

Part 3: Comprehensive Plan Elements

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Chapter 3.1 Land Use Element

Element Goal

Accommodate growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but protects cultural and natural resources.

3.1.1: OVERVIEW

The Land Use Element tells the history of land development in the County and presents recommendations and strategies to shape the future of the County. This element provides direction for both the intensity and quality of development and specifically addresses aspects of growth management intended to protect the valued rural character of the Lowcountry. Charleston County is a unique coastal county in South Carolina with a vast array of high quality natural resources, a wide range of communities and neighborhoods, and a variety of land uses ranging from untouched natural habitats to highly developed urban centers. In some parts of the County, these divergent land uses are located in close proximity to one another, while in other areas more of a gradual change in the landscape exists as one moves outward from the urban centers of the Cities of Charleston and North Charleston, and the Town of Mount Pleasant.

Updating and reviewing the County's *Comprehensive Plan* provides an opportunity to not only address the intensity of future development, but to truly focus on maintaining the features of the unique Lowcountry landscape that make Charleston County a cherished place to live, work, and play. The land use pattern and the quality of the built and natural environments define the character that makes Charleston County different from other places in South Carolina and the country.

The Land Use Element is designed to tell the story of where the County is and where it desires to be in regard to the utilization of its land resources. This is accomplished through a detailed existing land use inventory and establishment of overarching goals supported by a series of strategies and recommendations to promote implementation and action.



The Land Use Element strives to provide a balance between protection of natural landscapes and logical and sustainable development patterns that support economic development and job growth.

Purpose and Intent

The following land use information, recommendations, and strategies reinforce the Urban Growth Boundary, help manage growth, and strengthen the rural and urban/suburban character of areas of the County. The recommendations and strategies, particularly those contained in the Future Land Use portion of the Plan, are intended to provide guidance for the location and intensity of land uses to support the County in its review and update of the Zoning and Land Development Regulations Ordinance. The Growth Management portion of the Plan provides qualitative strategies to shape the character of preserved and developed land areas in the County and further distinguish the Rural and Urban/Suburban Areas. Combined, the associated aspects of the Land Use Element establish a flexible yet predictable method for determining the appropriateness of proposed development to shape the future of the County.

Land Use Background

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 entities in the County prepared individual land use plans to reflect their visions for their portion of the County. Starting in 1997, the County undertook their first comprehensive planning effort to bring these community level plans together into a consolidated vision for the County. One of the key themes that was relevant then, and which carries forward today, is the distinction between the characteristics of the rural landscape and the more urban character of the developed portions of the County.

Urban Growth Boundary

In the 1999 Plan, a Suburban/Rural Area Edge was established as a tool to delineate the Rural Area from the Urban/Suburban Area. During the 2003 *Five-Year Review* of the Plan, 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 municipalities in the County, and other service providers. The 2008 *Plan Update* reflected this change in thinking, identifying the delineating line as the Urban Growth Boundary. *Section 3.1.5, Growth Management*, discusses the Urban Growth Boundary in more detail.

The Urban/Suburban Area is located within the Urban Growth Boundary and is characterized by a diverse mix of residential neighborhoods, business/industrial uses, road frontage development, and undeveloped areas. High levels of infrastructure and services and medium to high intensity de-

velopment exist within the Urban/Suburban Area.

The Rural Area is located outside of the Urban Growth Boundary and is identified by agricultural uses, forests, tidal marshes and freshwater wetlands, which dominate the landscape. It is traversed by scenic rural roads, and dotted with historic buildings and archaeological sites indigenous to the Lowcountry. Low levels of infrastructure and services and low intensity development exist within the Rural Area.

The challenge the County faces with the Urban Growth Boundary is that it requires cooperation from jurisdictions such as the Cities of Charleston and North Charleston and the Town of Mount Pleasant and other service providers for it to be implemented effectively. Some jurisdictions do recognize the boundary; however, there is no inter-jurisdictional agreement regarding the location of the Urban Growth Boundary or the criteria to change its location. The municipalities in the County have the power to establish their own boundary and to adopt amendments to it by approving annexations and development which may be in conflict with the County established Urban Growth Boundary. The only municipalities in the County that have adopted Urban Growth Boundaries are the City of Charleston and the Town of Mount Pleasant.

During the 2013-2014 *Five-Year Review*, the County reviewed and revised the location of the County's Urban Growth Boundary for consistency with the Urban Growth Boundaries adopted by the City of Charleston and Town of Mount Pleasant and to better follow parcel boundaries and geographic features. County staff coordinated with staff from the City of Charleston and Town of Mount Pleasant when reviewing the location of the Urban Growth Boundaries adopted by each jurisdiction. In some instances where differences between the Urban Growth Boundaries existed, the County found it appropriate to revise its Urban Growth Boundary to match those adopted by

the other jurisdictions. In other instances, the County found the location of its Urban Growth Boundary to be appropriate even when differences with the Urban Growth Boundaries adopted by other jurisdictions existed. In such cases, the County requested that those jurisdictions examine their Urban Growth Boundaries for consistency with the County's Urban Growth Boundary during the five-year reviews of their respective comprehensive plans.

