

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
OVERALL COMMENTS				
1.	Policies regarding development paying for itself <i>(located in various places throughout the draft Plan)</i>	<p>The draft Plan discusses the policy regarding development paying for itself including but not limited to the following:</p> <ul style="list-style-type: none"> • Existing residents and businesses should not be expected to support the cost of growth <i>(Page 3, Overview)</i>; • LU 8. Establish programs and policies which ensure new growth pays for itself <i>(Page 26, Land Use Strategies)</i>; • Moreover, there is an expectation that any new development will not negatively impact the rural character and will pay for itself regarding provision of facilities and services <i>(Page 114, Land Use Element)</i>; • Understanding the fiscal impact of growth is the first step in ensuring that growth pays for itself. Funding options that may be used to fund capital improvements include: <ul style="list-style-type: none"> ○ Impact Fees... ○ Property Tax... ○ Capital Project Sales Tax... <i>(Page 121, Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options)</i> 	<p><u>Comment:</u> Delete these statements as they relate to development paying for itself.</p> <p><i><u>Staff Note:</u> All statements throughout the draft Plan regarding such policies would have to be deleted if this revision is approved.</i></p>	<p>APPROVE THE FOLLOWING: Replace “development pays for itself” with “new growth contributes its fair share to the costs associated with growth” throughout document.</p>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
2.	Wastewater Policies <i>(located in various places throughout the draft Plan)</i>	<p>The draft Plan discusses the provision of wastewater services including but not limited to the following:</p> <ul style="list-style-type: none"> The Rural Area is not targeted for public wastewater treatment <i>(Page 42, Rural Area and Page 110, Strategies CF 5 and CF 6)</i>; Obtaining approval of a Comprehensive Plan amendment and a 208 Water Quality Management Plan amendment to allow any wastewater treatment systems other than individual on-site systems prior to submitting applications for development approval <i>(Page 44, Rural Guideline 20)</i>; The County is exploring the benefits of becoming a Designated Management Agency <i>(Page 95, Wastewater and Page 116, Strategy PI 5)</i> 	<p>Comment: Not in agreement.</p>	<p>APPROVE THE FOLLOWING:</p> <ul style="list-style-type: none"> Obtaining approval of a Comprehensive Plan amendment for the purposes of amending the Community Facilities Element and the 208 Wastewater Service Areas Map and a 208 Water Quality Management Plan amendment to allow any wastewater treatment systems other than individual on-site systems prior to submitting applications for development approval <i>(Page 44, Rural Guideline 20)</i>;
COVER/ACKNOWLEDGEMENTS/TABLE OF CONTENTS				
3.	Acknowledge-ments/Page i	Acknowledgements	Update page for names and agencies.	APPROVE
PART 1: INTRODUCTION AND BACKGROUND				
CHAPTER 1.1: INTRODUCTION				
4.	Overview/ Page 3	2. Rural Preservation is very important. The Plan needs to place emphasis on the protection of the unique Lowcountry character.	2. Rural Preservation is very important. The Plan needs to place emphasis on the protection of the unique Lowcountry character. <i>The Urban Growth Boundary needs to be institutionalized through intergovernmental agreements in order to direct higher intensity growth to the Urban/Suburban Area where adequate infrastructure and services are in place, allowing for preservation of the rural character of the majority of the County.</i>	<p>APPROVE THE FOLLOWING:</p> <p>2. Rural Preservation is very important. The Plan needs to place emphasis on the protection of the unique Lowcountry character. <i>The Urban Growth Boundary needs to be institutionalized through intergovernmental agreements and/or working relationships in order to direct higher intensity growth to the Urban/Suburban Area where adequate infrastructure and services are in place, allowing for preservation of the rural character of the majority of the County.</i></p>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
5.	Overview/ Page 3	5. The County is but one of many players in the region that can influence the preservation of resources, form of development and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships with other jurisdictions and agencies that contribute to the quality of life.	Beef up language for theme 5, such as: 5. The County is but one of many players in the region that can influence the preservation of resources, form of development and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships formal agreements with other jurisdictions and agencies that contribute to the quality of life.	APPROVE THE FOLLOWING: 5. The County is but one of many players in the region that can influence the preservation of resources, form of development and provision of services and infrastructure. It is vitally important that the County recognize its ability to manage its destiny and establish working relationships and/or formal agreements with other jurisdictions and agencies that contribute to the quality of life.
6.	Overview/ Page 3 – (Based on comments made on Chapter 3.2, Page 51, Priority Industries & Local Advantages)	Add new/additional language.	<u>Add a new theme 6:</u> <i>The Plan places an emphasis for growth to occur within the Urban Growth Boundary (UGB). Additionally, the Plan recognizes the need for urban mixed uses and affordable housing where appropriate while preserving and protecting the Rural Area for future generations. A commitment to balance social, economic and environmental considerations is required to achieve the objectives set forth in the Plan. The integration of these three basic areas of concern into all development processes with broad public participation in decision making is a fundamental prerequisite for achieving sustainable development in Charleston County.</i>	APPROVE THE FOLLOWING: <u>Add a new theme 6:</u> <i>The Plan places an emphasis for growth to occur within the Urban Growth Boundary (UGB). Additionally, the Plan recognizes the need for urban mixed uses and affordable housing where appropriate while preserving and protecting the Rural Area for future generations. A commitment to balance social, economic and environmental considerations is required to achieve the objectives set forth in the Plan. The integration of these three basic areas of concern into all development processes with broad public participation in decision making is important for achieving sustainable development in Charleston County.</i>
PART 3: COMPREHENSIVE PLAN ELEMENTS				
CHAPTER 3.1: LAND USE ELEMENT				
7.	3.1.3/Page 26 – Land Use Strategies	LU 9. Require that any application affecting County resources be reviewed for consistency with the land use plan.	LU 9. Require that any application, <i>including but not limited to Development Agreements, Planned Developments, Rezonings, and Subdivisions</i> , affecting County resources be reviewed for consistency with the land use plan.	APPROVE THE FOLLOWING: LU 9. Require that any application affecting County resources be reviewed <i>by the County</i> for consistency with the land use plan.

