



Comprehensive Plan Update

Guiding the future for a lasting Lowcountry.

Agenda

Charleston County Planning Commission

Charleston County Comprehensive Plan Update Workshop

Council Committee Room, 2nd Floor, Room B-225

Lonnie Hamilton III, Public Services Building

4045 Bridge View Drive, North Charleston, SC

May 20, 2008

9:00 a.m.

- I.** Compliance with the Freedom of Information Act
- II.** Approval of Minutes – April 21, 2008 Planning Commission Workshop
- III.** Director's Remarks
- IV.** Chairman's Remarks
- V.** Future Land Use Map Review and Recommendation: Consistency Areas
- VI.** Break
- VII.** Discussion of Framework for Plan Elements
- VIII.** Break
- IX.** Identification of Implementation Topics for the June 9 Workshop
- X.** Discussion of Future Comprehensive Plan Update Workshops
- XI.** Public Comment Period
- XII.** Adjourn

Prioritized Work Plan: Areas of Further Study

1. Major Regional Planning Efforts *(top priority)*
 - *These future growth areas are recommended to be studied to create regional plans.*
 - *Work in these areas should be facilitated by a third party supported by sub-committees of the Charleston County Planning Commission.*
 - *These studies should involve extensive coordination with adjacent jurisdictions and the public.*

Area	Recommended Time Frame	Intergovernmental Coordination
Highway 17 North to the County Boundary (including all areas outside the National Forest)	1-2 Years	Mount Pleasant, Awendaw, McClellanville
West County/ MeadWestvaco Area	1-2 Years	Hollywood, Meggett, Ravenel
Southern Portion of Johns Island	1-2 Years	Towns of Kiawah Island and Seabrook Island

Prioritized Work Plan: Areas of Further Study

2. Land Use Issues

- *These areas are experiencing immediate development pressures and require further study regarding land use issues.*
- *Staff should work with adjacent jurisdictions and the public to create coordinated, consistent area plans for consideration by the Charleston County Planning Commission and County Council.*

Area	Recommended Time Frame	Intergovernmental Coordination
Bees Ferry Road	1-2 Years	Economic Development, City of Charleston
West Ashley (Belgrade Rd/ Savage Rd)	3-5 Years	City of Charleston
Highway 78	3-5 Years	Lincolntonville, Summerville, North Charleston, Berkeley County
Johns Island Airport Area	3-5 Years	City of Charleston

Prioritized Work Plan: Areas of Further Study

3. Regulatory Issues

- *These areas are experiencing immediate development pressures and require zoning overlay districts to ensure consistent and coordinated design and development patterns.*
- *Staff should work with adjacent jurisdictions and the public to review/draft these overlay districts for consideration by the Charleston County Planning Commission and County Council.*

Area	Recommended Time Frame	Intergovernmental Coordination
Maybank Hwy Corridor Overlay District (consistency with the Johns Island Plan)	1-2 Years	City of Charleston
Main Road (River Rd to Maybank Hwy including Kitford Rd)	1-2 Years	City of Charleston

Prioritized Work Plan: Consistency Areas

These areas should be given a future land use designation of “Consistency Area” to create coordination, consistency, and continued cooperation between the County of Charleston, adjacent jurisdictions, and affected residents/property owners concerning land use and land development:

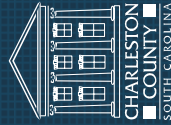
1. Long Point Road
2. The Neck Area
3. Highway 61

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- Comprehensive Plan Update
- Charleston County, South Carolina

Planning Commission
Eighth Workshop

May 20, 2008



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Plan Document Overview

- Comprehensive Plan Update
- Charleston County, South Carolina



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Purpose of Discussion

1. Update the Commission on the overall plan status
2. Seek Commission concurrence on land use approach
3. Outline the other plan element strategies
4. Preview the June 9 implementation workshop
5. Preview the approach and scope of the July public workshops



Plan Outline

- I. Introduction and Background
- II. Vision
- III. Elements
- IV. Implementation
- V. Bibliography of Resources



I. Introduction and Background

1. Introduction
 - Describe the reason to plan – drawn heavily from current plan
2. Guide to the Plan
 - When and how the plan is used, how it is organized



I. Introduction and Background

3. Planning Context and Process
 - A series of sections that tell the story about what the plan is accomplishing, the roots of Charleston County planning, how the plan was updated, the county planning role
 - Trends that are shaping the county – population, land use, natural resource, economy, region
 - *“Stay the course” theme*



