

# Welcome



## Comprehensive Plan Review

Guiding the future for a lasting Lowcountry.

Charleston County Government invites YOU to:

### BROWSE the Workshop Stations:

1. Background  
*Purpose and history of the Charleston County Comprehensive Plan, Plan components, and objectives of the Five-Year Review.*
2. Vision Statement, Land Use Element, & Priority Investment, Implementation and Coordination Element  
*History of growth management in the County and amendments to the Land Use Element goal and strategies. Prioritization of implementation actions for the County over the next five years through strategies, initiatives, and an implementation toolbox. A description of what the County wants to achieve long term and how it plans to get there.*
3. Natural Resources Element & Cultural Resources Element  
*Strategies for preserving the County's natural and cultural resources.*
4. Population Element, Housing Element, & Economic Development Element  
*Strategies for addressing the County's changing demographics, where and how residents will live, and diversifying the local economy.*
5. Transportation Element & Community Facilities Element  
*Strategies for ensuring that infrastructure, public facilities and services are in place for current and future residents.*
6. Resilience Element & Energy/Sustainability Element  
*Strategies for prioritizing resilience in the County and investing in the use of alternative energy sources and conservation measures.*

### ASK Questions!

Planners are available at each station to answer your questions, explain proposed revisions to the Plan, and listen to your suggestions.

### Give us your FEEDBACK!

The Charleston County Comprehensive Plan is a reflection of how the citizens of Charleston County want to see future growth occur in the unincorporated parts of the County (not in a town or city). Past updates and reviews of the Plan have been based on public input to shape the current document. During this Review, public input is crucial to the **Plan's** continued success. Provide feedback by:

- Filling out a **COMMENT CARD** and turning cards in at the registration table;
- Providing comments online at <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php> by August 30, 2023; and/or
- Emailing comments to [meustace@charlestoncounty.org](mailto:meustace@charlestoncounty.org) by August 30, 2023.

### CONNECT with the Zoning & Planning Department

Office: 4045 Bridge View Drive, North Charleston

Phone: (843) 202-7201

Email: [planning@charlestoncounty.org](mailto:planning@charlestoncounty.org)

Web: [www.charlestoncounty.org](http://www.charlestoncounty.org)

**Note: The entire draft Comprehensive Plan Review is available for review at the workshop and can be accessed online at <https://www.charlestoncounty.org/departments/zoning-planning/comp-plan.php>**

# About the Plan



## Comprehensive Plan Review

Guiding the future for a lasting Lowcountry.

### What is the Comprehensive Plan?

- Adopted by the County as an official public document;
- Comprised of policy statements, goals, strategies, and maps;
- Used to guide the physical, social, environmental and economic development of the County;
- Impacts unincorporated property only (not in a town or city); and
- Required by State Law, all counties and municipalities must adopt a comprehensive plan if they are to have zoning and land development regulations.

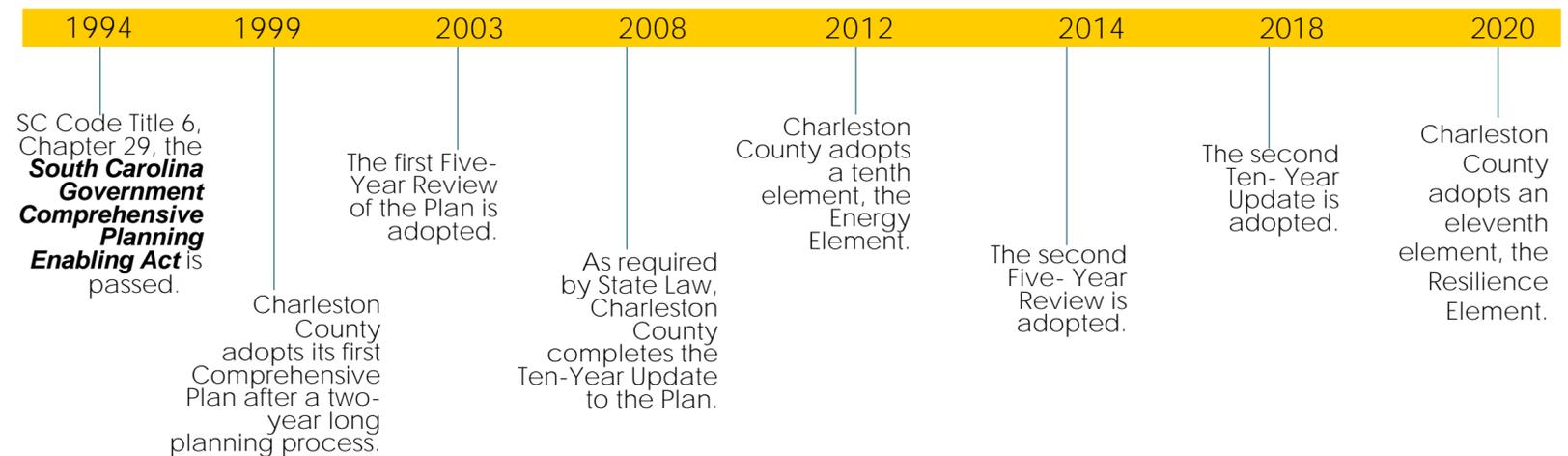
Charleston **County's** Comprehensive Plan is an expression of the **County's** intent for where and how future growth and development should occur given the **Lowcountry's** unique character and natural conditions. Its primary purpose is to guide decision-making that will affect the quality of life in Charleston County for the next five to ten years.

For this Plan, the following descriptions of goals and strategies apply:

**Goal:** The broadest policy level. The goals express the **community's** desired outcome and are derived from the ideas generated by the public.

**Strategy:** A plan of action to accomplish a specific goal or objective — a program, policy or project.

### History of the Plan



### The Comprehensive Plan Five-Year Review

Between February and April 2023, the County's Planning Commission reviewed the initial amendments to the Plan as part of the Five-Year Review. The initial amendments included staff recommendations and input received from the public through the public input survey. The draft Plan is the initial recommendation of the Planning Commission. The Commission will review the comments received at the public workshops and determine how to address them as part of their final recommendation to County Council.

The purpose of this review is to:

- Update all demographics and existing conditions information;
- Review and update the goal, needs, and strategies of each element;
- Address resilience in the applicable elements;
- Incorporate sustainability into the Energy Element; and
- Update the Annual Work Program.

### Plan Elements

- Land Use;
- Economic Development;
- Natural Resources;
- Cultural Resources;
- Population;
- Housing;
- Transportation;
- Community Facilities;
- Priority Investment, Implementation, and Coordination;
- Energy and Sustainability; and
- Resilience.

# Next Steps



\*Note: Time frames are approximate.



***Following the adoption of amendments to the Comprehensive Plan (to apply the findings of the Five-Year Review), Charleston County will begin implementing the priority recommendations.***

Questions? Contact us:

Charleston County Zoning & Planning Department  
4045 Bridge View Drive  
North Charleston, SC 29405  
(843) 202-7200

[planning@charlestoncounty.org](mailto:planning@charlestoncounty.org)

# Our Vision



~~Our vision for the future of Charleston County is tempered by its history. Charleston County is characterized by its natural scenic beauty, active waterways and port, extensive history, truly diverse culture, and vibrant business climate. However, our greatest asset is our people. All of these attributes contribute to its accelerating growth and development. As this growth continues, it is essential that the people embrace a true vision for the County which respects the natural environment and traditional lifestyles, allows for responsible growth and quality development with an emphasis on regional cooperation. While striving to enhance our quality of life, a balance must be maintained between fostering growth and development and preserving our natural and cultural resources always respecting the rights of the individual, including private property rights.~~

~~Historically an agrarian community, vast expanses of land remain in some form of agricultural use. We should make every effort to support these activities for cultural economic and scenic reasons. This is in keeping with the vision of Thomas Heyward, Jr., a Charleston signer of the Declaration of Independence who said “. . .Agriculture is the parent of commerce; and both together form the great sources from which the wants of individuals are supplied. . .”~~

~~Today many of our recreation activities, quality of life, and tourist attractions are derived from our beaches, waterways, scenic beauty, historic preservation, and abundant natural resources. These should be preserved and protected for future generations. Additionally, any visionary transition into the 21st Century mandates quality education.~~

~~The economic base of the County is shifting; as a community we should encourage this diversification and growth while providing for a variety of opportunities without compromising traditional values and settlement patterns. Regionally, major employers are the port, tourism, the medical industry, the government and military, agriculture, and increasingly manufacturing, specifically high tech sophisticated manufacturing. As we support these economic activities and quality growth, coordination and cooperation among the various governmental entities must occur resulting in improved service delivery, high quality development, and unity. This healthy vibrant community must look to the past, consider the present, and plan for the future in order to remain a superior place to live, work, and play.~~

**Charleston County will promote and protect the quality of life for all residents by preserving and protecting our natural, cultural, and historical resources, prioritizing resilience and sustainability, ensuring that existing and future development is coordinated with transportation and other community facilities on the local and regional level, addressing housing affordability issues, and maintaining the location of the Urban Growth Boundary.**



### Legend

Proposed deletions shown as ~~strikethroughs~~;

Proposed additions by staff shown as **bold blue text**;

Proposed additions by public shown as **bold green text**.

# Land Use Background



## Comprehensive Plan Review

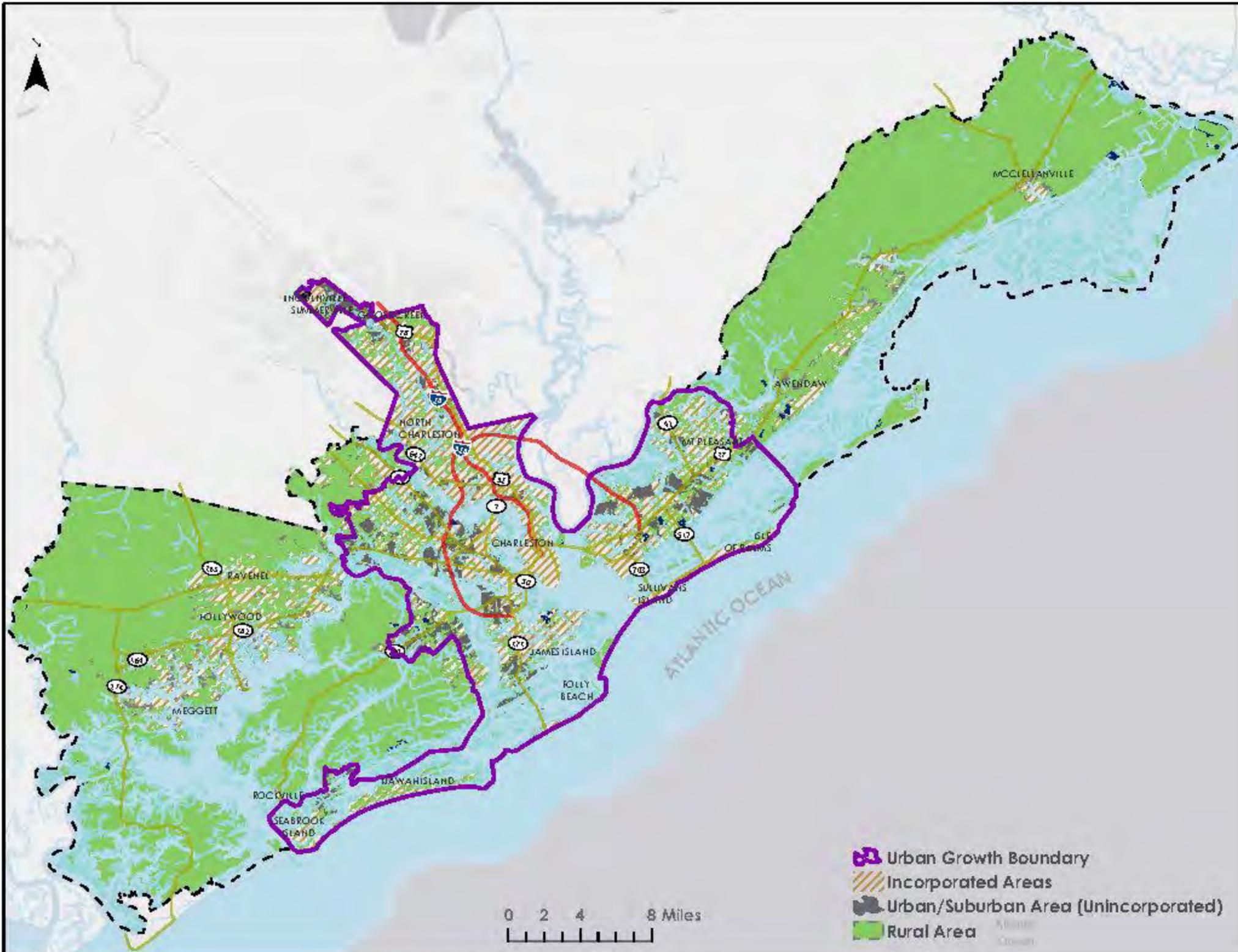
*Guiding the future for a lasting Lowcountry.*