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	Section/ Page #	Subject/Language Currently in Draft Plan	Proposed Change	Planning Commission Recommendation
8.	Maps 3.1.4 & 3.1.5: Future Land Use Map/Page 31 & Urban/Suburban Future Land Use Detail/Page 32 (and all other maps showing UGB)	Urban Growth Boundary Location Review.	<u>UGB Clean-up:</u> Make the UGB consistent with the City of Charleston's UGB in the area of Long Savannah once the plats have been recorded (add note to Future Land Use Maps discussing this revision).	APPROVE THE FOLLOWING: Make the UGB consistent with the City of Charleston's UGB in the area of Long Savannah once the plats have been recorded (add note to Future Land Use Maps discussing this revision).
9.	3.1.7(A)/Page 38 - Rural Area Future Land Use Categories	<u>Wadmalaw Agricultural Preservation</u> (last sentence) "...The residential density range of one dwelling per seven acres to 1 dwelling per 15 acres reflects the existing permitted densities that were recommended for portions of the Island."	<u>Wadmalaw Agricultural Preservation</u> (last sentence) " ...The residential density range of one dwelling per seven acres to 1 dwelling per 15 acres reflects the existing permitted densities that were recommended for portions of the Island. "	APPROVE THE FOLLOWING: <u>Wadmalaw Agricultural Preservation</u> (last sentence) " ...The residential density range of one dwelling per seven acres to 1 dwelling per 15 acres reflects the existing permitted densities that were recommended for portions of the Island. "
10.	Table 3.1.1/Page 40- Future Land Use Residential Densities	Wadmalaw Island Agricultural Preservation: 1 dwelling per 15 acres to 1 dwelling per 7 acres.	Wadmalaw Island Agricultural Preservation: 1 dwelling per 15 acres to 1 dwelling per 7 acres* Add a footnote* to the bottom of the table stating: The area of a parcel in the Wadmalaw Agricultural Preservation designation within 1,000 feet of the OCRM Critical Line has a maximum density of 1 dwelling unit per 3 acres. <i>Note: This language is included in the ZLDR, Article 4.4, AG-15, Agricultural Preservation District, Page 4-6.</i>	APPROVE THE FOLLOWING: Wadmalaw Island Agricultural Preservation: 1 dwelling per 15 acres to 1 dwelling per 7 acres* Add a footnote* to the bottom of the table stating: The area of a parcel in the Wadmalaw Agricultural Preservation designation within 1,000 feet of the OCRM Critical Line has a maximum density of 1 dwelling unit per 3 acres. <i>Note: This language is included in the ZLDR, Article 4.4, AG-15, Agricultural Preservation District, Page 4-6.</i>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
11.	Map 3.1.4: Future Land Use Map/Page 31 & 3.1.7(A)/Page 40 - Rural Area Future Land Use Categories	Future Land Use Map & and Rural Area Future Land Use Categories.	<p>Add a new future land use designation for Rural Economic Development consistent with the placement of primary economic development site #14 on Map 3.2.1, Primary Economic Development Sites (see page 50). This is the only primary economic development site identified in the Rural Area of the County. <i>Note: A sample map is included in this packet as Attachment 2.</i></p> <p><u>AND</u></p> <p>Add language describing the new Rural Economic Development Future Land Use designation: <i>Rural Economic Development Areas are designated to accommodate regional business parks that contain professional office, wholesale, warehousing and high technology industrial uses that support the local rural economy and provide employment opportunities for residents in the Rural Area.</i></p>	APPROVE THE FOLLOWING: Definition and location of Rural Economic Development FLU designation and move southern boundary of area on map 1,000 feet to the south of where it currently exists (see Attachment 1).
12.	3.1.3/Page 26 – Land Use Strategies	LU 4. Coordinate land use patterns with housing, employment and retail development to provide communities and neighborhoods where people can live and work.**	LU 4. Coordinate land use patterns with <i>transportation</i> , housing, employment and retail development to provide communities and neighborhoods where people can live and work.**	APPROVE THE FOLLOWING: LU 4. Coordinate land use patterns with <i>transportation</i> , housing, employment and retail development to provide communities and neighborhoods where people can live and work.**
13.	3.1.8/Page 42 – Rural Guidelines	Rural Guideline 2. Develop very low density residential uses on large lots to maintain the rural character.	Rural Guideline 2. Develop very low density residential uses on large lots to maintain the rural character.	APPROVE THE FOLLOWING: Develop very low density residential uses on large lots to maintain the rural character.

