

3.1.3: GENERAL LAND USE POLICIES

Overview

The Land Use Element Goal and Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth Management sections that follow.

Land Use Element Goal

Accommodate quality growth in a way that respects 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 and public facilities, and protects cultural and natural resources.

Land Use Element Needs

Land Use Element needs include, but are not limited to, the following:

- Reinforcing the significance of the Urban Growth Boundary through interjurisdictional coordination;
- Preserving the rural character of the County;
- Encouraging compact growth where infrastructure already exists;
- Providing guidance for the location, character, and

intensity of land uses in the County; and

- Authorizing innovative planning strategies that respond to emerging land use policy needs, with focus on the form and mix of land uses in land use plans.

Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of: freshwater and saltwater wetlands and recharge areas; creek, marsh and river front lands; beaches; and access to beaches and waterways.
- LU 2. Implement design character that enhances the quality of development along commercial corridors and establish scenic corridors and areas of environmental and cultural significance.
- LU 3. Foster the rural character of land outside the Urban Growth Boundary, encouraging lower density development.
- LU 4. Coordinate land use patterns with transportation, housing, employment and retail development to provide communities and neighborhoods where people can live and work.
- LU 5. Reinforce the location of the Urban Growth Boundary and the criteria to change its location through coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.

LU 6. Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites inside the Urban Growth Boundary over development in low growth areas, giving high priority to areas of greatest employment and residential density.

LU 7. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.

LU 8. Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.

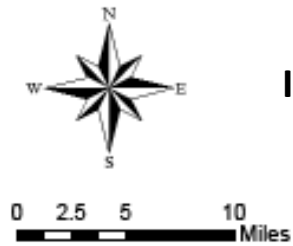
LU 9. Require that any application affecting County resources be reviewed by the County for consistency with the adopted Future Land Use Plan.

LU 10. Adopt innovative planning and zoning techniques such as: (1) Clustering or Conservation Design and (2) Form-based Zoning District regulations to authorize a combination of land uses within communities, including residential, service, and employment land uses.

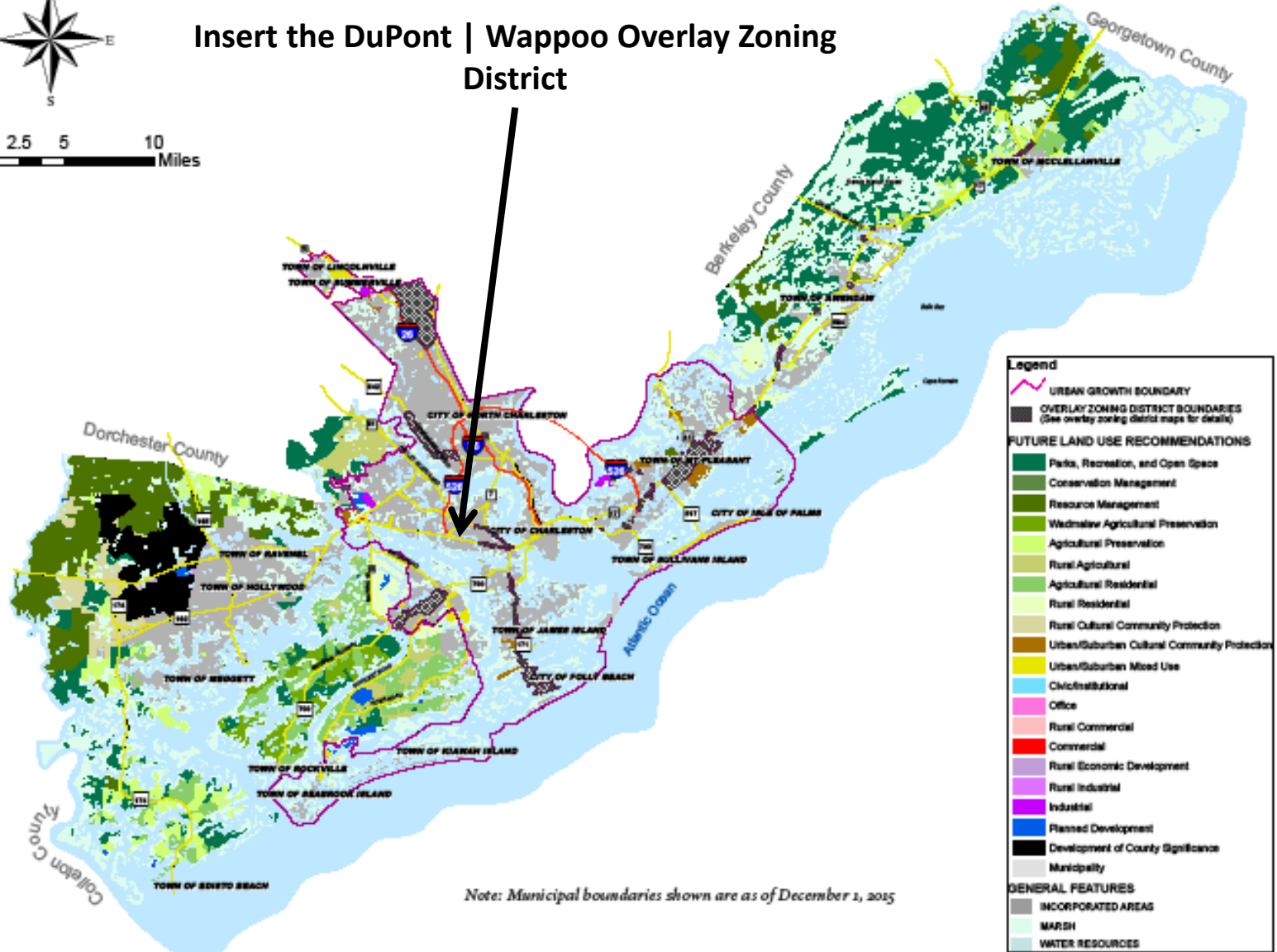
LU 11. Density bonuses beyond the maximum density of the recommended future land use designation may be approved when affordable and/or workforce housing units are included in proposed developments in the Urban/Suburban Area, provided there is no negative effect on the existing community.