The County's Urban Growth Boundary was revised to match the City of Charleston's Urban Growth Boundary in several locations in the St. Andrews and Johns Island areas; however, a few differences still remain between the locations of the two Urban Growth Boundaries. The main difference is that the City of Charleston's Urban Growth Boundary places the Sol Legare Community on James Island in the Rural Area while the County's Urban Growth Boundary places that community in the Urban/Suburban Area. This difference has existed since 2003, when the County moved its Urban Growth Boundary in order to place all of James Island in the Urban/Suburban Area. This change was made because high levels of infrastructure and public services that define the Urban/Suburban area existed across the entire island, including within the Sol Legare Community.

Slight differences between the Urban Growth Boundaries adopted by the County and Town of Mount Pleasant exist in the East Cooper Area. The County reviewed these differences and found the location of its Urban Growth Boundary to be appropriate and requested the Town examine their Urban Growth Boundary location for consistency with the County's during the five-year review of their comprehensive plan.

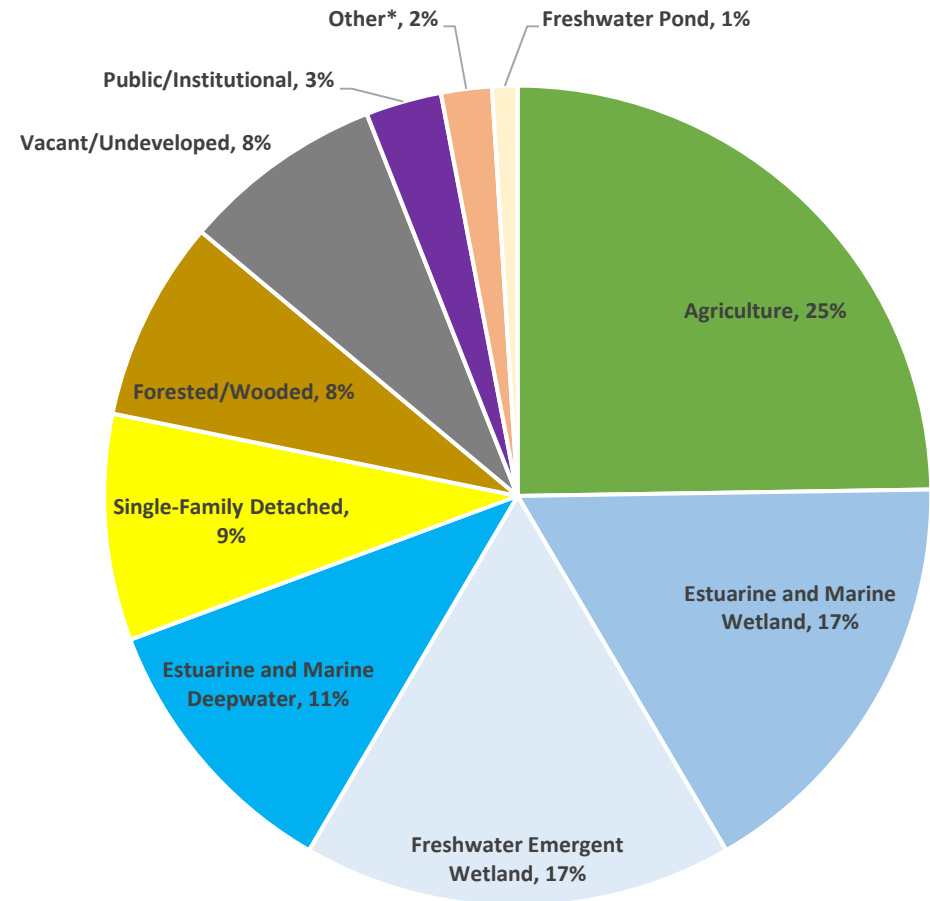
3.1.2: EXISTING LAND USE

Inventory of Existing Conditions

The County completed its first comprehensive inventory of the existing land uses in the unincorporated portions of the County in 2007. A second existing land use inventory was conducted in 2013 (as part of the 2013-2014 *Five-Year Review*) utilizing Geographic Information Systems (GIS) technology, current County records, and 2012 oblique aerial images (Pictometry). In 2017, as part of the *Ten-Year Update*, another existing land use inventory was conducted using a similar methodology as was used in 2013. The existing land use categories, statistics, and map are illustrated in *Figure 3.1.1: Existing Land Use Pie Chart* and on the following pages.

It is important to note that approximately 30 percent of the land area of the County is incorporated and that the majority of the incorporated area is located in the Urban/Suburban Area. Almost 50 percent of the land area in the unincorporated County contains wetlands, marsh, and other water features, and an additional 18 percent is forestland or in agricultural or silvicultural use.