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

<u>#</u>	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
14.	3.1.8/Page 44 – Rural Guidelines	Rural Guideline 21. Design new roadways to be in character with the area and ensure that they will not promote additional rural growth.	Rural Guideline 21. Design new roadways to be in character with the area and ensure that they will not promote additional rural growth out of character with the rural landscape.	APPROVE THE FOLLOWING: Rural Guideline 21. Design new publicly owned and maintained roadways to be in character with the area and ensure that they will not promote additional rural growth out of character with the rural landscape.
CHAPTER 3.3: NATURAL RESOURCES ELEMENT				
15.	3.3.1/Page 59 – Groundwater Resources	Add new/additional language.	<u>Add language about status of groundwater planning at end of section:</u> <i>The BCDCOG is the agency designated to coordinate a groundwater management Plan for the Berkeley-Charleston-Dorchester Region. A coordinated effort is needed to ensure that the quantity and quality of our groundwater resources is protected.</i> See also suggested strategy below.	APPROVE THE FOLLOWING: <u>Add language about status of groundwater planning at end of section:</u> <i>The BCDCOG is the agency designated to coordinate a groundwater management Plan for the Berkeley-Charleston-Dorchester Region. A coordinated effort is needed to ensure that the quantity and quality of our groundwater resources is protected.</i>
16.	3.3.4/Page 61 – Strategies	Add new/additional language.	<u>Add a new strategy NR 11.:</u> <i>Charleston County should work with applicable jurisdictions in the Region, the BCDCOG and SCDHEC to adopt and implement a regional groundwater management plan.</i>	APPROVE THE FOLLOWING: <u>Add a new strategy NR 11.:</u> <i>Charleston County should work with applicable jurisdictions in the Region, the BCDCOG and SCDHEC to adopt and implement a regional groundwater management plan.</i>
17.	3.3.4/Page 61 - Strategies	Add new/additional language.	<u>Add a new strategy NR 12. (or other appropriate number):</u> <i>Encourage sustainable landscaping including attractive environments that are in balance with the local climate and requires minimal use of fertilizers and pesticides, at the same time conserving water.</i>	APPROVE THE FOLLOWING: <u>Add a new strategy NR 12. (or other appropriate number):</u> <i>Encourage sustainable landscaping including attractive environments that are in balance with the local climate and requires minimal use of fertilizers and pesticides, at the same time conserving water.</i>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
CHAPTER 3.6: HOUSING ELEMENT				
18.	3.6.4/Page 78 – Strategies	Add new/additional language.	The County should take a proactive stance to provide affordable housing by increasing densities and removing requirements such as tax status requirements.	APPROVE THE FOLLOWING: Add a housing element strategy that states: “Charleston County should be proactive in promoting affordable housing through incentives and removal of regulatory barriers.”
CHAPTER 3.7: TRANSPORTATION ELEMENT				
19.	3.7.4/Page 91 - Strategies	T 6. Adopt “Complete Streets” policies. (Comment: define “Complete Streets”)	T 6. Adopt “Complete Streets” policies, <i>which are transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks and mass transit into the transportation system.</i>	APPROVE THE FOLLOWING: T 6. Adopt “Complete Streets” policies <i>for publicly owned and maintained streets, which are transportation policies that incorporate aesthetics as well as alternative modes of transportation such as bike lanes, sidewalks and mass transit into the transportation system into the transportation system.</i>
CHAPTER 3.8: COMMUNITY FACILITIES ELEMENT				
20.	3.8.4/Page 111 - Strategies	Add new/additional language.	Add a new strategy CF 19.: <i>Encourage alternative energy sources such as wind and solar energy systems, where appropriate.</i>	APPROVE THE FOLLOWING: Add a new strategy CF 19.: <i>Encourage alternative energy sources such as wind and solar energy systems, where appropriate.</i>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
CHAPTER 3.9: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION ELEMENT				