Insert LU 12. “Continue to work with the City of Charleston, residents, and stakeholders in the DuPont | Wappoo Community, Community to execute the DuPont | Wappoo Memorandum of Understanding and implement the DuPont | Wappoo Community Plan, which is adopted as part of this Plan by reference.”

MAP 3.1.4: FUTURE LAND USE

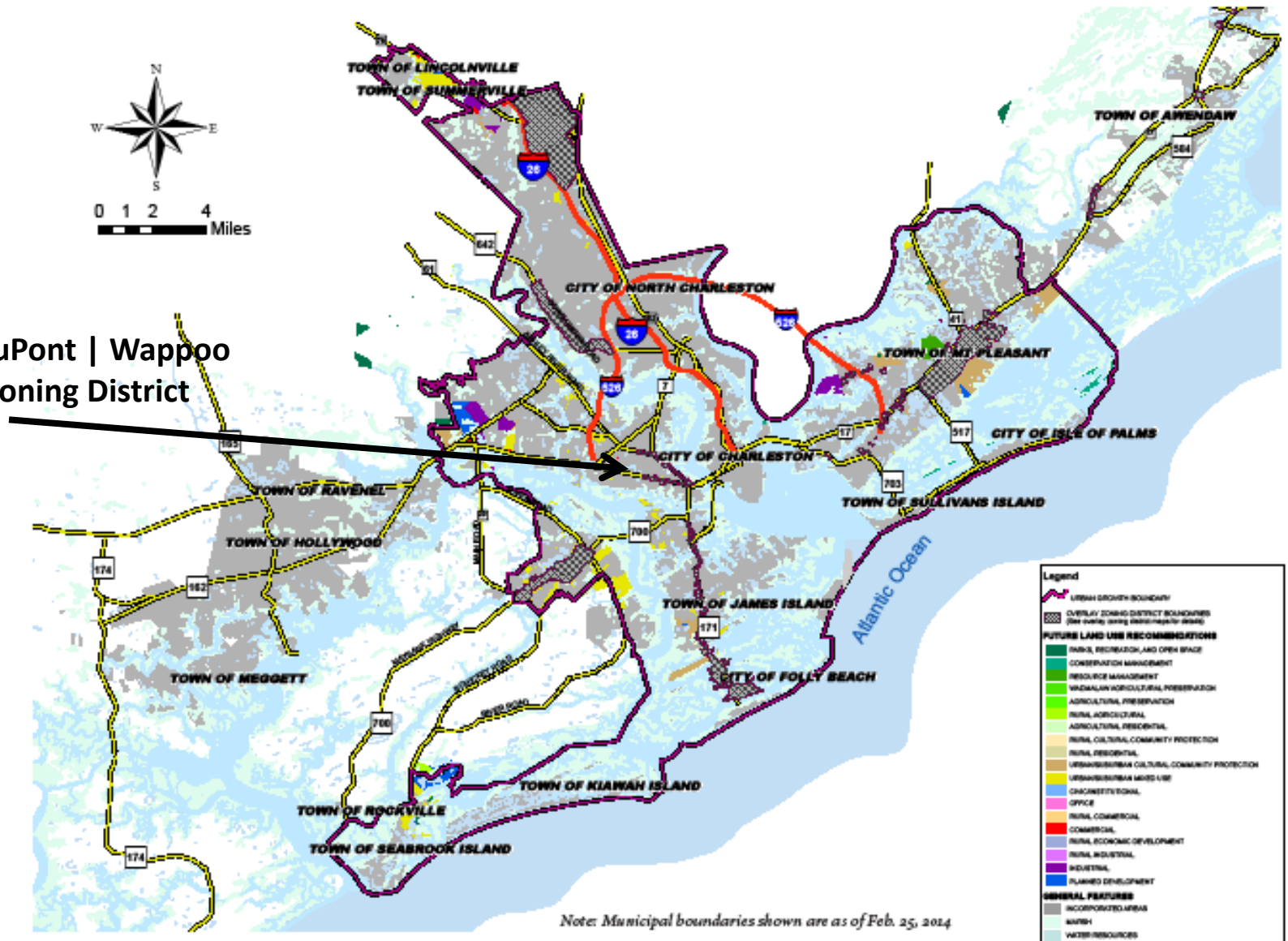


Insert the DuPont | Wappoo Overlay Zoning District



MAP 3.1.5 URBAN/SUBURBAN FUTURE LAND USE DETAIL

Insert the DuPont | Wappoo
Overlay Zoning District

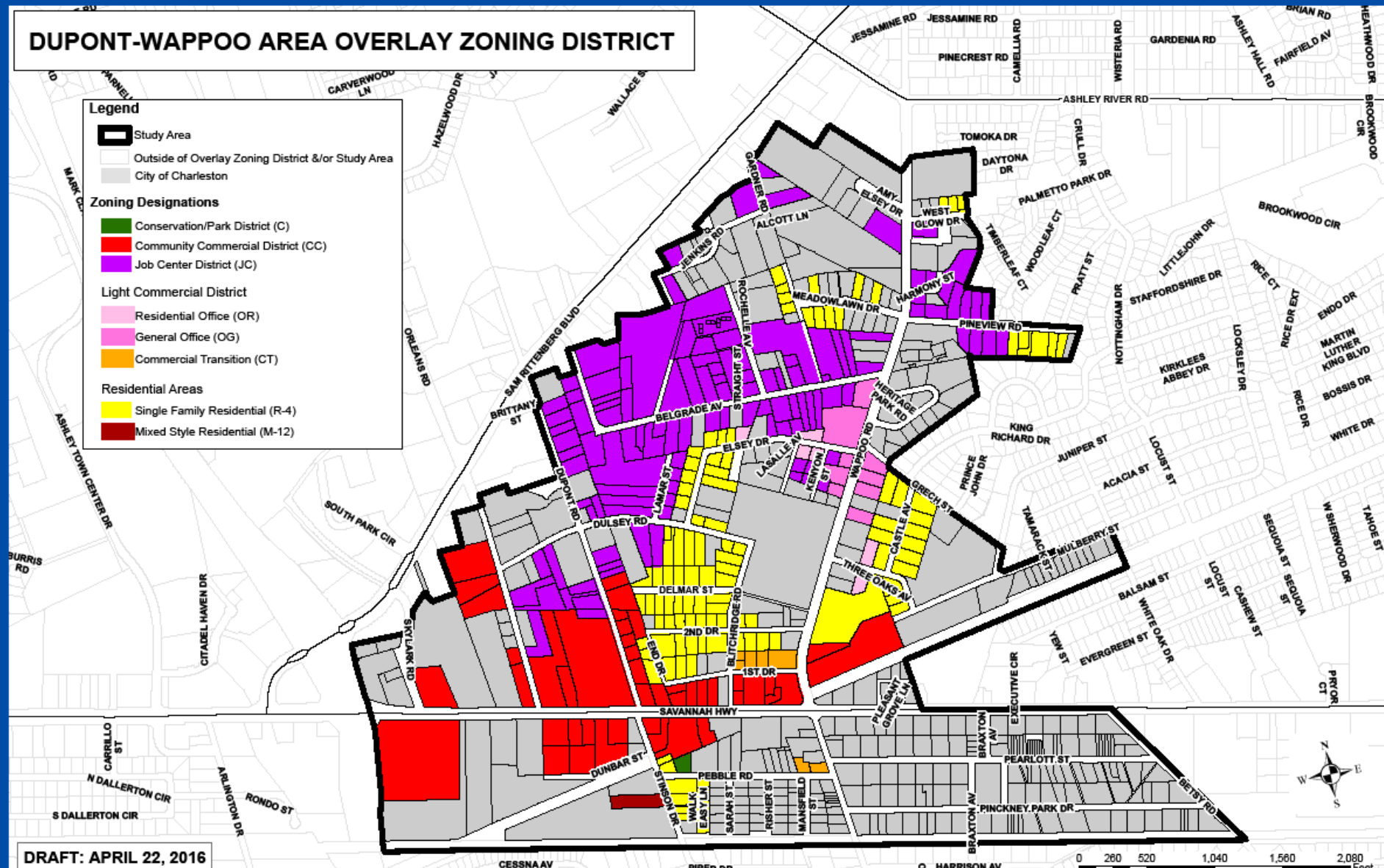


Insert the map below as Map 3.1.13, DuPont | Wappoo Overlay Zoning District

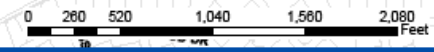
DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

Legend

- Study Area
 - Outside of Overlay Zoning District &/or Study Area
 - City of Charleston
- Zoning Designations**
- Conservation/Park District (C)
 - Community Commercial District (CC)
 - Job Center District (JC)
- Light Commercial District**
- Residential Office (OR)
 - General Office (OG)
 - Commercial Transition (CT)
- Residential Areas**
- Single Family Residential (R-4)
 - Mixed Style Residential (M-12)



DRAFT: APRIL 22, 2016



3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES CONTINUED

- PI 6. Reinforce the location of the Urban Growth Boundary and the process and criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers in support of the this Plan.
- PI 7. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.
- PI 8. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.
- PI 9. Continue regional coordination with Berkeley County, Dorchester County, and Colleton County to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services.