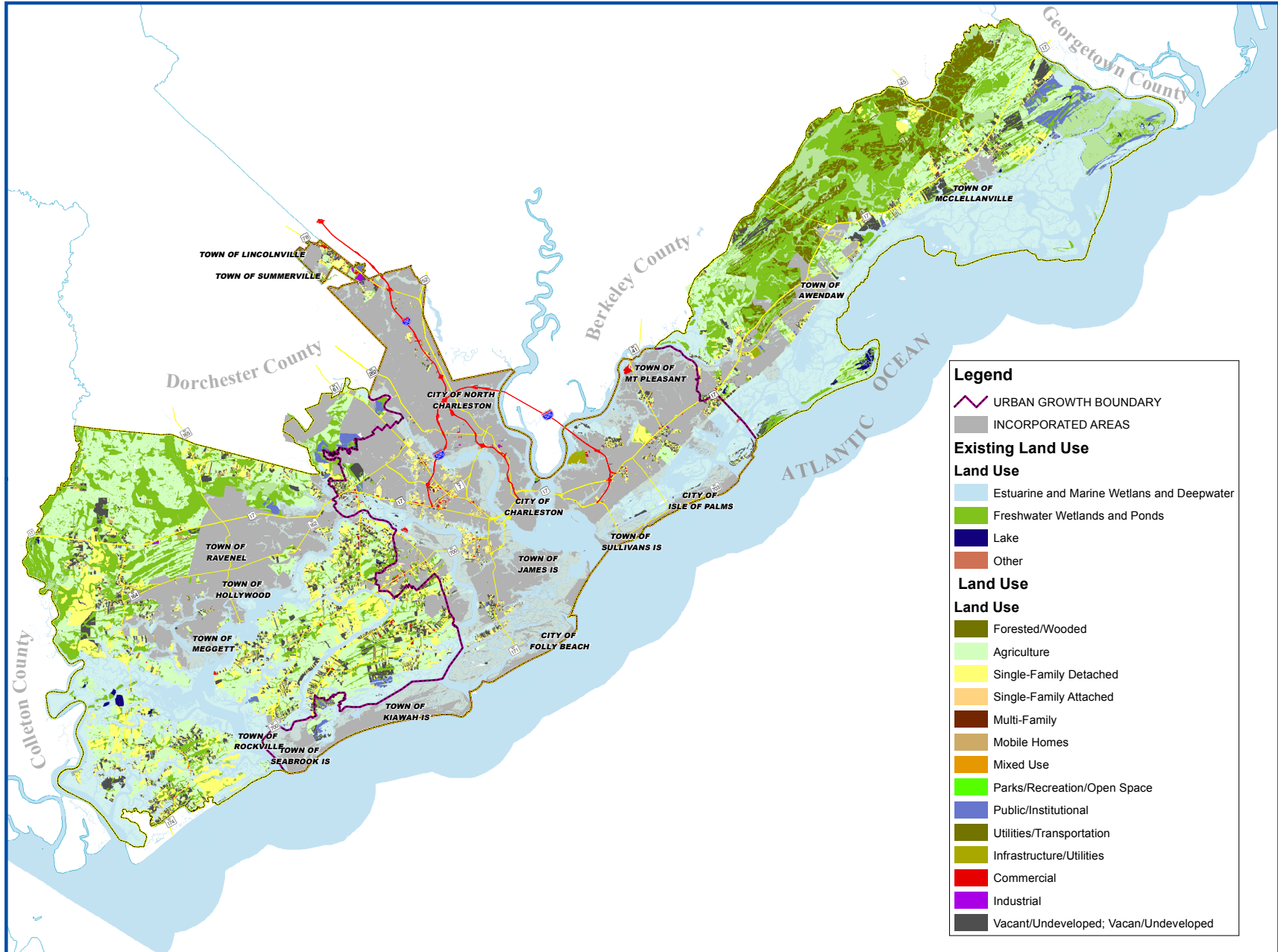
FIGURE 3.1.1: EXISTING LAND USE PIE CHART



*Other includes single-family attached, mobile homes, multi-family, commercial, industrial, and infrastructure/utilities.

Sources: Charleston County Tax Assessor data, GIS data, and oblique aerial images (Pictometry), 2017.

MAP 3.1.1: EXISTING LAND USE MAP



Note: Municipal boundaries shown are as of March 16, 2018.

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 growth that respects the unique character of the County, promotes economic opportunity, respects private property rights, and is coordinated with the provision of community facilities, but 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; and
- Providing guidance for the location, character, and intensity of land uses.

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 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. 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. 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
- Maintaining the overall pattern of very low levels of human influence.

LU 4. 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.

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. Allow density bonuses beyond the maximum density of the recommended future land use designation 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.

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. Work with historic African American communities and adjacent jurisdictions, when applicable, to create zoning regulations that preserve the unique development patterns and cultural history.

Land Use Element Strategies (continued)

- 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. Encourage and support pedestrian and bikeway linkages.
- LU 16. 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. Wastewater 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.
- LU 18. 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.

3.1.4: FUTURE LAND USE PLAN APPROACH

The approach to future land use includes a multi-tiered effort that incorporates recommendations for growth management, treatment of major planning efforts, specific land uses and densities within the Future Land Use Plan, and development quality and character through a series of guidelines for the Rural and Urban/Suburban Areas of the County. Combined, these recommendations and the other elements of the Plan are the criteria against which all development proposals should be evaluated for conformance with the *Comprehensive Plan*.