21.	3.9.5/Page 118 – Developments of County Significance (Description/ Definition)	<u>Developments of County Significance</u> The following outlines an application, process, and criteria which could be included in the Zoning and Land Development Regulations Ordinance:	<u>Developments of County Significance</u> The following outlines an application, process, and criteria which could be included should be addressed in the Zoning and Land Development Regulations Ordinance:	APPROVE THE FOLLOWING: <u>Developments of County Significance</u> <i>The following outlines an application, process, and criteria which could be included should be addressed in the Zoning and Land Development Regulations Ordinance:</i>
22.	3.9.5/Page 118 – Developments of County Significance (Criteria i)	i. Preservation of a significant portion of the land for open spaces, natural features and recreational areas;	<u>Change to:</u> <i>i. Seventy-five percent (75%) of the land included in the application shall be either private land permanently restricted by deed restriction or conservation easement to clustered or unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, lakes, greenways, parkways, buffer zones, agricultural and silvicultural areas, recreational areas, preserved historic and/or cultural areas, preserved areas of biological significance), or areas to be purchased by the County's Green Belt Bank or other open space preservation organizations. The footprint of the clustered rural density will be excluded from the open space calculation;</i>	APPROVE THE FOLLOWING: Preservation of a significant-portion of the land for open spaces, natural features and/or recreational areas (<i>see Open Space definition, page 126</i>);

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

<u>#</u>	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
23.	3.9.5/Page 118 – Developments of County Significance (Criteria iii)	iii. Preservation in perpetuity all significant cultural, historic and archaeological sites, resources and landscapes;	iii. Preservation, in perpetuity mitigation and/or management of all significant cultural, historic and archaeological sites, resources and landscapes;	APPROVE THE FOLLOWING: Preservation, in perpetuity mitigation and/or management of all significant cultural, historic and archaeological sites, resources and landscapes;
24.	3.9.5/Page 118 – Developments of County Significance (Criteria iv)	iv. Information regarding the location, density and intensity of proposed land uses;	iv. Information regarding the location, density and intensity of proposed land uses for the first five years of the proposed project and projections for each subsequent five year time period until buildout,	APPROVE THE FOLLOWING: iv. Information regarding the location, density and intensity of proposed land uses for the first five years of the proposed project and projections for each subsequent five year time period until buildout,
25.	3.9.5/Page 118 – Developments of County Significance (Criteria v)	v. Proof that the proposed form and character of development is compatible with the intent of the Rural Area guidelines;	v. Proof that An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines character;	APPROVE THE FOLLOWING: Proof that An analysis of how the proposed form and character of development is compatible with the intent of the Rural Area guidelines;
26.	3.9.5/Page 118 – Developments of County Significance (Criteria vi)	vi. Proof that residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development;	vi. Proof that An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;	APPROVE THE FOLLOWING: vi. Proof that An analysis of how proposed residential land use patterns are coordinated with employment and service opportunities in the area of the proposed development and adjacent areas of the County or other jurisdictions;
27.	3.9.5/Page 118 – Developments of County Significance (Criteria viii)	viii. Economic development information such as economic feasibility analysis, estimates of average annual ad valorem tax yields, economic development analysis of the impact on the economy and employment market;	viii. Economic development information such as economic feasibility analysis, (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact on the local economy and employment market;	APPROVE THE FOLLOWING: viii. Economic development information such as economic feasibility analysis, (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact on the local economy and employment market;