II. Vision

1. Vision Statement
 - Carry forward current vision statement
 - Goals, as recently approved by planning commission



III. Comprehensive Plan Elements

- Land Use
 - Housing
 - Transportation
 - Community Facilities
- Economic Development
 - Priority Investment / Intergovernmental Coordination
- Natural Resources
- Cultural Resources
- Population



Structure for each Element

1. Purpose and Intent
2. Background
3. Goal
4. Strategies – action oriented to set the stage for implementation



Carryover from Current Plan

1. Current objectives are incorporated into the purpose and intent descriptions in a focused narrative form
2. Current policies are incorporated as appropriate:
 - Some are carried forward exactly as written
 - Some are revised to be more focused
 - Some new strategies are added
 - Some are not carried forward, but will be recorded outside the plan
3. The emphasis is on items that the county can control, and on those that are “actionable”



Examples Carried Over

In purpose and intent statement

Objective ED1 *Support the unified economic development vision for the Charleston Region*

- Support the unified economic development vision for the Charleston Region*

Objective ED2 *Foster a stable and competitive business climate*

- Foster a stable and competitive business climate*

Objective ED3 *Strengthen the economic viability of traditional industries, including but not limited to, shipping, manufacturing, health care, farming, forestry and commercial fishing*

- Strengthen the economic viability of traditional industries, including but not limited to, shipping, manufacturing, health care, farming, forestry, and commercial fishing*



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Examples Modified

- As strategies

Policy 3 Encourage and support initiatives to maintain and improve the business climate in the areas of education, taxation, regulation, and infrastructure

- Encourage and support initiatives to maintain and improve the businesses climate in the areas of taxation, regulation, and infrastructure.**

Policy 2 Encourage the placement of new industries in existing industrial areas or new industrial corridors that are properly served with infrastructure and compatible with surrounding land uses

- Provide land designated for business uses to support growth of new and existing sectors of employment with good regional access and access to services and amenities.



Examples New

- Support economic development objectives from agencies through both high quality and affordable housing supplies to support executive and worker housing opportunities in the County. (ties back to housing element)
- Support tourism by protecting valuable historic, natural, and cultural resources through adequate land development regulations. (ties back to land use, natural resources and cultural resources elements)



Land Use Element

- Has evolved from last meeting, based on Planning Commission input
- Simplified the character area approach, while still providing the tools to promote and ensure *quality* of development



Land Use

1. Purpose and intent
 - Urban/suburban and rural distinction with strong rural preservation focus, as before
 - Location and density through the land use map, as before
 - Quality emphasis through guidelines, drawn from current plan
 - Predictability
 - Continuity – stay the course



Land Use

2. Existing land use data
3. Goal and strategies (current objectives)
4. Future land use
 - Map
 - Land use categories and definitions
 - Density
 - Summary data



Land Use

5. Growth Management and Development Quality
 - Character areas simplified to:
 - Rural
 - Urban / Suburban
 - Each area has purpose and intent descriptions
 - Each area is governed by quality and character based guidelines
 - Simplified, but still accomplishes the quality aspect of development