- PI 10. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Charleston County.
- PI 11. Continue coordinating with SCDOT and BCDCOG to enhance transportation planning in Charleston County, focused upon the following:
- Identification of roadway improvements in future updates of the *CHATS Plan* and the *Five-Year Transportation Improvement Plan* (TIP) that support the development pattern in the Charleston County *Comprehensive Plan*;
 - Long-term planning for state highways that supports the goals of the Charleston County *Comprehensive Plan*;
 - Design of state highways that supports the goals of the Charleston County *Comprehensive Plan*; and
 - Funding implementation of the adopted CHATS Plan Actions to enhance transit use and funding implementation of the *CHATS Long-Range Public Transportation Plan*.
- PI 12. Continue Emergency Planning coordination with Berkeley County, Dorchester County, and the South Carolina Emergency Preparedness Division to adequately plan for natural and man-made disasters.

- PI 13. Coordinate land use planning with the Charleston County School District.
- PI 14. Continue efforts to develop a regional database sharing Geographic Information System (GIS) data among municipalities, counties, the BCDCOG, state and federal resource management agencies, and other relevant stakeholders.
- PI 15. Provide for allowances in the *Zoning and Land Development Regulations Ordinance* for potential new energy and sustainability endeavors.
- PI 16. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.
- PI 17. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to implement the Form-Based Zoning District strategies for each Element of this *Comprehensive Plan*.