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

<u>#</u>	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
28.	3.9.5/Page 118 – Developments of County Significance (Criteria x)	x. List of required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities;	x. List of required expected public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities;	APPROVED THE FOLLOWING: List of needed needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities;
29.	3.9.5/Page 121 – Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options	“A strong CIP directs where development and redevelopment will be supported through infrastructure investments.”	“A strong CIP directs where development and redevelopment will could be supported through infrastructure investments.”	APPROVE THE FOLLOWING: “A strong CIP directs where development and redevelopment will could be supported through infrastructure investments.”

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

#	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
30.	3.9.5/Page 121 – Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options	Add new/additional language.	<p>Add to end of section: <i>In considering any funding option, the following items should be addressed:</i></p> <ol style="list-style-type: none"> <i>1. Identify the capital improvements needs;</i> <i>2. Identify the costs of the capital improvements;</i> <i>3. Find funding support for those needs, in full; with</i> <i>4. Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, must consider that goal.</i> 	<p>APPROVE THE FOLLOWING: <i>In considering any funding option, the following items should be addressed:</i></p> <ol style="list-style-type: none"> <i>1. Identify the needed capital improvement(s);</i> <i>2. Identify the costs of the capital improvement(s); and</i> <i>3. Identify funding support for the improvement(s).</i> <p><i>Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, must have a financial mitigation plan.</i></p>
31.	3.9.5/Page 122 – Rural Preservation <i>(Based on comments made on Chapter 3.3, Page 59, Natural Resources Element)</i>	Add new/additional language.	<p>Add a new #5 to the list: <i>5. Consider property tax assessment breaks for lands permanently protected for agricultural or forestry use.</i></p>	<p>APPROVE THE FOLLOWING: <i>5. Consider property tax incentives for lands used for bona fide agricultural and/or forestry.</i></p>
32.	3.9.1/Page 113 - Overview	“The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council.”	“The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council <i>with adequate resources.</i> ”	<p>APPROVE THE FOLLOWING: “The Priority Investment, Implementation, and Coordination Element will be an ongoing annual endeavor directed by County Council <i>with adequate resources.</i>”</p>
33.	3.9.4/Page 116 - Strategies	Add new/additional language.	<p>Add a new strategy PI 11.: <i>Provide for allowances in the Zoning and Land Development Regulations Ordinance for potential new energy and sustainability endeavors.</i></p>	<p>APPROVE THE FOLLOWING: Add a new strategy PI 11.: <i>Provide for allowances in the Zoning and Land Development Regulations Ordinance for potential new energy and sustainability endeavors.</i></p>