### Growth Management Areas

The history of land use planning in Charleston County has evolved over the last few decades. Prior to the adoption of the 1999 Comprehensive Plan, various areas in the County prepared individual land use plans to establish desired visions for their portion of the County. Starting in 1997, the County undertook its first comprehensive planning effort to bring these community level plans together into a consolidated vision for the County as a whole. A key theme, then and now, is the distinction between the characteristics of the rural landscape and the more urban and suburban portions of the County.

In the 1999 Plan, a Suburban/Rural Area Edge was established as a tool to delineate the Rural Area from the Urban/Suburban Area of the County. During the 2003 Five-Year Review, the Suburban/Rural Area Edge was moved from Brownswood Road to Main Road on Johns Island, placing more of the County in the Urban/Suburban Area. An application to move the Suburban/Rural Area Edge back to its original location was approved in 2004. Over the years, the Suburban/Rural Area Edge came to be thought of as an Urban Growth Boundary (UGB), recognized by the public, the County municipalities, and other service providers. The 2008 Plan Update reflected this change in thinking, identifying the delineating line as the UGB. During the 2013/2014 Five-Year Review, the County coordinated with municipalities to refine the UGB in certain areas. Better mapping technology also allowed for UGB refinement to align with topographical features and parcel boundaries.

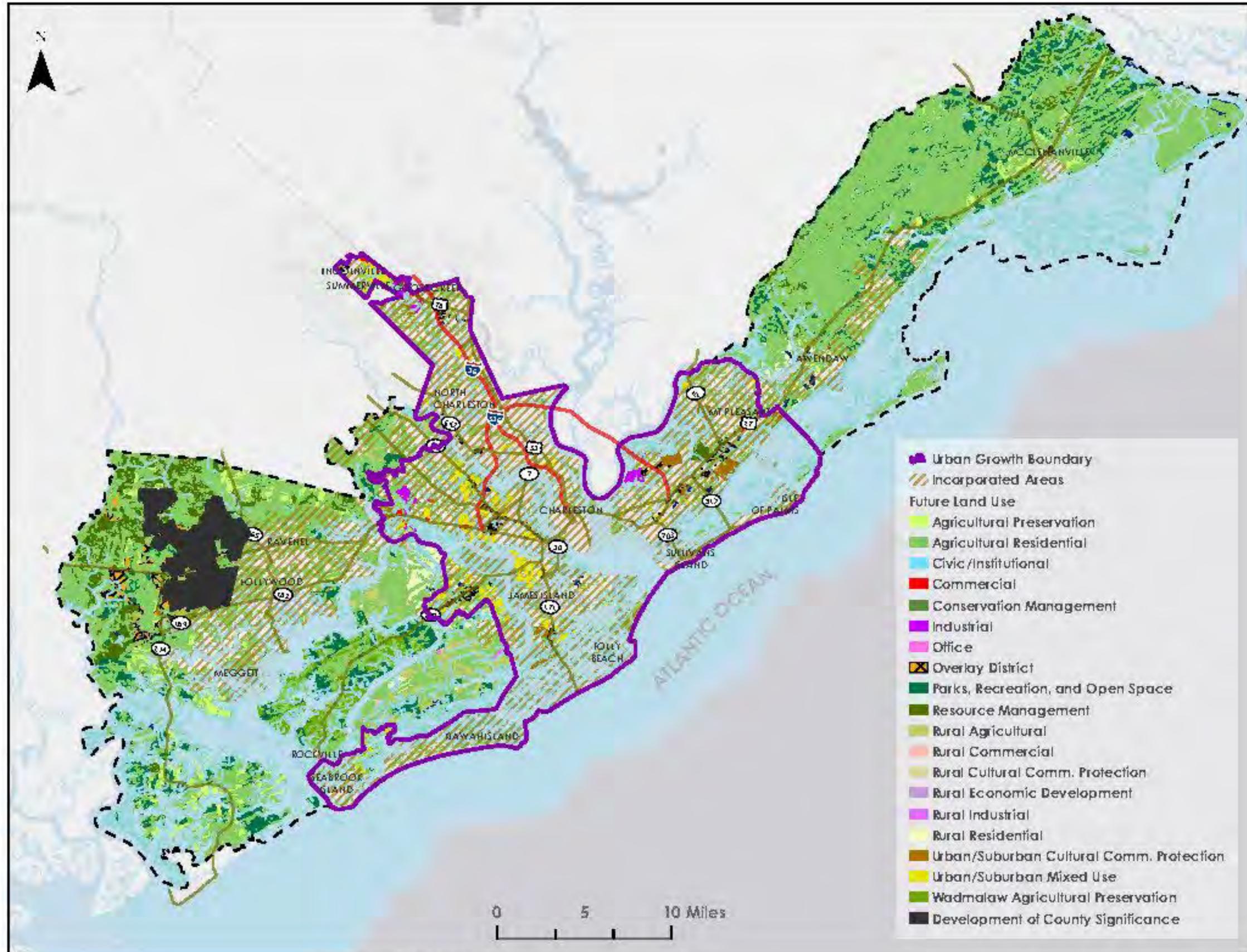
No changes to the Future Land Use map or the Urban Growth Boundary are recommended as part of the 2023 Five-Year Review.



Esri, HERE, Garmin, USGS, EPA, NPS

Note: Municipal boundaries shown are as of March 14, 2023.

# Future Land Use Map



Esri, HERE, Garmin, USGS, EPA, NPS

Note: Municipal boundaries shown are as of March 14, 2023.

# Future Land Use Residential Densities



**Table 3.1.1: Future Land Use Residential Densities**

Future Land Use Categories		Residential Density Guidelines
The Rural Area	Conservation Management	Consistent with the Natural Resource Management (NRM) District contained in the <i>Zoning and Land Development Regulations Ordinance</i>
	Resource Management	1 dwelling per 25 acres
	Wadmalaw Island Agricultural Preservation	1 dwelling per 15 acres to 1 dwelling per 7 acres*
	Agricultural Preservation	1 dwelling per 10 acres to 1 dwelling per 5 acres 1 dwelling per 10 acres on Edisto Island
	Rural Agriculture	1 dwelling per 8 acres to 1 dwelling per 4 acres
	Rural Residential	1 dwelling per 3 acres to 1 dwelling per acre
	Agricultural Residential	1 dwelling per 5 acres to 1 dwelling per acre
	Rural Cultural Community Protection	1 dwelling per 25 acres to 1 dwelling per acre Not permitted on Wadmalaw or Edisto Islands
Form-Based Zoning Districts	All Future Land Use Categories	See <a href="#">CHAPTER 3.1.7.C, Form-Based Zoning District Developments of County Significance</a>
Urban/Suburban Area	Urban/Suburban Cultural Community Protection	1 to 4 dwellings per acre
	Urban/Suburban Mixed Use	4 or more dwellings per acre

\* 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.

# Land Use Element



### GOAL

~~Accommodate~~ **Protect our cultural and natural resources while accommodating smart** growth that respects the unique character **and landscape** of the County, promotes **sustainable** economic opportunity, **fosters resilience**, ~~respects private property rights~~, and is **tightly** coordinated with **transportation infrastructure planning and with** the provision of **other** community facilities, ~~but protects cultural and natural resources.~~

### STRATEGIES

- LU 1. **Continue to** ~~P~~protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the OCRM Critical Line to protect water quality, wildlife habitat, and scenic vistas.
- LU 2. **Continue to** ~~I~~implement design character that enhances the quality of development along commercial corridors, and establish scenic corridors and areas of environmental and cultural significance. Provide vegetated buffers of fifty feet or more between roads and structures where development occurs along or near designated scenic roads.
- LU 3. **Continue to** ~~F~~foster the rural character of land outside the Urban Growth Boundary by:
- Encouraging lower density development;
  - Establishing a pattern of roads and buildings which portrays a traditional rural quality of life with large areas dedicated to agriculture or silviculture, or protected in a natural state to provide habitat for native species;
  - Maintaining or enhancing the visual identity of existing scenic roads;
  - Maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern or in low concentrations in nodes at major intersections to support and contribute to the rural quality of life; and
- LU 4. • Maintaining the overall pattern of very low levels of human influence.
- Continue to** ~~C~~coordinate land use patterns with transportation, housing, employment and retail development to encourage compact growth in already developed areas and infill existing vacant sites inside the Urban Growth Boundary **requiring pedestrian connectivity between communities and local amenities, and ensuring that the infrastructure required to support development, including public transportation systems, is in place prior to development approvals.**
- LU 5. Reinforce the location of the Urban Growth Boundary and establish 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. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.
- LU 7. Ensure developers contribute a fair share to the costs of services associated with development.
- LU 8. Require that any application affecting County resources be reviewed by the County for consistency with the adopted Future Land Use Plan.
- LU 9. Continue innovative planning and zoning techniques such as: Clustering or Conservation Design and Form-Based Zoning District regulations.
- LU 10. **Continue to** ~~A~~allow 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, **especially within** the Urban/Suburban Area, provided there is no negative effect on the existing community.
- LU 11. Near the outer edge of the Urban/Suburban Area, provide transitional areas consisting of lower intensity uses to gradually progress into the adjacent Rural Area.
- LU 12. Ensure development transitions appropriately from residential uses to non-residential uses through similar scale of buildings, architectural styles, and orientation of buildings and parking lots.
- LU 13. **Continue to** ~~W~~work with historic African American communities and adjacent jurisdictions, when applicable, to create zoning regulations that preserve the unique development patterns and cultural history.
- LU 14. Continue to work with residents, stakeholders, and adjacent jurisdictions, when applicable, to implement community plans and corridor management plans adopted as part of this Plan.
- LU 15. **Continue to** ~~E~~ncourage and support pedestrian and bikeway linkages.
- LU 16. **Continue to** ~~R~~require approval of a *Comprehensive Plan* amendment for the purposes of amending the Community Facilities Element and the County's 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. Waste water treatment systems that are approved as part of Planned Development Zoning Districts, Form-Based Zoning Districts, and/or Development Agreements do not require amendments to the *Comprehensive Plan*; however, they may require amendments to the Charleston County and BCDCOG *208 Water Quality Management Plans* (Charleston County became a Designated Management Agency in 2010).
- LU 17. Coordinate with Joint Base Charleston, the City of North Charleston, and BCDCOG to implement recommendations and guidelines for zoning identified in the *Air Installation Compatibility Use Zoning (AICUZ) Study* prepared by the Air Force in 2004 **(as amended), as applicable.**
- LU 18. **Continue to** ~~C~~coordinate with the BCDCOG and municipalities to identify locations for Transit-Oriented Design (TOD) along the proposed Lowcountry Rapid Transit (LCRT) route and incentivize the development of affordable and workforce housing and employment centers in these areas.
- LU 19. **Promote planning and zoning policies that adapt land development to water systems, including the use of green infrastructure (e.g., bioswales, porous pavements, rain gardens, etc.) in landscaping practices and stormwater management.**
- LU 20. **Investigate the feasibility of limiting development in areas prone to flooding.**