3.1.5: GROWTH MANAGEMENT

One of the growth management tools implemented in this plan is the Urban Growth Boundary, which clearly defines two distinct Growth Management Areas - the Rural Area and the Urban/Suburban Area. The Urban Growth Boundary implements the desired County policy to promote higher intensity growth in the Urban/Suburban Area where adequate infrastructure and services are in place, at the same time allowing for preservation of the rural character of the majority of the County. *Map 3.1.2: Growth Management Areas* shows the geographic boundaries of these two Growth Management Areas. All future land use and development quality recommendations are tied to these areas.

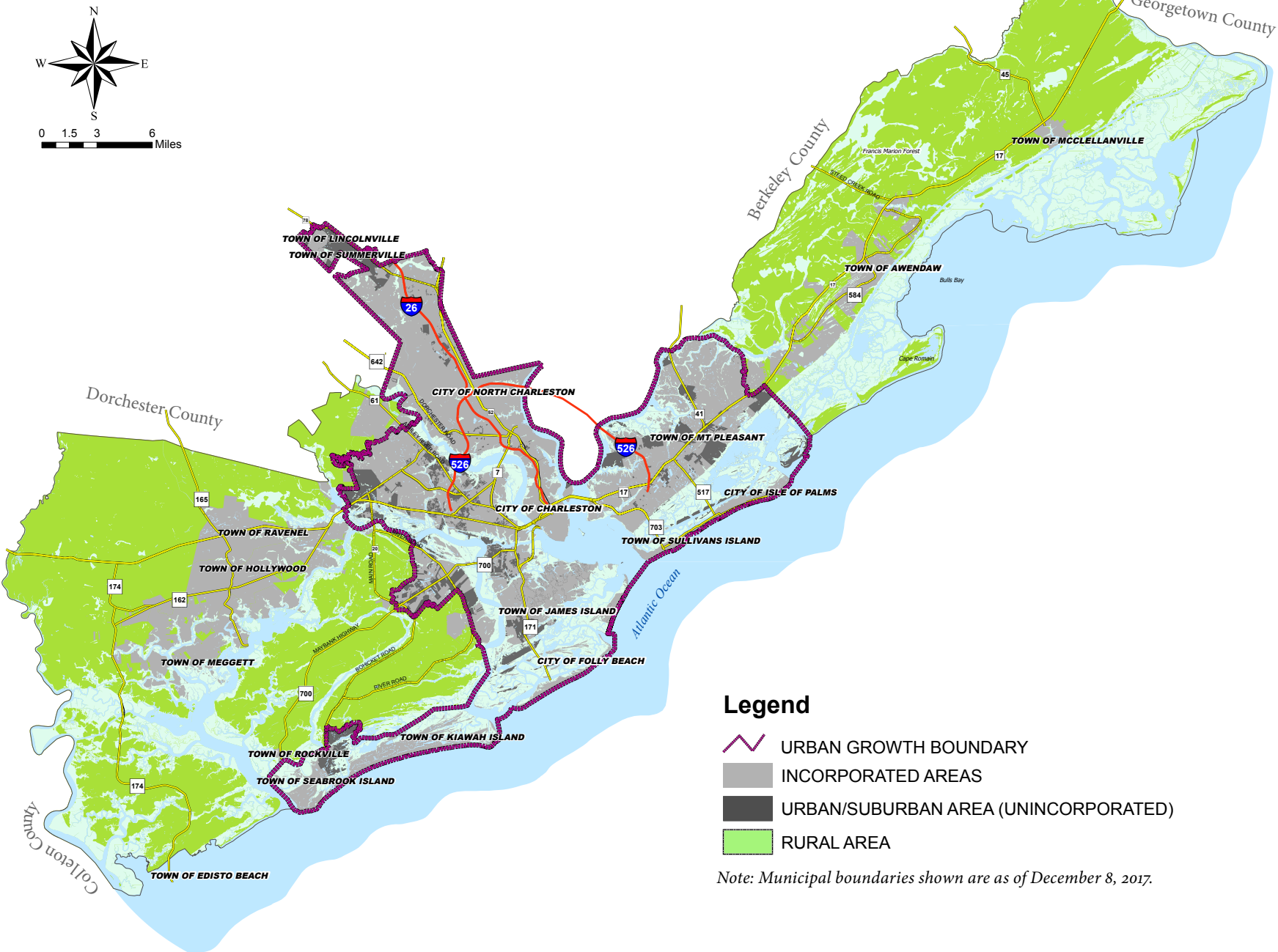
The City of Charleston and the Town of Mount Pleasant have both adopted Urban Growth Boundaries, as well; however, the locations of those Urban Growth Boundaries vary slightly from the location of the Urban Growth Boundary adopted by Charleston County. To be implemented effectively, cooperation with jurisdictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers is needed. Cooperation regarding the location of the Urban Growth Boundary and criteria to change its location should be pursued. More information regarding institutionalizing the Urban Growth Boundary is described in detail in *Chapter 3.9 Priority Investment, Implementation, and Coordination Element*.

3.1.6: MAJOR PLANNING EFFORTS AND PROJECTS





With each Review and Update of this Plan, County Council adopts Priority Recommendations, which consist of major planning efforts and projects that the County should undertake over the next five years. These specialized initiatives include projects in both the Rural and Urban/Suburban Areas of the County and often include multi-jurisdictional coordination. *Chapter 3.9, Priority Investment, Implementation, and Coordination Element* further details the major planning efforts and projects adopted as part of the 2018 Ten-Year Update.