3.9.5 IMPLEMENTATION INITIATIVES

The following are the four Major Implementation Initiatives for the County to carry out some of the strategies recommended in this Plan. These specific work tasks should be reviewed annually and, based on available resources, the County Council should create an annual work plan for implementing the *Comprehensive Plan* through these initiatives. These recommendations include the general tasks to be completed and an overview of what would be required. A full description including case studies is included in the appendix document titled *The Charleston County Comprehensive Plan Implementation Toolbox*. The four initiatives are:

- A. Area Specific Strategic Planning;
- B. Capital Facility Program, Fiscal Impact Analysis, and Funding Options;
- C. Interjurisdictional Coordination; and
- D. Rural Preservation.

A. Area Specific Strategic Planning

The following tasks are a strategic component of a work plan to implement the *Comprehensive Plan*. The prioritization is detailed for each action. A Council-directed work program for the Planning Department should be established annually based on available resources.

These tasks will help implement this Plan by coordinating land use with the provision of public facilities and transportation initiatives. Many of them will require intergovernmental coordination to ensure development is consistent across

Insert PI 18. "Continue to work with the City of Charleston, residents, and stakeholders in the DuPont | Wappoo Community, Community to execute the DuPont | Wappoo Memorandum of Understanding and implement the DuPont | Wappoo Community Plan, which is adopted as part of this Plan by reference."