# Priority Investment, Implementation and Coordination Element



## OVERVIEW

In 2007, the South Carolina Priority Investment Act (the Act) was passed by The General Assembly to address affordable housing and transportation issues and to create a formal process for inter-jurisdictional coordination. The Act required two new elements be included in Comprehensive Plans, Transportation and Priority Investment. The primary intent of the Act is to better coordinate the funding of necessary public facilities with available resources and adjacent jurisdictions through implementation strategies. The significant challenge in meeting the requirements of The Act is the multi-jurisdictional nature of planning and public service provision in the County. As detailed throughout this Plan, many jurisdictions and agencies are involved in the provision of services and growth management in Charleston County. The multitude of service entities operating in the County requires extensive coordination.

Since its adoption in 1999, the Charleston County Comprehensive Plan has included an Intergovernmental Coordination Element with the goal of promoting regional cooperation and coordination in areas of mutual concern for Charleston County, internal municipalities, and its neighbors. The Intergovernmental Coordination Element has been expanded to be the Priority Investment, Implementation, and Coordination Element.



### Charleston County's Priority Investment Approach:

1. Strategies for ongoing coordination with adjacent jurisdictions, service providers, and other agencies;
2. Four major implementation initiatives: (1) Major Planning Efforts and Projects, (2) Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options, (3) Interjurisdictional Coordination, and (4) Rural Preservation; and
3. An implementation toolbox.

The four major initiatives for implementing this Plan prioritize the actions the County will take in an effort to coordinate land use, transportation, community facilities and economic development. The primary components of these initiatives include the development of a Capital Improvements Plan and the coordinated provision of public services and facilities.

The Priority Investment, Implementation, and Coordination Element prioritizes the implementation actions for the County over the next ten years through strategies, an implementation work plan, implementation initiatives, and an implementation toolbox. The strategies and the implementation initiatives are intended to lay the groundwork for the implementation actions necessary to meet the goals of this Plan.

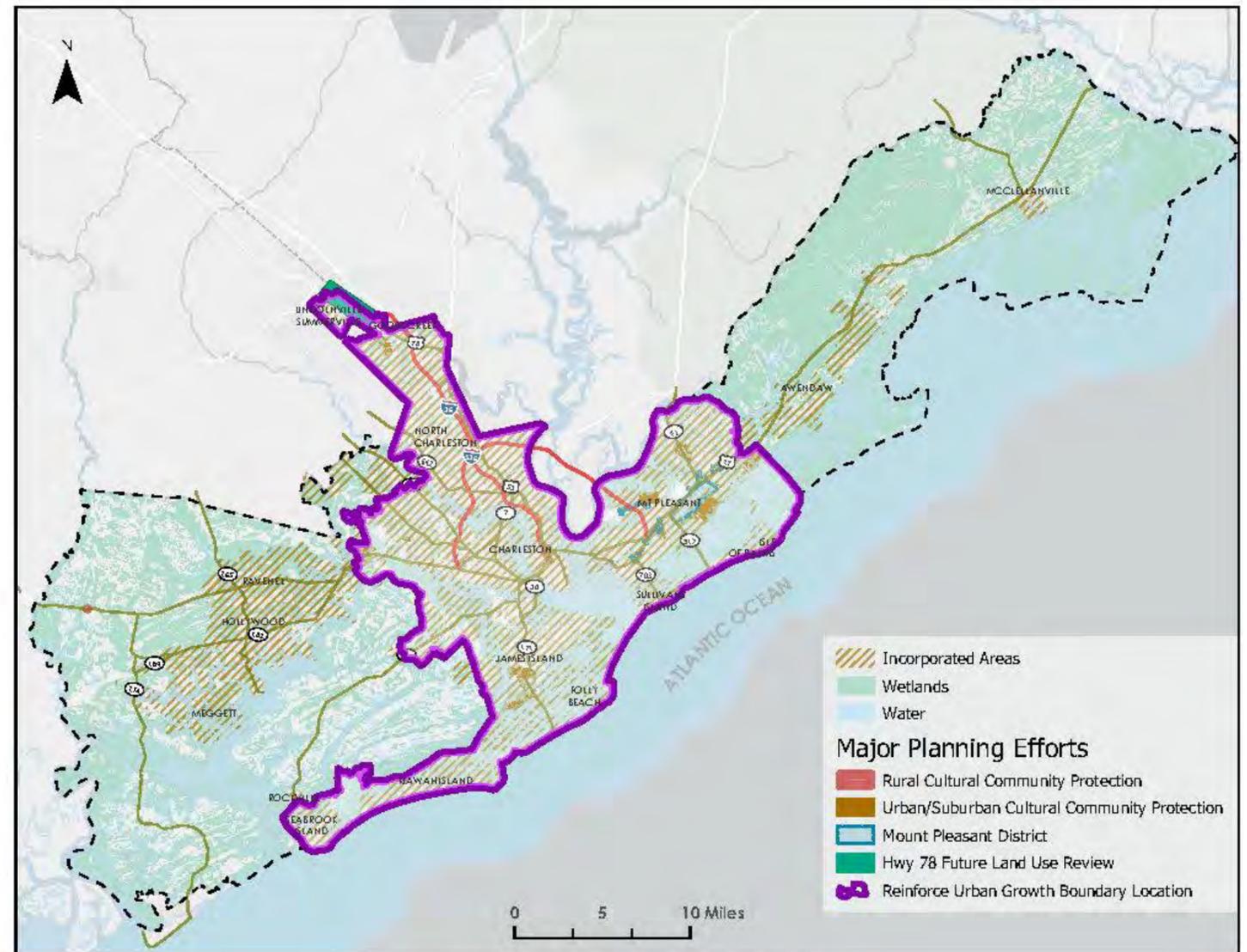
# Major Planning Efforts & Projects



### 2023-2028 Priority Recommendations

Project	Recommended Time Frame*	Intergovernmental Coordination
1 Reinforce the location of the Urban Growth Boundary	1-2 Years	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers
2 Mount Pleasant Overlay Zoning District - including Sweetgrass Basket Stand Special Consideration Area Update	1-2 Years	Town of Mount Pleasant
3 Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts for Historic African-American Communities, as identified in the 2016 Charleston County Historic Resources Survey Update (e.g. Phillips, Snowden, Ten Mile, Grimball Farm, etc.)	Ongoing	Applicable jurisdictions
4 Rural Area Cultural Community Protection Overlay Zoning Districts and Historic Districts	Ongoing	Applicable jurisdictions
5 Future Land Use Consistency Review in Highway 78 Area	2-3 Years	Town of Lincolville, City of North Charleston, and Berkeley County
6 Funding Tools and Programs to Implement the Strategies of the Comprehensive Plan (e.g., impact fees, transfer of development rights, purchase of development rights and similar programs)	2-3 Years	Applicable jurisdictions and service providers
7 Review the land uses allowed in the agricultural zoning districts on Johns Island to prioritize agricultural, silviculture, equestrian and other agriculturally related uses	2-3 Years	Internal/County Staff
8 Review and amend the Comprehensive Plan and the ZLDR, as applicable, to increase open space, clustering, and other requirements necessary to achieve the increased density of 1 dwelling per 4 acres in the Rural Agricultural Future Land Use designation through the Planned Development process, and better define open space as it relates to Planned Developments	2-3 Years	Internal/County Staff
9 Review/amend the Comprehensive Plan and ZLDR to prohibit clear cutting of properties and incentivize the retention of swaths of trees	2-3 Years	Internal/County Staff

### Major Planning Efforts



Note: Municipal boundaries shown are as of March 29, 2023.

# Priority Investment, Implementation and Coordination Element



### GOAL

Public infrastructure and planning projects ~~will~~ **shall** be prioritized **and implemented** through **active and open** coordination with **the community as well as with** adjacent and relevant jurisdictions and agencies.

### STRATEGIES

- PI 1. Prepare a Fiscal Impact Analysis to evaluate the cost of providing public services and infrastructure to serve new growth in the unincorporated County and across jurisdictions where the County is a major service provider.
- PI 2. Prepare and update a five-to-ten-year Capital Improvement Plan that includes funding options and coordinates with the Land Use, Community Facilities, and Transportation Elements of the *Comprehensive Plan*.
- PI 3. **Continue to** regularly review and update the *Zoning and Land Development Regulations Ordinance* to ensure these regulations reflect the recommendations of the *Comprehensive Plan*.
- PI 4. Address specific planning issues involving Charleston County so that:
- Land use plans, overlay zoning districts, and architectural standards are consistent among adjacent jurisdictions;
  - The goals and strategies contained in the *Berkeley-Charleston-Dorchester Housing Needs Assessment* **and Charleston County Housing Our Future Plan** are implemented; and
  - **Transportation plans and projects are coordinated** ~~There are transportation alternatives~~ among jurisdictions.
- PI 5. Seek agreements with water providers, Designated Wastewater Management Agencies, and agencies providing wastewater treatment that will:
- Establish service area limits in support of the regional land use pattern adopted in the *Charleston County Comprehensive Plan*; and
  - Require that any wastewater treatment systems other than individual on-site systems in the Rural Area be approved by County Council as a *Comprehensive Plan* amendment and be approved by the BCDCOG as an amendment to the Section 208 Water Quality Management Plan. Wastewater treatment systems that are approved as part of Planned Development or Form-Based Zoning Districts, or Development Agreements do not require amendments to the *Comprehensive Plan*; however, they may require amendments to the *208 Water Quality Management Plan*.
- PI 6. Reinforce the location of the Urban Growth Boundary and establish criteria to change its location through coordination with the Cities of Charleston and North Charleston, the Towns of Mount Pleasant, **Kiawah Island, and Seabrook Island**, and other service providers.
- PI 7. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.
- PI 8. Coordinate with municipalities in the County to address mutually agreed-upon regional issues.
- 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, emergency planning, 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 support transportation planning in Charleston County that is consistent with the goals of the *Charleston County Comprehensive Plan*, focused on the following:
- Identification of roadway improvements in future updates of the *CHATS Plan* and the *Five-Year Transportation Improvement Plan (TIP)*;
  - Long-term planning for state highways;
  - Design of state highways; 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 to** coordinate land use planning with Charleston County School District.
- PI 13. 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 14. **Continue to** address **resilience and** sustainability in the *Zoning and Land Development Regulations Ordinance*.
- PI 15. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.
- PI 16. Continue to work with residents and stakeholders to implement corridor and community plans adopted as part of this Plan.