...Rural

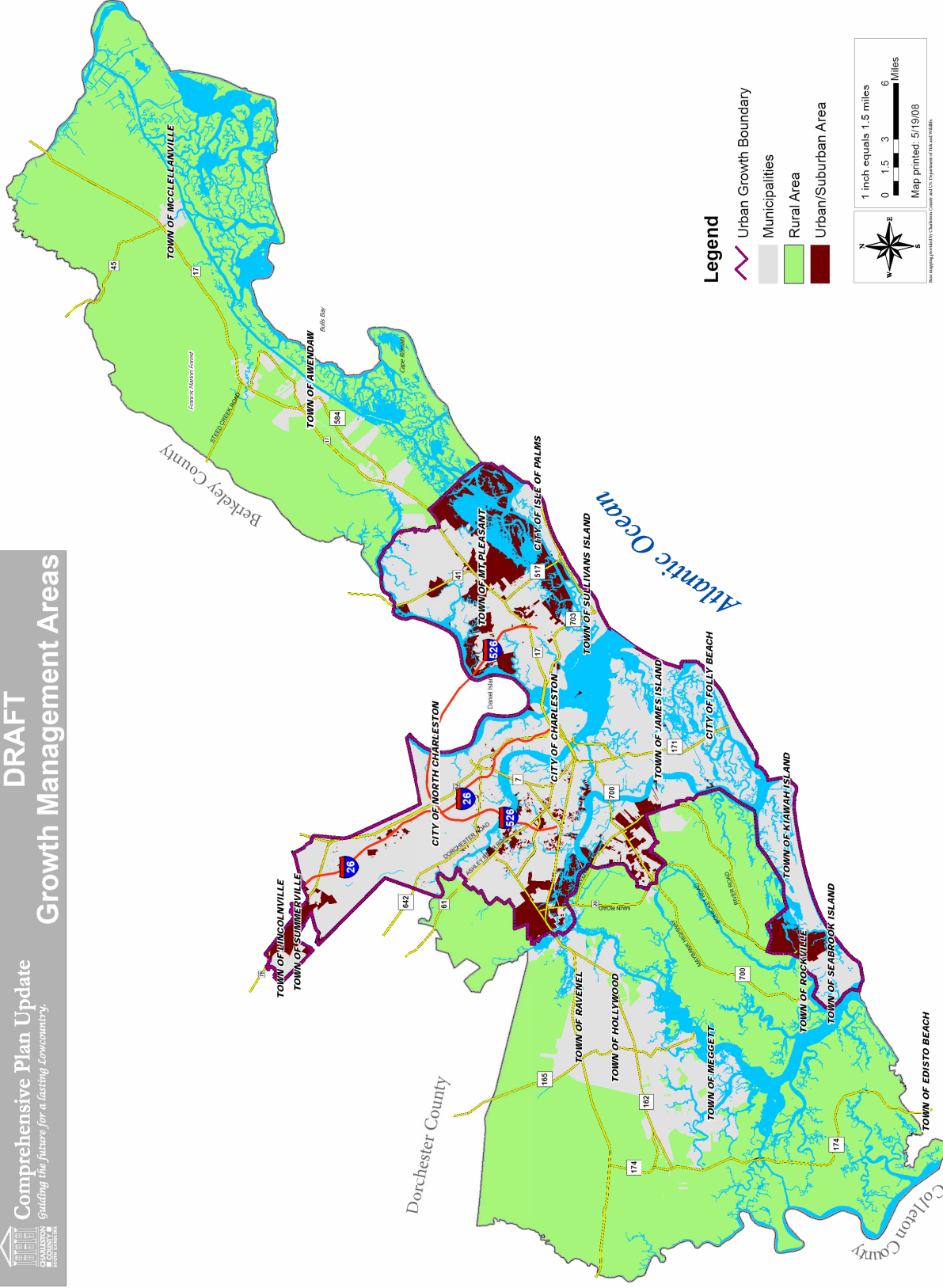
- Guidelines drawn from current plan policies, supplemented with additional new guidelines
- Addresses issues such as:
 - Low intensity
 - Resource and agricultural preservation
 - Conservation design
 - Rural character
 - Rural settlement areas
 - Wastewater disposal



... *Urban /Suburban Growth Area*

- Urban Growth Boundary
- Guidelines address issues with an inter-jurisdictional approach, such as:
 - Infill
 - Mixed use
 - Traditional form of development
 - Housing variety
 - Pedestrian orientation
 - Open spaces
 - Land use transitions
 - Protecting established community character





Land Use

Land Use Approach: *Questions?*



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Other Elements

- Economic Development
- Natural Resources
- Cultural Resources
- Population
- Housing
- Transportation
- Community Facilities
- Priority Investment (includes Intergovernmental Coordination)



Approach to the other Elements

- Focus on relationship to land use
- Reinforce and support planning that is being done for those other elements, i.e. transportation
- Focus on action items



Economic Development Element

INTENT AND PURPOSE

- Support regional economic development
- Support traditional Charleston County industries
- New business start ups
- Compatible industries
- Tourism
- Rural economic development



Economic Development Strategies

- Supportive taxation, regulations, & infrastructure
- Mixed-use regulations
- Strategic Area Plans
- Land use plan for business growth
- Incentives to keep land in agricultural production
- Housing supply
- Protect historic, natural, and cultural resources
- Capital improvement and priority investment plans and implementation
- Intergovernmental Agreements



Economic Development Element

Additional issues?



