SW1):** Support implementation of the existing Charleston County Solid Waste Management Plan to provide for adequate collection, processing and disposal of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future residents.

**Current Goal Fire Protection (F1):** Provide adequate fire protection to all residents of and visitors to Charleston County.

**Current Goal Emergency Medical Services (EMS1):** Provide adequate emergency medical care to all residents of and visitors to Charleston County.



# *Community Facilities Element +*

Current Goal Public Safety (PS1): Provide adequate public safety services to all residents and visitors to Charleston County.

Current Goal Educational Facilities (EF1): Support and encourage the development of a quality educational system that equips students and trains adults to succeed in today's workplace.

Current Goal Library (L1): Provide adequate library services to all residents of and visitors to Charleston County.

Current Goal Government Facilities (GF1): Provide adequate facilities to support county government functions.



# *Community Facilities Element +*

Current Goal Emergency Preparedness (EP1): Protect the citizens of and visitors to Charleston County from the effects of natural and man made disasters.

Current Goal Parks and Recreation (PR1): Encourage the provision of parks and recreational facilities to serve residents of all interests, age groups and abilities.



# Community Facilities Element +

**Proposed Goal:** Community facilities and services such as sewer and water; law enforcement, fire, and emergency medical services; emergency preparedness; park, recreation, library, and cultural facilities; solid waste disposal; and other general government facilities and services will be provided in a fiscally responsible manner with adequate levels of service for existing and new residents and businesses. Community facilities and services will be coordinated with surrounding jurisdictions and will be linked to land use planning and development decisions so that community facilities and services have capacity for expected new growth and are in place when needed.



# *Housing Element*

**Current Goal (H1):** Encourage and plan for a wide variety of housing types and communities to accommodate people of all ages, incomes, lifestyles, and physical capabilities appropriate densities and locations.

**Proposed Goal:** Have a balanced range of quality and affordable housing types that makes it possible for people of all ages, incomes, and physical abilities to live in the County.



# *Land Use Element*

Current Goal (Appendix): 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.

Current Goal Land Use (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.



# *Land Use Element +*

Current Goal Farm and Forest Land (FFL1): Preserve and protect farm and forest lands and open space.

Proposed Goal: Land resources will accommodate balanced and high quality growth in a way that protects the unique character of different parts of the county, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community facilities, and protects natural resources.



# *Transportation Element*

**Current Goal (T1):** Support the provision of a safe, convenient, and efficient transportation system that is environmentally compatible and protects community character.

**Proposed Goal:** Have a transportation system that is coordinated with land use patterns, community character, and provides alternative ways to move people and goods with an acceptable level of service that supports economic development and maintains a high quality of life.



# *Priority Investment Element*

Current Goal (T1): None

Proposed Goal: Community facilities and services and other infrastructure will be consistent with the Priority Investment Act, which requires the prioritization of public infrastructure projects through coordination with adjacent and relevant jurisdictions and agencies.



# *Draft Objectives-Land Use*

Comprehensive Plan Update  
Charleston County, South Carolina



Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Clarion / ACP Team

# *Objectives — Land Use*

1. Encourage compact growth and moderate density in areas adjacent to existing urban and suburban centers and in designated business and industrial corridors.
2. Foster the rural character of land outside suburban communities, allowing for lower density development.
3. Implement design concepts that enhance the quality of development along commercial corridors, establish scenic corridors, and establish areas of environmental and cultural significance.



# *Objectives — Land Use+*

4. Support 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.
5. Encourage protection and revitalization of existing developed areas.
6. Coordinate residential land use patterns with employment and retail development to provide communities and neighborhoods where people can live and work.



# *Objectives — Land Use+*

7. Protect and enhance creek and river front lands, beaches, and access to beaches and waterways.

---

8. Promote intergovernmental coordination on land use issues.
9. Adopt a reasonable land use plan and land use regulations that mitigate potential effects upon private property rights.



# *Objectives — Land Use+*

10. Promote economic development plans and policies for Charleston County when considering land use issues.
11. Promote economic development plans and policies for Charleston County when considering land
12. Implement a farm and forest land and open space protection program.
13. Provide incentives to maintain land in farm and forestry use.



# *Objectives — Land Use+*

14. Protect the farming and forestry industries from the impacts of nonagricultural development.
15. Encourage private actions to protect farm and forest lands.
16. Develop public/private partnerships and volunteer efforts to protect and enhance farm and forest resources.
17. Educate citizens about agriculture, silviculture, mariculture, and other related activities in Charleston County.



# *Draft Land Use Map*

Comprehensive Plan Update  
Charleston County, South Carolina



**Comprehensive Plan Update**

*Guiding the future for a lasting Lowcountry.*

Clarion / ACP Team

# *Approach to Community Character*

- Organize land use element around “character areas”:
  - Geographic areas that have similar characteristics within them that distinguish them from other areas
- Allows for finer grain of distinctions than urban and rural
- Allows for planning policies to be more custom fit for diverse areas
- Provides a potentially better link between vision and regulations
- Creates better opportunity to promotes “sense of place”
- Better communicates to the public what the intent of the plan is for different areas





# *Public Workshops 2*

Comprehensive Plan Update  
Charleston County, South Carolina



**Comprehensive Plan Update**

*Guiding the future for a lasting Lowcountry.*

# *Public Workshops, Round 2*

1. What have we learned?
  - a. Key Trends—Capacity and Demand
  - b. Public Input, October 2007
2. Conceptual Framework for Land Use
  - a. Goals for all elements
  - b. Objectives for land use
  - c. Physical framework—Character Areas
3. Reporting



# *Guiding the Future for a Lasting Lowcountry*

Comprehensive Plan Update  
Charleston County, South Carolina

Planning Commission  
Fourth Meeting  
February 11, 2008



**Comprehensive Plan Update**

*Guiding the future for a lasting Lowcountry.*

Clarion / ACP Team