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

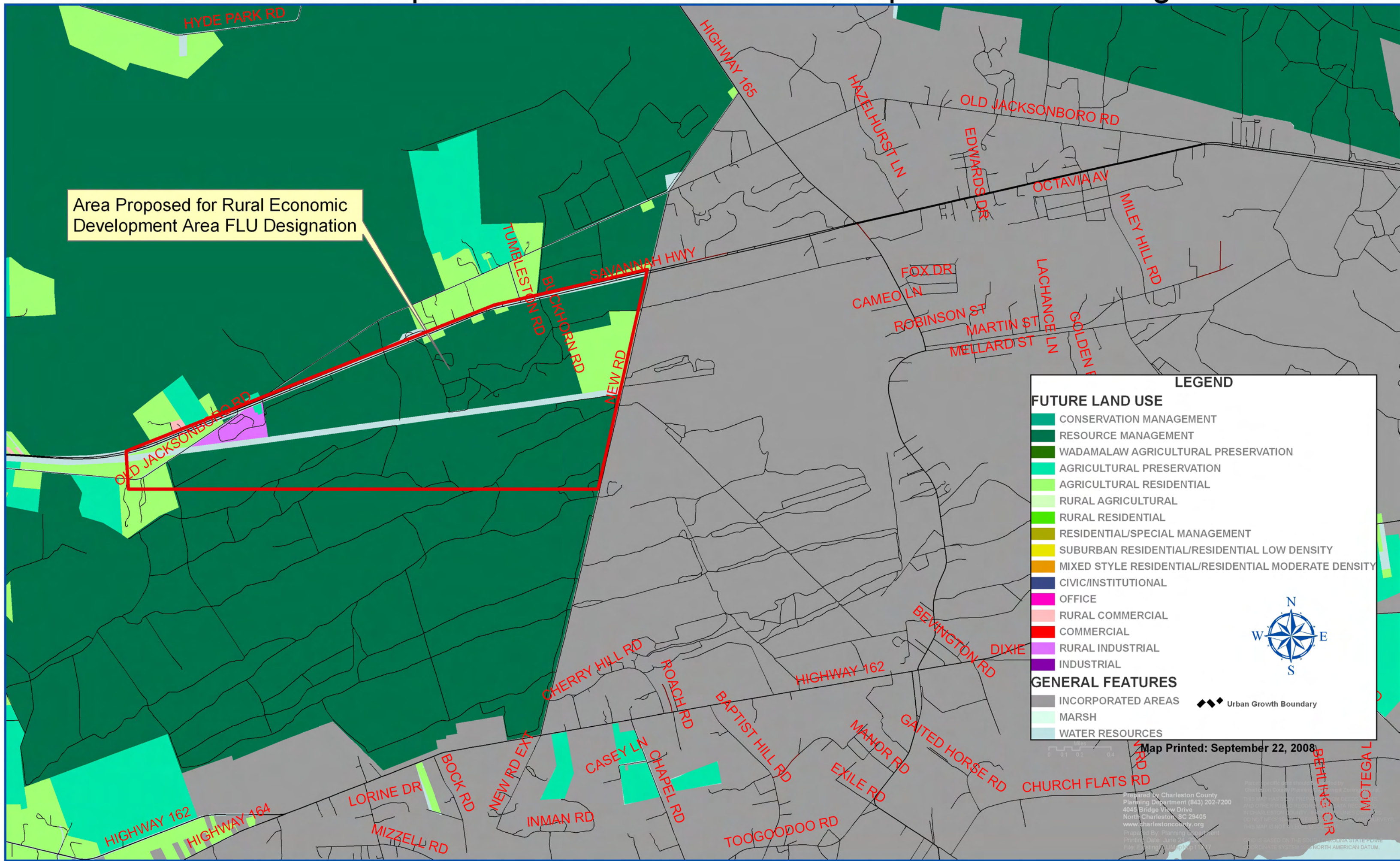
<u>#</u>	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
34.	3.9.5/Page 118 – Developments of County Significance (Description/ Definition)	<u>Developments of County Significance</u> Developments of County Significance are defined as proposed developments 500 acres or greater located in the Rural Area of the County that propose variations from the recommendations of the Comprehensive Plan, including density recommendations.	<u>Developments of County Significance</u> Developments of County Significance are defined as proposed developments 500 acres or greater located in the Rural Area of the County that, propose while proposing variations from the recommendations of the Comprehensive Plan, including density recommendations, can be found consistent with the Comprehensive Plan under this provision. Note: See proposed revision #34.	APPROVE THE FOLLOWING: Developments of County Significance are defined as proposed developments 500 acres or greater located in the Rural Area of the County that, propose while proposing variations from the recommendations of the Comprehensive Plan, including density recommendations, can be found consistent with the Comprehensive Plan under this provision.
PART 4: ADDITIONAL RESOURCES & REFERENCES				
CHAPTER 4.1: DEFINITIONS				
35.	Definition/Page 126	Add new/additional language.	<u>Ombudsman</u> A government official working in an advocacy capacity.	APPROVE THE FOLLOWING: <u>Ombudsman</u> A government official working in an advocacy capacity.
36.	Definition/Page 126	<u>Open Space</u> Any parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.	<u>Open Space</u> Any parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.	APPROVE THE FOLLOWING: Any parcel of land, or portion thereof , or water feature , essentially unimproved (net of impervious surfaces) and set aside, dedicated, designated, or reserved for either public or private use or enjoyment or for the use and enjoyment of owners, occupants, and or their guests of land adjoining or neighboring such open space.
APPENDIX A: IMPLEMENTATION TOOLBOX				
37.	Page A-5/ Open Space	<u>Open Space.</u> It is common for developments to require between 30 and 50% open space. Current PD regulations...	<u>Open Space.</u> It is common for developments to require between 30 and 50% open space. Current PD regulations...	APPROVE THE FOLLOWING: It is common for developments to require some between 30 and 50% open space (see Open Space definition, page 126). Current PD regulations...