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Natural Resources Element

INTENT AND PURPOSE

- Protect and enhance
- Sustainability
- Identity
- Greenbelt Program



Natural Resources Strategies

- Land Development Regulations for protection
- Low density development
- Urban/Suburban Growth Areas
- Conservation easements
- Land acquisition with Greenbelt Program
- PDR/TDR program
- Woodland/wildfire management regulations



Natural Resources Element

Additional issues?



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Cultural Resources

INTENT AND PURPOSE

- Preserve and protect
- Increase public awareness

STRATEGIES

- Protection ordinances
- Surveys for planned developments
- Inventories
- PDR/TDR program
- Land Development Regulations
- Scenic roadway overlays/ordinances
- Special Management Areas
- Tax relief



Cultural Resources Element

Additional issues?



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Population Element

INTENT AND PURPOSE

- Monitor and forecast
- Identify needs

STRATEGY

- Plan adequate land use to accommodate growth



Population Element

Additional issues?



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Housing Element

INTENT AND PURPOSE

- Adequate supply and variety
- Access to facilities
- Preserve existing stock
- Increase alternatives for low and moderate income
- Senior and special need populations



Housing Strategies

- Interagency approach
- Remove barriers to affordable housing in regulations, fee structures, and processes
- Incentives for affordable housing
 - Density bonuses
 - Density transfers
 - TDR
 - Accessory dwelling units
- Special management areas
- Property maintenance code
- Mixed-Use Developments in Urban/Suburban Areas



Housing Element

Additional issues?



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Transportation Element

INTENT AND PURPOSE

- Improve efficiency of existing system
- Context sensitive design
- Coordinate with land use
- Alternative modes of transportation
- Emergency evacuation



Transportation Strategies

- ½ cent sale tax approved improvements
- Require traffic impact studies
- Adequate transportation infrastructure provision
- Major thoroughfare plan with functional classifications –right-of-way set aside
- Access management standards
- Complete streets
- Land Development Ordinance
- Inventories and databases
- Evacuation plans



Transportation Element

Additional issues?



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Community Facilities Element

- Manage provision of facilities and services
- Identify key players in provision of:
 - Water provision
 - Wastewater services
 - Solid waste
 - Fire protection
 - Emergency medical services
 - Public safety
 - Educational facilities
 - Public libraries
 - Government facilities
 - Parks and recreation



Community Facilities Strategies

- Take the lead in establishing Intergovernmental Agreements
 - Support agencies
 - Implement and support solid waste management plan
 - Coordinate efforts to provide fire protection
- Maintain and expand Charleston County EMS with growth
 - Share data on growth and land use between county and service providers
 - Grow services and facilities with growth in population



Community Facilities Element

Additional issues?



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Priority Investment Element

INTENT AND PURPOSE

- Meet state law requirements by:
 - Prioritizing future expenditures for the next 10 years
 - Coordinating infrastructure investments with regional jurisdictions
- *Note: The current Intergovernmental Coordination Element is incorporated into this element.*



Priority Investment Strategies

- Prepare fiscal impact analysis for future growth
- Prioritize improvements which meet the purpose and intent of this plan
- Focus growth and improvements in the Urban/Suburban Growth Area
 - Establish an IGA related to the Urban Growth Boundary
 - Prepare a 10 year Capital Improvement Plan coordinated with the Comprehensive Plan
 - Update annually



Priority Investment Element

Additional issues?



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IV. Implementation

- June 9 Planning Commission Workshop:
 - Rural Preservation / Protection of Rural Character
 - Compact Growth in Urban Areas
 - Coordinating Land Use and Public Facilities
 - Intergovernmental Coordination
 - Improving Development Quality
 - Additional issues?



V. Bibliography of Resources

- Inventory and analysis required by state law, but which occurs in other documents



Public Workshop, Round 3



- General
 - Third and final round of public workshops prior to formal adoption hearings
 - Four separate workshops will be conducted in July
- Purpose
 - Provide an update to the community and gather input on the draft plan



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Public Workshop, Round 3

AGENDA

- Welcome
- Presentation
 - What have we learned?—Public and Technical Research
 - Summary of the Key Direction of the Comprehensive Plan update
 - Approach to Land Use, Conservation and Development policies
 - Approach to Implementation
- Discussion Stations
 - Displays/stations organized by elements
 - Critical questions and discussion
- Exit Questionnaire



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