# Natural Resources Element



## GOAL

To preserve, enhance and revitalize natural resources, such as rivers, creeks, wetlands, aquatic and wildlife habitats, beaches and dunes, groundwater, forests, farmland soils, and air quality, and take actions to mitigate potential negative impacts of growth and development.

## STRATEGIES

- NR 1. **Continue to** ~~M~~maintain the *Zoning and Land Development Regulations Ordinance (ZLDR)* to ensure that natural resources are protected prior to, during, and after development activities.
- NR2. **Continue to** ~~P~~protect critical ~~and~~ natural resource areas by designating them for very low intensity uses in the future land use recommendations and the ZLDR.
- NR3. **Continue to** ~~P~~promote sustainable, low impact development practices including but not limited to stormwater management, green infrastructure, maintenance of vegetative cover, Critical Line buffers and setbacks, and conservation set-asides in development plans and the ZLDR.
- NR 4. **Continue to** ~~C~~concentrate high intensity development in the Urban/Suburban Area where public facilities and infrastructure exist and low intensity development in the Rural Area to protect sensitive and unique natural resources.
- NR 5. **Continue to** ~~S~~support the ~~as amended~~ *Comprehensive Greenbelt Plan*, **as amended**, and provide incentives for protection of natural resources using methods such as conservation easements to place land into permanent protection and provide development incentives such as density bonuses for land set-asides through land development regulations.
- NR 6. Explore the feasibility of establishing a public/private/multi-jurisdictional transfer of development rights program.
- NR 7. Incorporate standards into the ZLDR to protect rural residents from the danger of wildfires.
- NR 8. Promote best management practices, including prescribed burning where appropriate, in forest maintenance, timber harvesting and agricultural production.
- NR 9. Support local agricultural and timber operations through tax relief initiatives, ~~and explore adopting a Voluntary Agricultural and Forestal Areas (VAFA) program.~~
- NR 10. **Continue to** ~~P~~protect water quality through implementation of the NPDES Phase II Stormwater Management Program.
- NR 11. **Continue to** ~~S~~support the BCDCOG and SCDHEC as they implement the Trident Area Groundwater Management Plan and consider integrating groundwater usage assessments into the review and approval process for large development plans.
- NR 12. **Continue to** ~~E~~encourage sustainable landscaping that includes attractive environments that are in balance with the local climate and minimize the use of fertilizers and pesticides, while at the same time conserving water.
- NR 13. **Continue to** ~~I~~implement the *Charleston County Local Comprehensive Beach Management Plan*.
- NR 14. As recommended in the *Charleston Regional Hazard Mitigation Plan*, expand the *Community Wildfire Protection Plan (CWPP)* created for the Awendaw Fire District area in the northeastern part of the County to be a county-wide plan.
- NR 15. **Continue to** ~~I~~investigate programs such as Septic Maintenance Programs to protect water quality and provide clean and safe sewage systems to communities in the Rural Area, and educate residents in the Rural Area about well and septic system maintenance and the cost and implications of extending public water and sewer systems to rural areas.
- NR 16. **Continue to** ~~W~~work with applicable agencies and jurisdictions to meet federal air quality standards.
- NR 17. **Continue to** ~~E~~coordinate with the Charleston Resilience Network, the City of Charleston, Sea Grant Consortium, NOAA, South Carolina Aquarium, and other public and private organizations to consider policies that encourage resiliency towards the impacts of flooding and high water, including creating a Green Infrastructure Plan.
- NR 18. Continue participation in FEMA's Community Rating System (CRS) to reduce flood risk in Charleston County and decrease flood insurance costs.
- ~~NR 19. Create a new element of this Plan that explains high water impacts and identifies a goal, needs, and strategies to ensure Charleston County is resilient to flooding and high water impacts in the future.~~
- NR 20. **Encourage local, sustainable agriculture through regulatory incentives, tax relief initiatives, partnerships with other agencies to provide education and technical support, and other programs and initiatives.**
- NR 21. **Create a county-wide approach to reducing light pollution by working with adjacent jurisdictions to implement policies that limit light pollution, promote energy conservation, and regulate outdoor lighting fixtures, and educate residents regarding benefits of such changes.**

# Cultural Resources Element



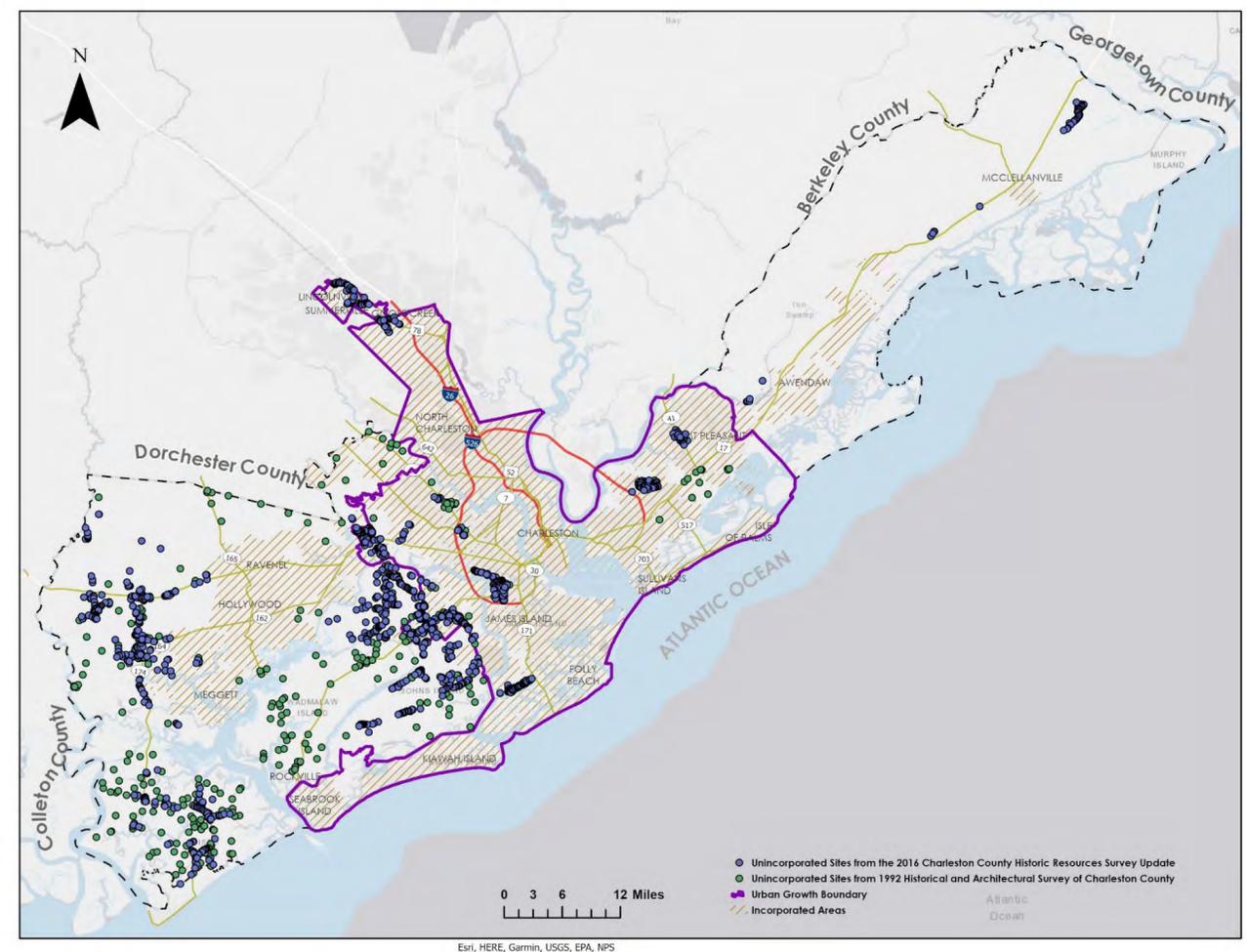
### GOAL

Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

### STRATEGIES

- CR 1. Continue to promote historic preservation and enhance the County's historic preservation ordinance.
- CR 2. **Continue to** Pursue grant opportunities such as federal historic preservation grants to promote preservation of local historic **communities**, sites, and structures.
- CR 3. **Continue to** Work with communities along the Gullah Geechee Corridor to ~~establish ways to preserve the unique settlement patterns and community character, including historic property/district designations, community plans, and overlay zoning districts.~~
- CR 4. **Continue to** Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.
- CR 5. **Continue to** Require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.
- CR 6. **Continue to** Monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.
- CR 7. **Continue to** Protect rural historic landscapes by ensuring development is in character with inherent rural attributes.
- CR 8. **Continue to** Maintain and update development standards that preserve scenic and historic roadways and vistas.
- CR 9. **Continue to** Utilize **coordinate with residents, adjacent jurisdictions, outside agencies, non-profit organizations, and others with expertise in historic preservation to implement** planning, ~~and zoning, and other~~ techniques to protect historic communities and neighborhoods and other areas of cultural significance.
- CR 10. Consider tax relief initiatives to owners who rehabilitate historically significant property.
- CR 11. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.
- CR 12. **Continue to** ~~Implement the recommendations identified in the 2016 Charleston County Historic Resources Survey Update, including applying to become a Certified Local Government.~~
- CR 13. **Continue to** Ensure protection of cultural resources by mitigating flood risks and high water impacts.

Unincorporated Sites on the 1992 & 2016 Charleston County Historical and Architectural Survey



Note: Municipal boundaries shown are as of January 27, 2023.