Several projects were adopted as part of the 2013-2014 Five-Year Review Annual Work Plan. The following projects have been accomplished: Adoption of a Development of County Significance, Development Agreement, and Form-Based Zoning District for the Spring Grove Development; DuPont | Wappoo Community Plan and Overlay Zoning District; Parkers Ferry Community Plan and Overlay Zoning District; and Charleston County Historic Resources Survey Update. See *Chapter 3.9* for more information about these completed projects.

MAP 3.1.2: GROWTH MANAGEMENT AREAS



Legend

-  URBAN GROWTH BOUNDARY
-  INCORPORATED AREAS
-  URBAN/SUBURBAN AREA (UNINCORPORATED)
-  RURAL AREA

Note: Municipal boundaries shown are as of December 8, 2017.

3.1.7: FUTURE LAND USE RECOMMENDATIONS

The following are the descriptions and density recommendations for the future land use categories identified on the *Future Land Use Map (Map 3.1.4)*. *Map 3.1.5* provides a detail of the Urban/Suburban Area, followed by a series of maps showing the existing overlay zoning districts with their respective land use recommendations.

A. Rural Area Future Land Use Categories

The Rural Area is located outside of the Urban Growth Boundary and is identified by forests, tidal marshes and freshwater wetlands, which dominate the landscape. It is traversed by scenic rural roads and dotted with historic buildings and archaeological sites indigenous to the Lowcountry.

Agricultural and forestry activities and geographically dispersed Settlement Areas with homes are secondary to the natural and historic landscapes in the Rural Area. A small number of service and agriculturally oriented businesses are sited along major highways.

The Rural Area is not targeted for public wastewater treatment except when approved by County Council for the general health, safety, and welfare of the community. A significant amount of land is in public ownership, open space easements, agricultural use, timber management, and wildlife habitat uses, contributing to the rural character of Charleston County.

The following future land use categories apply in the Rural Area of the County and reinforce the goals of this Plan, which include but are not limited to:

- Protecting and maintaining the natural environment;
- Promoting agri-business and agri-tourism;
- Designating prominent locations with good access and visibility from major roads for civic or community-oriented uses such as churches

and schools;

- Promoting infill of undeveloped portions of existing Settlement Areas to continue to define the edge between the Settlement Areas and the surrounding rural landscape; and
- Maintaining the low-density qualities of large portions of the County to preserve the character and culture of the Lowcountry.

Conservation Management

These are areas consisting of various natural resources located in the County. They typically include highland areas surrounded by marsh or water, small islands, fragile natural land, or other areas as determined by their changing nature. Residential development in these areas should be very low intensity and may be in the form of Planned Development Zoning Districts. Densities will be based upon criteria such as FEMA designations, historical erosion patterns, nature of plants and wildlife, soils, ability to provide services, and other pertinent information. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan and that do not threaten the natural resources this category is intended to protect should be permitted to ensure sufficient provision of services.

Resource Management

Resource Management areas generally encompass undeveloped lands within the Rural Area that are used principally for timber production, wildlife habitat, recreational and commercial fishing, and limited agriculture. These areas encompass significant acreage of fresh, brackish, and saltwater tidal marshes, as well as important habitat for non-game and endangered species.

Designation of Resource Management areas recognizes the importance of a coordinated effort to protect

and conserve natural resources while allowing for the continued economic use of private property and public lands. The type and intensity of development in Resource Management areas should support the needs of timber production, wildlife habitat management, recreation, agriculture, and areas of environmental sensitivity.

Developed uses should not constitute a threat to the resource base through either physical encroachment or indirect impacts. Development should also be compatible with the land management requirements essential to maintenance of the resource base. Accordingly, residential development should be limited to very low density, with a maximum density of one dwelling unit per 25 acres. Clustering and other techniques may be used to ensure compatibility with Best Management Practices. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan and that do not threaten the natural resources this category is intended to protect should be permitted to ensure sufficient provision of services.

Wadmalaw Agricultural Preservation

The uses recommended for this future land use category are similar to those recommended for the Agricultural Preservation use category; however, the recommended density is lower and this designation applies specifically to Wadmalaw Island. The incorporation of this designation is also consistent with the *Wadmalaw Island Planned Development Guidelines* adopted by the County in 1988. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Agricultural Preservation

The majority of land within the Rural Area contains soil types recognized by the U.S. Department of

Agriculture as the best farmland for agricultural production. These include areas characterized by soils classified as prime farmland, unique soils, and soils of statewide importance. Designation of farmland preservation areas recognizes the importance of preserving Charleston County's farming resources, including individual farms and areas of productive soils, as well as a way of life valued by the community. Changes brought on by higher energy costs should result in more demand for agricultural products that are locally grown and harvested for local markets.