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDED REVISIONS TO THE
DRAFT CHARLESTON COUNTY COMPREHENSIVE PLAN UPDATE**

<u>#</u>	<u>Section/ Page #</u>	<u>Subject/Language Currently in Draft Plan</u>	<u>Proposed Change</u>	<u>Planning Commission Recommendation</u>
38.	Page A-6/ Environmental Protection	Environmental Protection. “...Additionally, as part of the review process, an environmental impact assessment and cultural/historic/archaeological resource study should be performed to better inform the planning staff, public and policymakers of the effects of a given development.”	Environmental Protection. “...Additionally, as part of the review process, coordination with other applicable agencies regarding an environmental impacts assessment and cultural/historic/archaeological resources could study should be performed to better inform the planning staff, public and policymakers of the effects of a given development.”	APPROVE THE FOLLOWING: “...Additionally, as part of the review process, coordination with other applicable agencies regarding an environmental impacts assessment and cultural/historic/archaeological resources may study should be performed to better inform the planning staff, public and policymakers of the effects of a given development.”
39.	Page A-6/ Development Agreements	“...The requirement for conformance to the local comprehensive plan influences the decision to require Developments of County Significance (described in the next section) to request a Plan Amendment particularly when located in the Rural Area.”	“...The requirement for conformance to the local comprehensive plan influences the decision to require Developments of County Significance (described in the next section) to request a Plan Amendment particularly when located in the Rural Area.”	APPROVE THE FOLLOWING: “...The requirement for conformance to the local comprehensive plan influences the decision to require Developments of County Significance (described in the next section) to request a Plan Amendment particularly when located in the Rural Area.”
40.	Page A-7/ Development Agreements	<ul style="list-style-type: none"> “Preservation of a significant portion of the land for open spaces, natural features and recreational areas;” 	<ul style="list-style-type: none"> “Preservation of a significant portion of the land for open spaces, natural features and recreational areas;” 	APPROVE THE FOLLOWING: Preservation of a significant portion of the land for open spaces, natural features and/or recreational areas (see Open Space definition, page 126);
41.	Page A-7/ Development Agreements	<ul style="list-style-type: none"> “Preservation in perpetuity all significant cultural, historic and archaeological sites, resources and landscapes;” 	<ul style="list-style-type: none"> “Preservation in perpetuity of all significant cultural, historic and archaeological sites, resources and landscapes;” 	APPROVE THE FOLLOWING: Preservation, in perpetuity mitigation and/or management of all significant cultural, historic and archaeological sites, resources and landscapes;

Attachment 1: Proposed Rural Economic Development Area Designation

Area Proposed for Rural Economic Development Area FLU Designation



LEGEND

FUTURE LAND USE

- CONSERVATION MANAGEMENT
- RESOURCE MANAGEMENT
- WADAMALAW AGRICULTURAL PRESERVATION
- AGRICULTURAL PRESERVATION
- AGRICULTURAL RESIDENTIAL
- RURAL AGRICULTURAL
- RURAL RESIDENTIAL
- RESIDENTIAL/SPECIAL MANAGEMENT
- SUBURBAN RESIDENTIAL/RESIDENTIAL LOW DENSITY
- MIXED STYLE RESIDENTIAL/RESIDENTIAL MODERATE DENSITY
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL INDUSTRIAL
- INDUSTRIAL

GENERAL FEATURES

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

◆◆◆ Urban Growth Boundary



Map Printed: September 22, 2008

Prepared by Charleston County
 Planning Department (843) 202-7200
 4045 Bridge View Drive
 North Charleston, SC 29405
 www.charlestoncounty.org

THIS MAP IS BASED ON THE SOUTH CAROLINA STATE PLANE
 COORDINATE SYSTEM, NORTH AMERICAN DATUM.