# Population Element



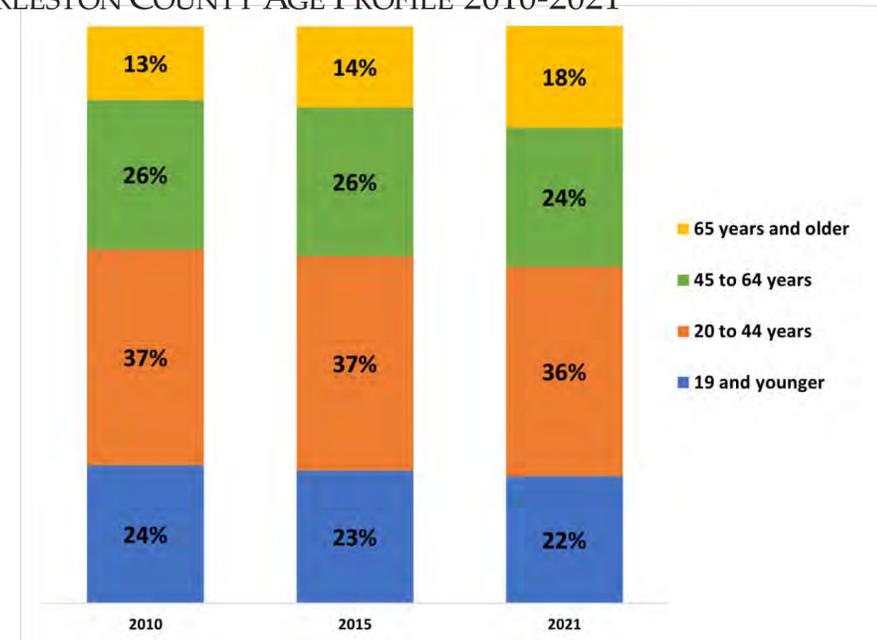
## GOAL

**Charleston County will strive to accommodate a** ~~A socioeconomically 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 who earn less than 120% of the Area Median Income.**

## STRATEGIES

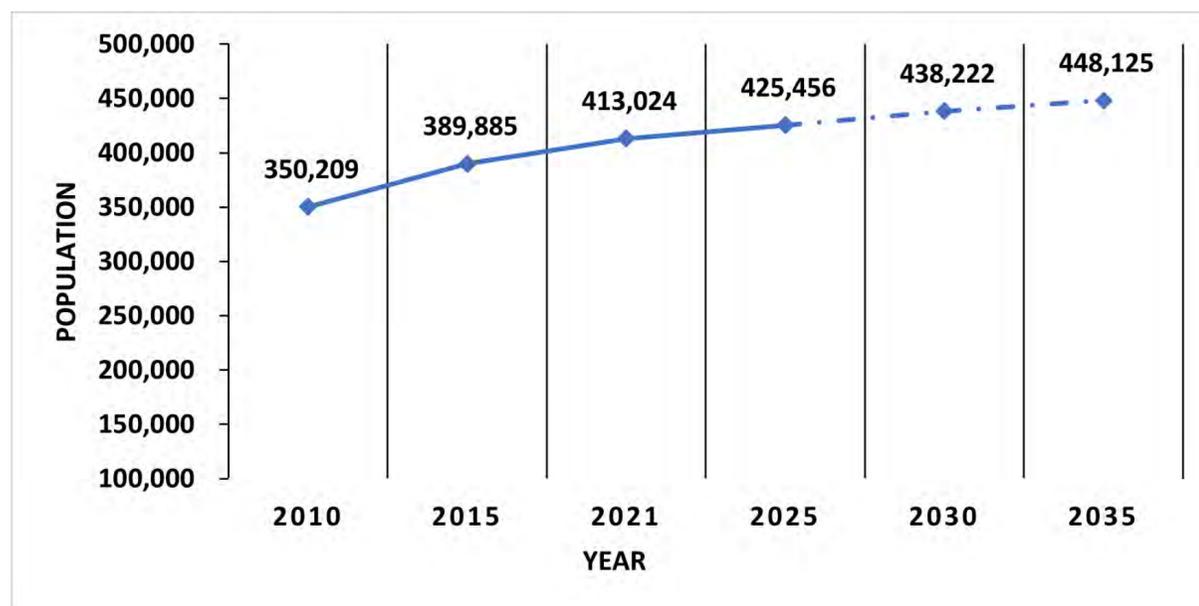
- P 1. **Continue to** ~~Monitor~~ population growth trends and demographic shifts to guide future updates to the *Comprehensive Plan* **and to ensure the needs of the current population are being met.**
- P 2. Develop land use strategies and implementation measures for more resilient communities.
- P 3. **Continue to** ~~Support~~ a diverse population through land development regulations which accommodate a range of housing, transportation, and employment opportunities.
- P 4. Adopt innovative planning and zoning techniques such as Form-Based Zoning ~~and Multiple Use Overlay Zoning District~~ regulations that encourage diverse communities and respect culture and history.
- P 5. Continue to identify new mechanisms (such as social media outlets and innovative community workshops) to engage the citizens in the community planning process.
- P 6. **Identify and implement initiatives to retain residents and employees including, but not limited to, ensuring diverse housing options that are affordable to residents and providing training and other workforce development opportunities.**

CHARLESTON COUNTY AGE PROFILE 2010-2021



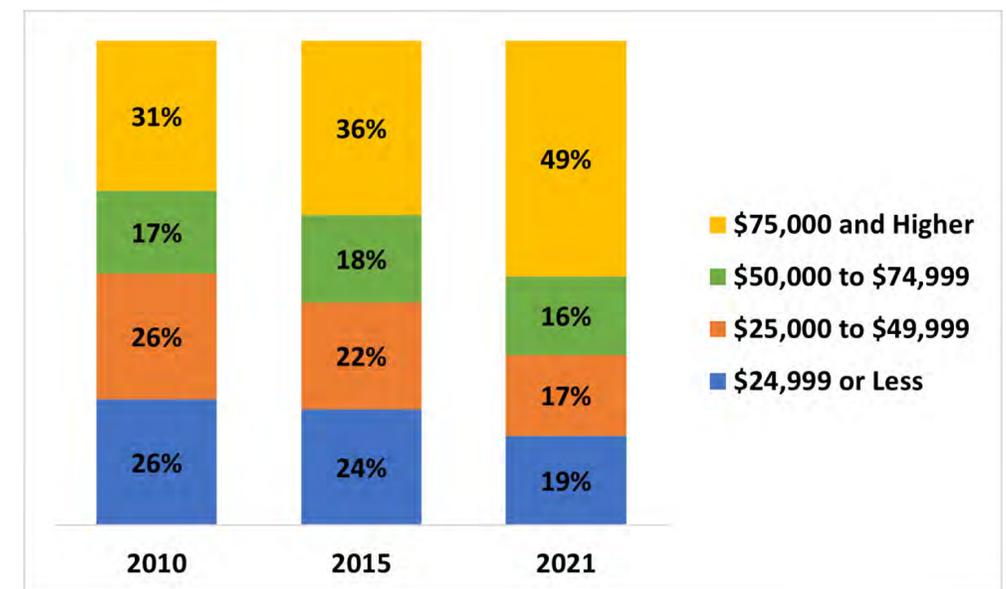
Sources: U.S. Census Bureau, American Community Survey Five-Year Estimate, 2010-2021

COUNTYWIDE POPULATION TRENDS AND PROJECTIONS, 2010-2035



Sources: U.S. Census Bureau, 1970, 1980, 1990, 2000, 2010; American Community Survey One - Year Estimates 2015, 2021; South Carolina Department of Revenue and Fiscal Affairs, South Carolina Population and Population Projections 2010 - 2035.

DISTRIBUTION OF HOUSEHOLD INCOME, CHARLESTON COUNTY, 2010-2021



Sources: U.S. Census Bureau, American Community Survey Five-Year Estimate, 2010-2021

# Housing Element



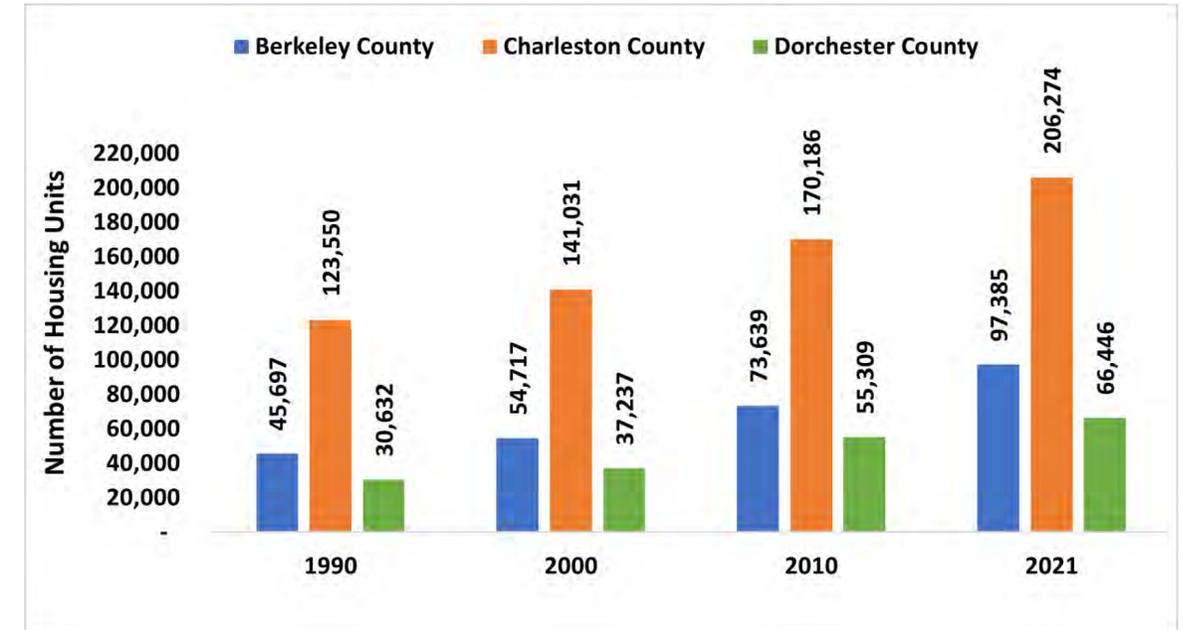
## GOAL

~~Quality housing that is affordable will be encouraged~~  
**Charleston County will prioritize the development of quality, diverse housing with efficient transit connectivity that is affordable for people of all ages, incomes, and physical abilities with special emphasis for those earning less than 120% of the Area Median Income.**