The types and intensities of development in the Agricultural Preservation Area should primarily support the needs of the farming industry, secondarily allowing for compatible residential development. Residential density of one dwelling per five acres to one dwelling per ten acres applies, except on Edisto Island which has a residential density of one dwelling per ten acres. The residential density is coupled with development guidelines and incentives to retain significant acreage available for farming. Specific regulatory techniques may include flexible site planning guidelines, minimum lot sizes, or conservation or clustered design with retention of open space. Such provisions will maintain the agricultural land base, while enhancing development values, particularly along waterfront properties. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Agricultural Residential

This land use category consists of rural residential Settlement Areas that have been subdivided into small properties. Proposed densities generally range from one dwelling per acre to one dwelling per five acres. "By-right" uses include residential development, agriculture, and other uses necessary to support the viability of agriculture. Appropriate public services and facilities that

are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Agricultural Residential includes Settlement Areas, which are small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use that may or may not yet be built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning District or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Parcels are not located on Wadmalaw Island or Edisto Island.

Rural Agriculture

The intent for this area is to retain the viability of agriculture while accommodating low levels of population growth. Densities range from one dwelling per four acres to one dwelling per eight acres. Incentive provisions should be made to encourage conservation design to retain acreage suitable for maintaining agriculture, protection of natural, historic, and cultural resources, and provision of open space. Specific regulatory techniques may include flexible site planning guidelines, minimum lot sizes, or conservation or clustered design

with retention of open space. Such provisions will maintain the agricultural land base, while enhancing development values, particularly along waterfront properties. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Rural Residential

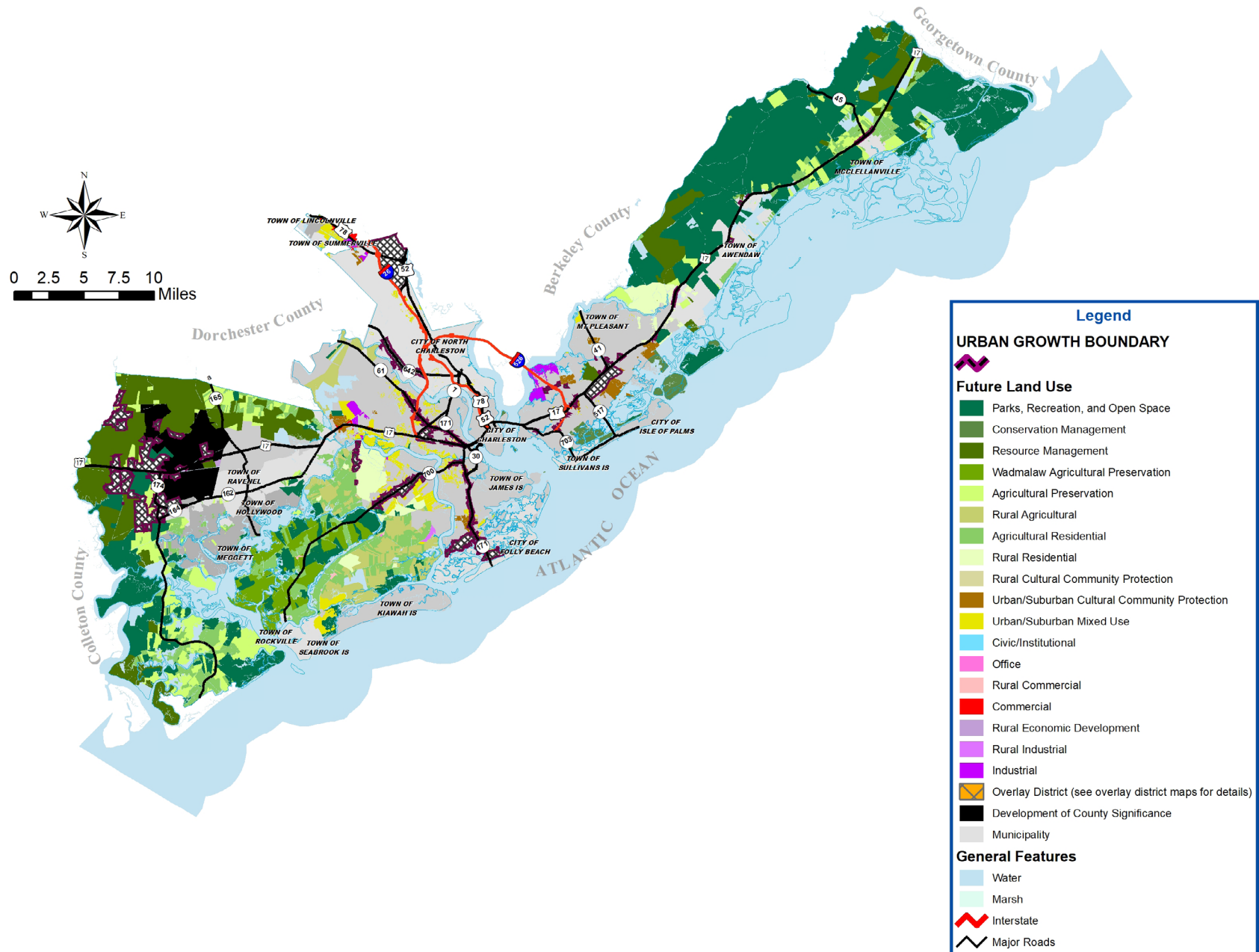
In this designation, densities range from one dwelling per acre to one dwelling per three acres. Where appropriate, provisions should be made for clustered development to retain open space and preserve natural features. The intent of this area is to accommodate modest population growth to reduce demand for public services and facilities while retaining rural community character. However, appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Rural Cultural Community Protection

This future land use designation is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this category are located in the Rural Area and are typically less developed than other areas due to the lack of off-site water and sewer utilities. Much of the development is single-family residential with many churches. Historically, many small neighborhood businesses existed in these communities; however, there are very few neighborhood businesses existing today. The communities have a strong tie to the natural resources in the area and have many earthen roads that connect to state roads.