DuPont | Wappoo Community Plan



A collaborative planning effort of the residents of the DuPont-Wappoo Community, area business owners, stakeholders, the City of Charleston, and Charleston County

April 22, 2016 Draft



**Insert a picture of the DuPont | Wappoo Community Plan cover with the following statement:
“The DuPont | Wappoo Community Plan is incorporated into this Comprehensive Plan.”**

- Property Tax - a tax collected by the County based on the appraised value of a real asset.
- Capital Project Sales Tax - a sales tax collected for the express purpose of funding capital projects. The County is currently using a one-half cent sales tax to fund road, transit, drainage, and open space projects.

In considering any funding option, the following items should be addressed:

1. Identify the needed capital improvement(s);
2. Identify the costs of the capital improvement(s); and
3. Identify funding support for the improvement(s).

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, should have a financial mitigation plan.

C. Interjurisdictional Coordination

The unique circumstances of the jurisdictional boundaries and service provision in the Charleston region make coordination necessary in order to have successful implementation of this Plan. Interjurisdictional coordination can be informal such as regular meetings between staff and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

1. *Formalize the Urban Growth Boundary (UGB)*
 - Coordinate the location of the UGB with municipalities in the County; and
 - Work with municipalities to develop a mutually agreed-to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.
2. *Continue the County's role as a Designated Management Agency under the Section 208 Water Quality Management Plan administered by the BCDCOG. The benefits of being a Designated Management Agency include:*
 - Provides the County with a seat at the decision-making table;
 - Gives the County a critical role in determining how wastewater disposal needs are addressed in the unincorporated areas of the County;

- Provides greater assurance of compliance with the County's *Comprehensive Plan* and overall goals and objectives;
 - Encourages development review process to look at wastewater treatment first;
 - Provides a means for coordination with the County's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management planning and implementation;
 - Allows the County to determine its level of participation in water quality planning.
3. *Coordinate County policy governing County services regarding developments that do not comply with the Comprehensive Plan, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.*
 4. *Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.*
 5. *Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.*

D. Rural Preservation

Preservation of the natural and cultivated rural character of the Lowcountry landscape is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique Lowcountry rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the Rural Area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Lowcountry landscapes. The County should institute programs to support the preservation of rural character. The County has already taken many steps in this direction by having a future land use plan and zoning regulations that protect the Rural Area and creating the County Council Agricultural Issues Advisory Committee, which is focused on fostering agri-business in Charleston County and South Carolina. This Plan carries forward the Rural Area designation and strengthens the strategies to protect and preserve the unique features of the Lowcountry rural landscape. Further efforts the County may explore to build on past successes include:

1. *Formalizing the Urban Growth Boundary (UGB):*
 - Coordinate the location of the UGB with municipalities in the County; and
 - Work with municipalities to develop a mutually agreed to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

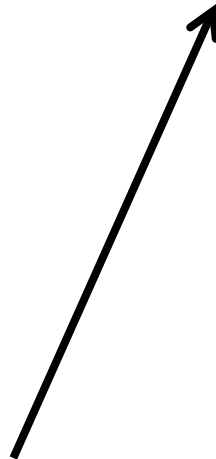
Chapter 4.2 Index of Resources

- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Berkeley County Comprehensive Plan Update 2004*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Dorchester County Comprehensive Plan Update 2004*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2005. *Growth Indicators in the Berkeley Charleston Dorchester Region*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Town of Awendaw*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 1999 and 2006. *Town of McClellanville Comprehensive Plan*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments and Toole Design Group. 2005. *Berkeley Charleston Dorchester Regional Pedestrian and Bicycle Action Plan*. College Park: Toole Design Group.

Support and Related Documents

The following documents are integral parts of the creation and implementation of this Comprehensive Plan. They are available from the County Planning Department and are included here for reference purposes.

- Data and documents provided by the Berkeley-Charleston-Dorchester Council of Governments
- Charleston County Plan Implementation Toolbox
- Charleston County Demand Analysis 2007
- Charleston County Capacity Analysis 2008
- Charleston County Greenbelt Plan 2006
- Charleston County Comprehensive Transportation Plan 2006
- Summary of Public Comments October 2007
- Summary of Public Comments February 2008
- Summary of Public Comments July 2008
- Summary of Public Comments 2014



Include the DuPont | Wappoo Community Plan in the list of Support and Related Documents.