## STRATEGIES

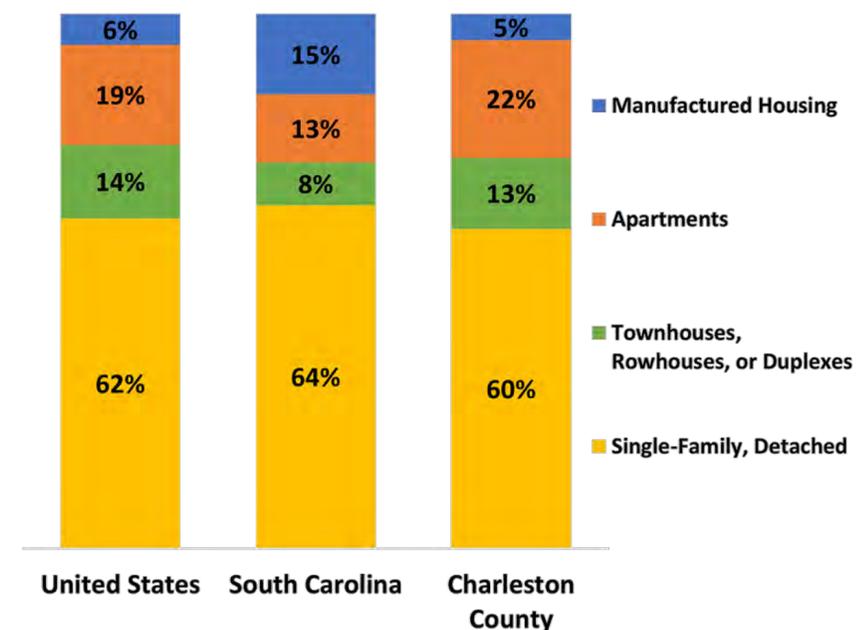
- H1. **Continue to** ~~E~~coordinate with adjacent jurisdictions, the SC Community Loan Fund, and other affordable housing agencies in pursuit of supplying housing that is affordable to all residents.
- H2. Continue to support funding for affordable and workforce housing agencies such as the SC Community Loan Fund and local housing authorities.
- H3. **Continue to** ~~M~~maintain and develop incentives in the *Zoning and Land Development Regulations Ordinance*, such as density bonuses, transfers of density, accessory dwelling units, and mixed-use development provisions to promote diverse housing options that are affordable to all residents and are located within walking distance to services, retail, employment opportunities, and public transportation.
- H4. **Continue to** ~~S~~upport existing communities by maintaining the existing housing stock and ensuring that infill development preserves and enhances the character of communities.
- H5. Continue to enforce the Building Code and Beautification Section of the Charleston County Code of Ordinances (Ordinance #1227) and coordinate with other jurisdictions to maintain housing stock in a safe and habitable condition that meet all Federal Emergency Management Agency (FEMA) requirements.
- H6. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to encourage mixed-use developments with diverse housing options in walking distance to services, retail, and employment opportunities.
- H7. Continue to encourage provision of housing that is affordable to all residents and meets the needs of the diversifying population (e.g., rental apartments, townhouses, duplexes, and first time home buyer initiatives).
- H8. Charleston County should be proactive in promoting housing that is affordable to all residents through incentives and removal of regulatory barriers.
- H9. Support the findings of local and regional housing studies and implement applicable strategies by adopting amendments to the *Zoning and Land Development Regulations Ordinance* and coordinating with other County departments, outside agencies, non-profit organizations, and private businesses/industries.
- H10. **Implement the recommendations of the Charleston County Housing Our Future Plan, when adopted.**
- H11. **Investigate the feasibility of requiring new developments to provide affordable and workforce housing.**
- H12. **Identify and implement partnerships and initiatives that provide financial incentives for the development of affordable and workforce housing.**

TOTAL HOUSING UNITS BY COUNTY, 1990-2021



Sources: U.S. Census Bureau, 1990-2000; American Community Survey Five-Year Estimates, 2007-2011 and 2011-2015; American Community Survey One-Year Estimates 2021

HOUSING TYPE, 2021



Source: American Community Survey Five-Year Estimate, 2011-2015; American Community Survey One-Year Estimates 2021

Legend  
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 Proposed additions by staff shown as bold blue text;  
 Proposed additions by public shown as bold green text.

# Economic Development Element



### 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.

### STRATEGIES

- ED 1. **Continue to E**ncourage and support regional initiatives and strategies (such as *One Region: Opportunity for All*) to maintain and improve the business climate.
- ED 2. **Continue to encourage and support Charleston County Economic Development's Strategic Plan and its core business recruitment and expansion programs, industrial and office product development, workforce development, and foster a robust innovation and entrepreneurship ecosystem.**
- ED 3. **Continue to E**ncourage mixed-use developments with employment opportunities in proximity to neighborhoods and public transportation.
- ED 4. **Continue to encourage and S**upport incentives for underutilized commercial centers for redevelopment and re-use that allow for mixtures of residential and non-residential uses.
- ED 5. **Continue to E**ncourage agri-tourism and other employment opportunities in the Rural Area.
- ED 6. **Continue to P**romote the preservation and creation of high quality, affordable housing to attract and retain businesses.
- ED 7. Continue to promote the development and maintenance of all infrastructure that supports economic development activities through capital improvement plans and coordinated priority investment.
- ED 8. **Continue to E**ncourage cooperation with other jurisdictions and agencies to further regional economic development.
- ED 9. **Increase the average hourly wages and salaries in the region paid by existing industries, encourage the recruitment of businesses and industries that pay the wages necessary to afford housing, and train residents to obtain higher paying jobs through coordination with the Charleston Regional Development Alliance (CRDA) and local Economic Development Departments.**



The Boeing Company, North Charleston, SC



Medical University of South Carolina (MUSC)



Clemson University Energy Innovation Facility



The Port of Charleston

# Transportation Element



### GOAL

A **public** transportation system that is coordinated with land use patterns and community character **through a high level of interaction with the community, and includes a diversity of transit options, prioritizes pedestrian infrastructure, and is accessible and efficient for all residents.** The level of service should support economic development and a high quality of life **for all income levels.**

### STRATEGIES

- T 1. **Continue to R**require traffic impact studies consistent with the *Zoning and Land Development Regulations Ordinance*.
- T 2. **Continue to C**oordinate with **residents, community groups**, municipalities, surrounding counties and SCDOT on all major projects.
- T 3. Adopt and administer standards, in accordance with the appropriate transportation agencies based on traffic impact studies and made as a condition of approval for all proposed developments, zoning changes, ~~or~~ **and** special use approvals, requiring provision of adequate transportation infrastructure including but not limited to:
- Connecting existing sidewalk and bicycle facilities to proposed road facilities;
  - Adding turn lanes at driveways and intersections;
  - Installing traffic signals; and
  - Widening roads and bridges.
- T 4. Create and adopt a major thoroughfare plan including functional classifications as defined by the South Carolina Department of Transportation (SCDOT) and the Charleston County *Zoning and Land Development Regulations Ordinance* and identify planned right-of-way to be set aside for future roadways, sidewalks, and bicycle paths. The *Zoning and Land Development Regulations Ordinance* should provide incentives to dedicate thoroughfares during the development approval process.
- T 5. Incentivise and preserve future transportation corridors and other rights-of-way to reduce future acquisition costs.
- T 6. Mandate that adequate transportation infrastructure be in place prior to, or concurrent with, additional development.
- T 7. ~~Coordinate~~ **Base land use strategies, development decisions, and growth management policies on existing and planned transportation infrastructure and levels of service.** ~~planning with growth management and land use strategies.~~
- T 8. Adopt “Complete Streets” policies to promote increased traffic safety along roadways including but not limited to separation of pedestrian and bicycle traffic from motorized traffic, intersection improvements, access management plans such as curb cuts, and lower speed limits.
- T 9. **Continue to S**upport and participate in Metropolitan Planning Organization functions, as designated by the Federal Highway Administration and SCDOT.
- T 10. Continue to monitor the status of population evacuation for emergency preparedness for natural or man-made disasters.
- T 11. Continue to administer the Charleston County Transportation Half-Cent Sales Tax Programs and identify additional ways of financing transportation improvements including through public/private partnerships.
- T 12. **Continue to S**upport the functions of the Charleston County Transportation Committee (CCTC).
- T 13. **Continue to P**romote multi-transit opportunities including the improvements at the Charleston International Airport/Air Force Base, State Ports Authority, maintaining the Intracoastal Waterway, and implementing and operating a bus rapid transit system.
- T 14. **Continue to S**upport the *People 2 Parks Plan* created by the Charleston County Park and Recreation Commission (CCPRC), the *Walk+Bike BCD Plan (May 2017)* currently being developed by the Berkeley Charleston Dorchester Council of Governments, and associated municipal plans, to continue to develop the pedestrian and bicycle network in Charleston County.
- T 15. ~~Encourage~~ **Prioritize pedestrian infrastructure by requiring that** pedestrian and bike access be incorporated ~~on~~ **in** all **existing and planned** public roadways, including bridges, and ~~explore~~ **exploring** potential funding sources for additional pedestrian and bike access projects.
- T 16. Support the recommendations of the *Savannah Highway / Ashley River Bridges / Crosstown Congestion Management Study*.
- T 17. Coordinate with CARTA, **adjacent jurisdictions, and residents** ~~to ensure bus routes are consistent with land use and development patterns, to serve the maximum number of people~~ **to improve the efficiency of the system, enhance bus stops, and implement incentives and regulations that reduce reliance on single-occupancy vehicles including, but not limited to, improving and enhancing the public transportation system, reducing parking availability in targeted areas, and improving pedestrian infrastructure.**
- T 18. Design new publicly owned and maintained roadways to be in character with the Rural Area and ensure that they do not promote additional growth out of character with the rural landscape.
- T 19. ~~Coordinate~~ **Coordinate** with the City of Charleston, Dorchester County, Town of Summerville, and the SC Department of Transportation on the potential extension of the Glenn McConnell Parkway.
- T 20. Monitor emerging transportation technologies such as personal rapid transit systems and implement as feasible.
- T 21. **Coordinate transportation plans and projects with adjacent counties and municipalities in Charleston County.**