Future development should be compatible with the existing community and the residential density should not exceed one dwelling per acre. Residences, agriculture, forestry, churches, cemeteries, cultural and historic

MAP 3.1.4: FUTURE LAND USE



buildings, schools, post offices, etc. should be allowed. Compatible businesses and offices should be allowed to offer services and employment opportunities for local residents, provided the building scale and coverage fits with existing structures. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services. This designation should not apply to parcels that are 50 acres in size or larger as of October 9, 2018 and should not be located on Wadmalaw Island or Edisto Island, or within Planned Development or Form-Based Zoning Districts. Zoning and land development regulations in these areas should be customized to meet the needs of the individual communities.

Parks, Recreation, and Open Space

This category provides for lands intended to remain in a predominantly natural state; lands that have been protected through permanent conservation easements or are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation, as defined in this Plan.

Civic/Institutional

Civic and institutional uses such as churches, schools, and community centers make up a large portion of the “sense of community” that is Charleston County. Appropriate locations for these uses include prominent locations within communities, such as key intersections, within Settlement Areas, or within nodes that have safe access and visibility from major roads.

Rural Commercial

Commercial development in the Rural Area is limited to retail and service uses that serve the residential population and agricultural activities, provide employment opportunities, and do not negatively impact the surrounding community. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Rural Industrial

The Rural Industrial areas are designated to accommodate low impact industrial uses. Noxious activities are prohibited. High-tech industrial uses are encouraged over traditional smokestack or manufacturing indus-

tries. Industries that support the rural economy and provide employment opportunities for rural residents, such as warehousing, agricultural processing, agricultural manufacturing, farm equipment sales, repair and rental services, welding services and other services to support the rural population, are encouraged. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Rural Economic Development Area

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. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.



B. Urban/Suburban Area Future Land Use Categories

The Urban/Suburban Area is located within the Urban Growth Boundary and is characterized by a diverse mix of residential neighborhoods, business/industrial uses, road frontage development, and undeveloped areas. High levels of infrastructure and services and medium to high intensity development exist within the Urban/Suburban Area.

The land development pattern in the Urban/Suburban Area ranges from older traditional neighborhood patterns with grid street systems to suburban style subdivisions which draw on the natural landscape of marshes and waterways to help delineate neighborhoods, but which only allow for limited pedestrian ways and street connectivity. The following future land use categories apply in the Urban/Suburban Area of the County and reinforce the goals of this Plan, which include but are not limited to:

- Providing locations for concentrated mixed use growth patterns on land environmentally suitable for development where services can be provided in an efficient and cost effective manner;
- Focusing development activities on infill, redevelopment, and intensification of existing and surrounding uses;
- Promoting mixed use developments and a general land

use pattern that includes a variety of housing types, retail, service, employment, civic, and compatible industrial uses, as well as open space and includes linkages to public transit in a walkable environment;

- Promoting alternative forms of transportation; and
- Protecting natural resources.

Urban/Suburban Cultural Community Protection

This future land use designation is intended to protect and promote the culture and unique development patterns of existing communities and sustain their strong sense of community. The communities in this designation are located in the Urban/Suburban Area and are characterized by low density single-family residential development, limited commercial activity, and some agricultural uses. Many of the roads are paved with connections to county or state maintained roads; however, earthen roads still exist. Many of these communities were recognized in the 2016 Charleston County Historic Resources Survey Update as eligible or potentially eligible for the National Register of Historic Places (NRHP) due to their unique development patterns and significance to post-Reconstruction Era and

Civil Rights history.

Future development should be compatible with the existing land uses and development patterns and the residential density should be a maximum of four dwellings per acre. Compatible institutional, office, and low intensity commercial uses should be allowed to offer services and employment opportunities for local residents, provided the building scale and coverage fits with existing structures. Sweetgrass Basket making, including sales, and urban agriculture should be recognized and promoted. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services. Zoning and land development regulations in these areas should be customized to meet the needs of the individual communities.

Urban/Suburban Mixed Use

This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan



should be permitted to ensure sufficient provision of services. This category is intended to allow for growth to occur within the Urban Growth Boundary by allowing urban mixed uses and affordable housing in the Urban/Suburban Area while preserving and protecting the Rural Area for future generations. Densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted.

Parks, Recreation, and Open Space

This category provides for lands intended to remain in a predominantly natural state; lands that have been protected through permanent conservation easements or are publicly owned that significantly restrict development; and open spaces, green spaces, and parks and recreation, as defined in this Plan.

Civic/Institutional

Civic and institutional uses such as churches, schools, and community centers make up a large portion of the “sense of community” that is Charleston County. Appropriate locations for these uses include prominent locations in communities, such as key intersections or within neighborhoods that have safe access and visibility from major roads.