# Community Facilities Element

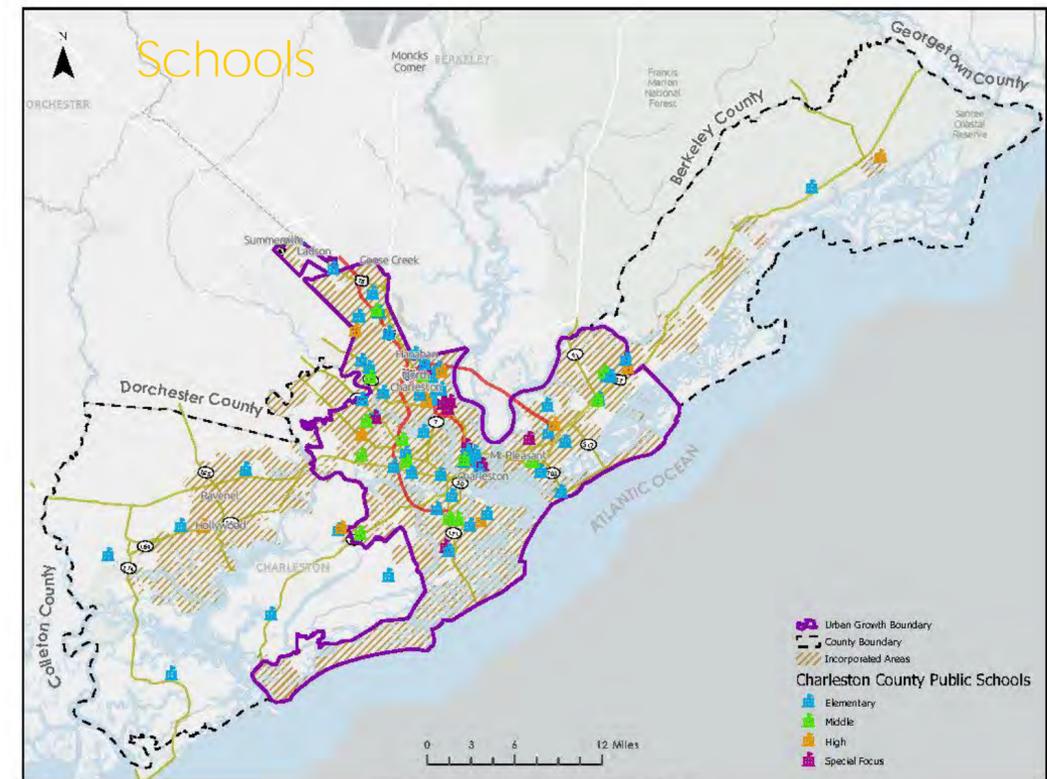


### GOAL

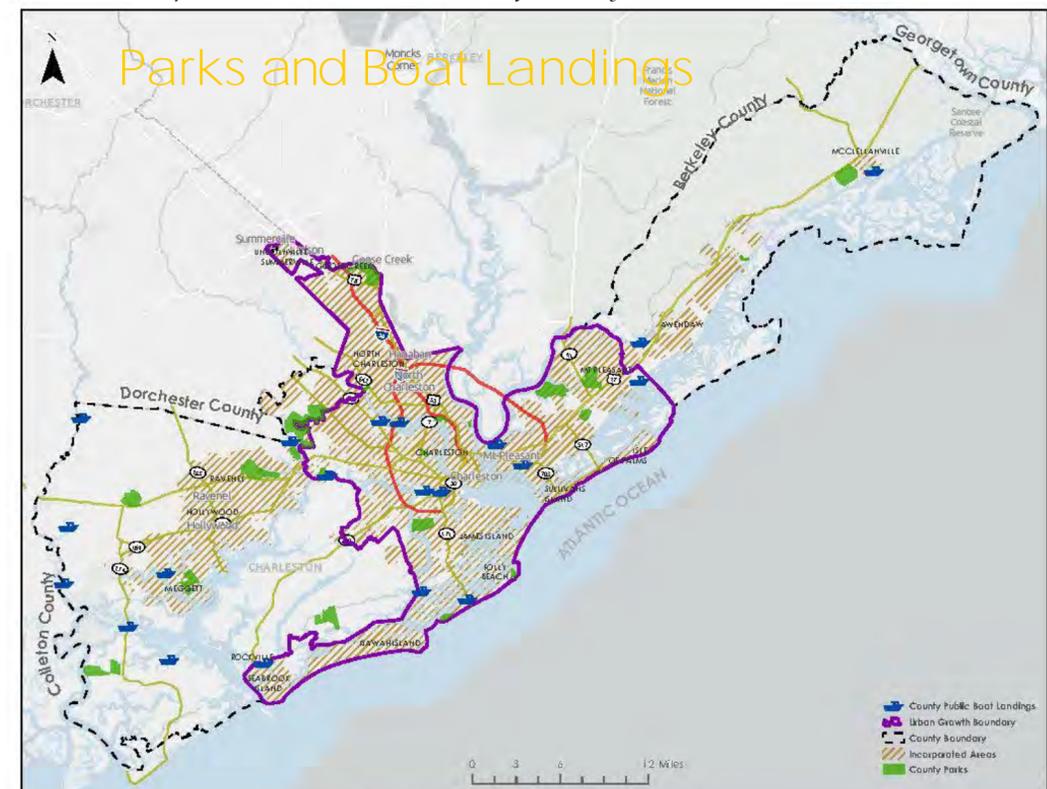
Community facilities and services will be provided in a fiscally responsible manner with adequate levels of service and will be coordinated with surrounding jurisdictions and linked to land use planning and development decisions to ensure capacity for expected growth.

### STRATEGIES

- CF 1. **Continue to P**rovide and support facilities that serve government functions and responsibilities throughout the County, including public library facilities.
- CF 2. Ensure that new development contributes its fair share to the costs of community facilities and services.
- CF 3. Create a stronger link between capital improvements programming and land use planning.
- CF 4. Take the lead in establishing intergovernmental agreements for the provision of county-wide services.
- CF 5. **Continue to S**upport efforts to provide safe, high-quality, adequate supplies of potable water to meet the needs of present and future residents.
- CF 6. **Continue to C**oordinate with the Berkeley-Charleston-Dorchester Council of Governments to carry out water quality planning responsibilities under Section 208 of the *Clean Water Act* designating the Rural Area to have primarily individual on-site wastewater disposal and the Urban/Suburban Area to have primarily public sewer service.
- CF 7. **Continue to I**nvestigate programs, such as Septic Maintenance Programs, to protect water quality and provide clean, safe septic systems to communities in the Rural Area, with any proposed community based wastewater treatment systems being publicly owned and approved by County Council.
- CF 8. **Continue to P**rovide for adequate collection, processing, disposal of solid waste, and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents. Plan for new and expanded solid waste management facilities and changing technologies including coordinating with adjacent counties. Pursue solid waste collection programs that reduce the County's carbon footprint and preserve landfill space.
- CF 9. **Continue to S**upport coordination efforts to provide adequate fire protection to all residents and visitors of Charleston County. through efforts of the Charleston County Fire Chiefs Association, and shared service agreements, and the Consolidated 9-1-1 Center.



Note: Municipal boundaries shown are as of January 27, 2023.



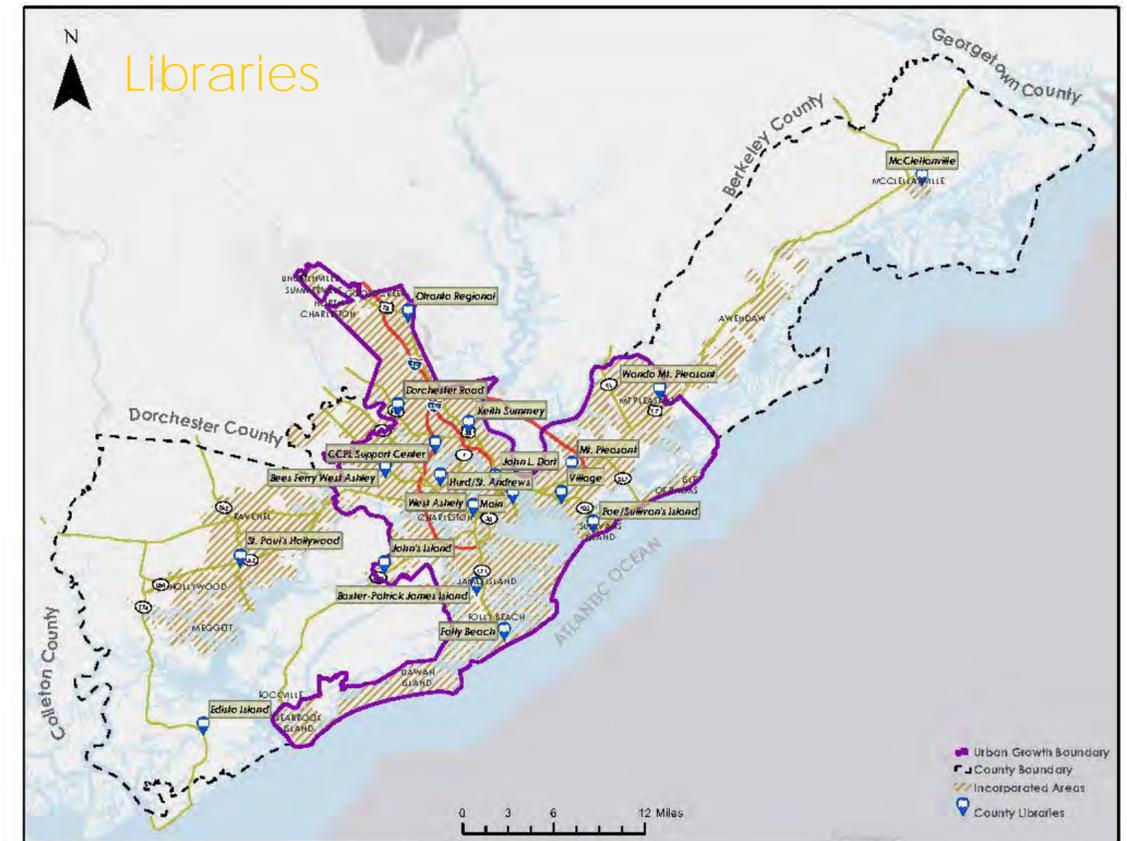
Note: Municipal boundaries shown are as of January 27, 2023.

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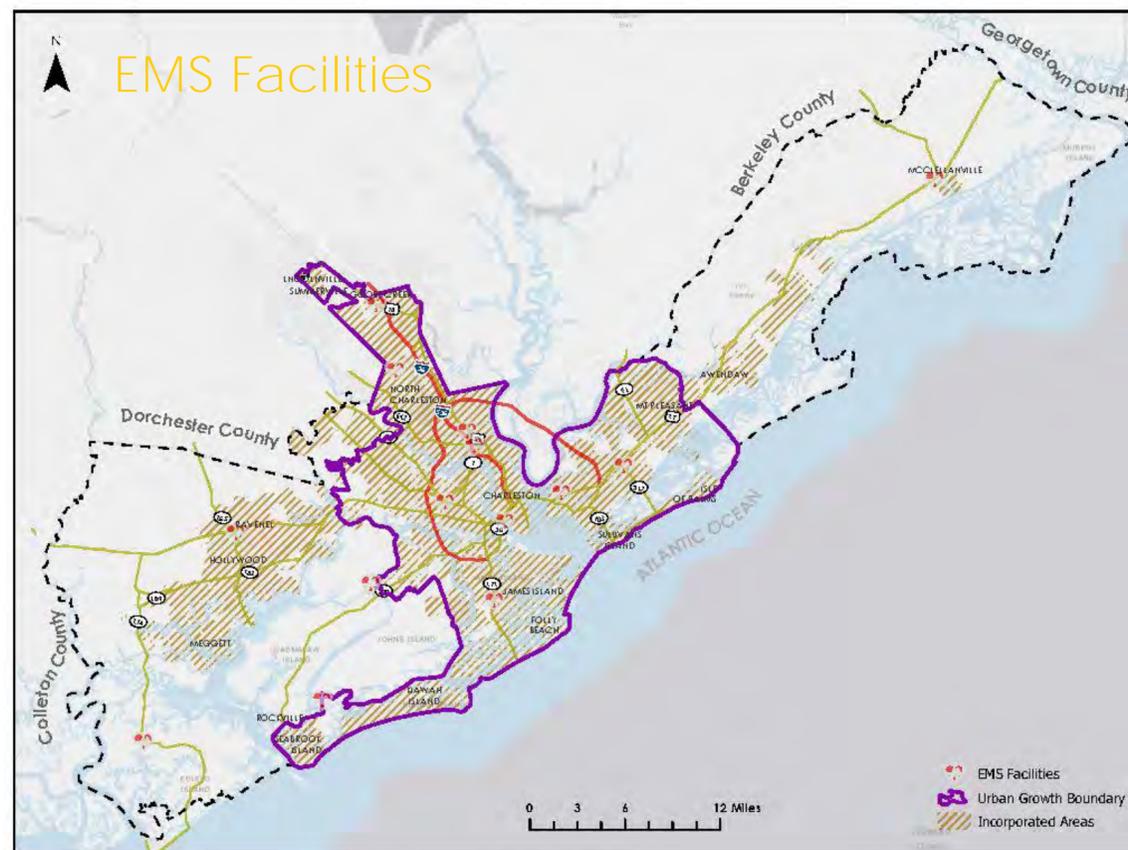
# Community Facilities Element



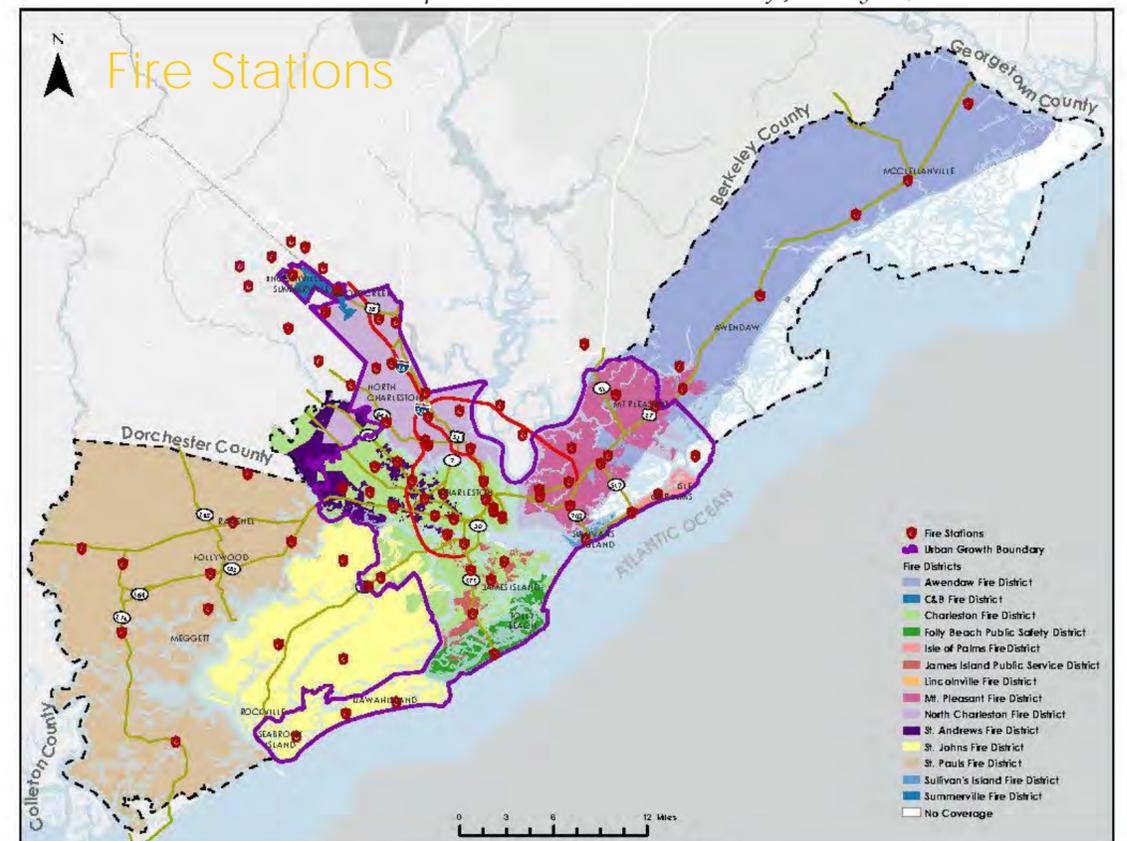
- CF 10. **Continue to provide** County-wide adequate emergency medical care, quality public safety services, and emergency preparedness.
- CF 11. **Continue to coordinate with the** Encourage Charleston County School District to coordinate their facilities planning with **regarding** land use planning **and development approvals**.
- CF 12. Explore opportunities for sharing/consolidating government facilities and services to lower the cost to all residents.
- CF 13. **Continue to provide** parks, recreational facilities, and services in coordination with the Charleston County Greenbelt Program and the Charleston County Park and Recreation Commission, **ensuring accessibility to residents of all ages and socioeconomic statuses**.
- CF 14. Support efforts to create a county-wide *Community Wildfire Protection Plan (CWPP)* with the assistance of local and locally represented land management agencies and organizations and local hazard mitigation officials, including fire departments.
- CF 15. **Identify community facility needs in the Rural Area and implement ways to address those needs.**



Note: Municipal boundaries shown are as of January 27, 2023.



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# Resilience Element



### GOAL

Charleston County will prioritize resilience, **including resilience to stormwater events and rising sea levels and protection of natural defenses such as wetlands, woodlands, and floodplains**, in all County plans, policies, and regulations **to ensure the long-term survival of the community.**

### STRATEGIES

RE.1 Coordinate resilience-related efforts within the County and across jurisdictional boundaries.

**ACTION ITEM:** ~~Identify a~~ **Under the expertise of the** Resilience Officer, **continue to identify** and resources to implement strategies, administer programs, pursue funding opportunities, and provide standards to coordinate resilience-related efforts of County Departments, municipalities and adjacent jurisdictions, applicable regulatory agencies, and regional partners.

**ACTION ITEM:** **Continue to** identify and pursue amendments to existing County policies and regulations including, but not limited to, the Floodplain Management Program, Hazard Mitigation Plan, Stormwater Ordinance, Building Ordinance, and Zoning and Land Development Regulations Ordinance, to improve the County's resilience towards long-term stresses and acute disasters, using the best data available to inform decisions.

**ACTION ITEM:** Amend applicable County ordinances to address the Community Rating System (CRS) standards not currently addressed by the County, including, but not limited to:

- Requiring low-impact development design Best Management Practices such as non-structural flood protection techniques that can mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources in applicable areas;
- Increasing the freeboard in Special Flood Hazard Areas;
- Implementing freeboard requirements in X Zones;
- Increasing minimum lot size requirements in low density zoning districts (in the Rural Area);
- Prohibiting filling of land where determined to create or exacerbate flooding, whether the land is in a flood zone or not;
- Increasing OCRM Critical Line buffer requirements;
- Requiring additional review of flood hazards during the Site Plan Review process;
- Enacting transfer and/or purchase of development rights programs through Intergovernmental Agreements with other jurisdictions to provide incentives for low levels of development within the Special Flood Hazard Areas; and
- Requiring compensatory storage of stormwater in new development/re-development, where applicable.

**ACTION ITEM:** Work with adjacent jurisdictions ~~to secure funding~~ to perform a regional vulnerability, risk, and resilience assessment and watershed assessment, ~~both of which should include~~ **and** implementation strategies.

**ACTION ITEM:** **Continue to a** Amend County regulations and policies to implement the strategies of the regional vulnerability and watershed assessments.

**ACTION ITEM:** **Continue to** create, implement, maintain and assist in public information programs in order to educate citizens about resilience practices including, but not limited to, assisting business owners with developing Continuity of Operations Plans; educating the public, including children, about contributing factors related to flood risks, sea level rise, and ways to reduce environmental impacts; creating targeted messaging that is understood at all educational levels, ages and nationalities, so that the public can be better informed; and incorporating K-12 educational efforts to promote resilience, mitigation and disaster preparedness at the school-aged level.

**ACTION ITEM:** Continually monitor local, state, federal, and private initiatives and recommendations regarding resilience.

**ACTION ITEM:** **Continue to** coordinate with municipalities to reduce waste and duplication of efforts, and investigate diversion strategies in order to limit impacts on the environment.

**ACTION ITEM:** **Utilize the knowledge gained from the COVID-19 Pandemic to maintain and enhance resilience towards health-related disasters.**

**ACTION ITEM:** **Investigate the feasibility of limiting development in areas prone to flooding.**

RE.2 Develop, adopt, and implement a Drainage Master Plan and sea level rise strategies that are coordinated with adjacent jurisdictions **through the All-Hazards Vulnerability and Risk Assessment.**

**ACTION ITEM:** ~~Create an~~ **Continually monitor the County's** asset management plan to identify existing drainage easements and structures, including ownership, and ensure their maintenance and longevity.

**ACTION ITEM:** Identify additional Best Management Practices to be utilized in areas as specified by the Drainage Master Plan.

**ACTION ITEM:** Identify where drainage easements and/or structures are needed and coordinate with property owners and/or jurisdictions to obtain the easements, construct the improvements, and maintain the improvements.

**ACTION ITEM:** Develop, adopt, and implement resilience strategies for capital expenditures for existing and new infrastructure.

# Energy and Sustainability Element



### GOAL

**Promote** Charleston County will emphasize and invest in the use of alternative energy sources and energy conservation measures, and the reduction of greenhouse gas emissions that benefit our communities and reflect our responsibility to steward our natural resources with future generations in mind.

### STRATEGIES

- ES 1. **Coordinate energy reduction and sustainability-related efforts within the County and across jurisdictional boundaries.**  
**Action Item: Develop a Climate Action Plan the purposes of which include: setting a greenhouse gas emissions reduction goal; establishing a timeframe to meet that established goal; and listing activities that will be implemented to accomplish this goal. Form multiple stakeholder workgroups focused around topic areas like buildings, transportation, and waste management that include members from the 16 municipalities located geographically within Charleston County to help develop the Plan.**  
**Action Item: Work with other jurisdictions on joint programs and activities as applicable, i.e., educational events, public charging stations for Charleston County residents, etc.**
- ES 2. **Identify energy reduction programs and activities the Charleston County government can implement to reduce the County's greenhouse gas emissions.**  
**Action Item: Incorporate energy-reducing projects in the annual Capital Improvement Plan (CIP) for existing and new buildings. This includes conducting an energy and water usage audit for all major County facilities to establish a baseline of energy and water use in order to recommend necessary reductions.**  
**Action Item: Support departments who are interested in electric vehicles for fleet replacement.**  
**Action Item: Develop a Sustainable Purchasing Policy that focuses on environmental considerations in Charleston County government purchasing along with the traditional concerns of price, performance, and availability.**
- ES 3. **Identify activities to reduce landfill emissions from the Bees Ferry Landfill.**  
**Action Item: Promote and educate about the importance of recycling to Charleston County employees and residents through the Green Liaisons program and additional outreach efforts.**  
**Action Item: Promote composting by providing Charleston County residents more access to drop-off composting and education about at-home composting.**  
**Action Item: Explore opportunities for landfill gas capture projects.**
- ES 4. **Promote energy efficiency and use of alternative energy sources by:**  
a) Education outreach, training and technical assistance;  
b) Utilizing existing state, federal and non-profit resources such as Carolina Energy Office, ENERGY STAR, public utility energy efficiency programs, and Commercial Property Assessed Clean Energy (PACE) financing;  
c) Conducting an energy audit for all County facilities (existing, undergoing renovation, and under design) and implement the recommended cost-effective improvements; and  
d) Monitoring state and federal legislation that promotes energy efficiency and renewable or alternative energy resources such as net metering legislation.
- ES 5. **Evaluate the impact on vehicle miles traveled (VMTs) for both County residents and employees through providing County services at satellite facilities, expanding online services and allowing telecommuting when it is a viable management work option.**
- ES 6. **Continue to P**romote green building code standards and sustainable landscaping that aids in energy conservation.
- ES 7. **Continue to S**upport weatherization programs, such as the Weatherization Plus program implemented by the Sustainability Institute in Charleston, SC, and the Weatherization Assistance Program offered through the U.S. Department of Energy.
- ES 8. Amend the *Zoning and Land Development Regulations Ordinance* to encourage local renewable energy generation and green building design, and provide standards for solar collectors, **solar farms**, and wind generators ~~as accessory uses~~.
- ES 9. **Continue to S**upport those involved with local food production as a means to reduce energy by minimizing food transportation costs.
- ES 10. Adopt land use regulations that allow the establishment of electric vehicle charging stations where feasible.
- ES 11. Support tax incentives for properties that install/utilize alternative energy sources.
- ES 12. **Coordinate with CARTA and adjacent jurisdictions to develop a more energy efficient mass transit system.**