Office

This land use category provides for a range of professional and other office uses including: administrative, professional, business, government, and medical. The scale and intensity of office development should complement the surrounding area and provide employment opportunities for the residents of Charleston County. This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, and civic uses, as well as public and open

spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Commercial

This designation encourages compatible mixed use development and a general land use pattern that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted. Impacts on local street systems and land use

patterns shall be minimized through quality site design, provision of public transit access, and the design of local road connections. Appropriate public services and facilities that are consistent with the goals and strategies of this Plan should be permitted to ensure sufficient provision of services.

Industrial

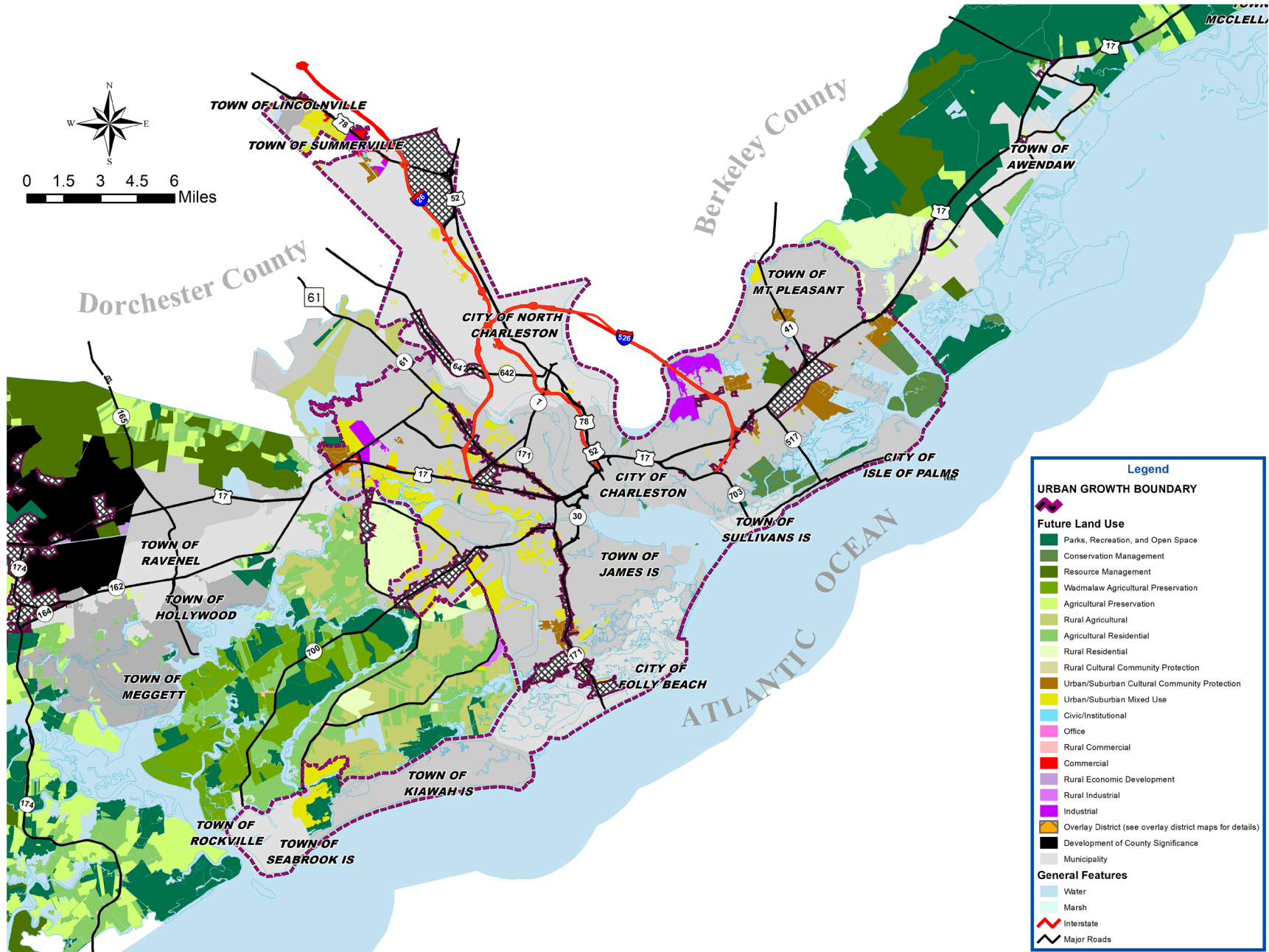
Major industrial uses and industrial parks are included within this land use designation. High-tech industrial uses are encouraged. Industries that support economic development goals and strategies should be given priority. Appropriate uses include manufacturing, distribution facilities, flex space, industrial support activities, ports and transportation related facilities, and public services and facilities. This designation also encourages compatible mixed use development and a general land use pattern

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 Zoning and Land Development Regulations Ordinance
	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 Chapter 3.1.7.D, Form-Based Zoning District
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.

MAP 3.1.5: URBAN/SUBURBAN FUTURE LAND USE DETAIL



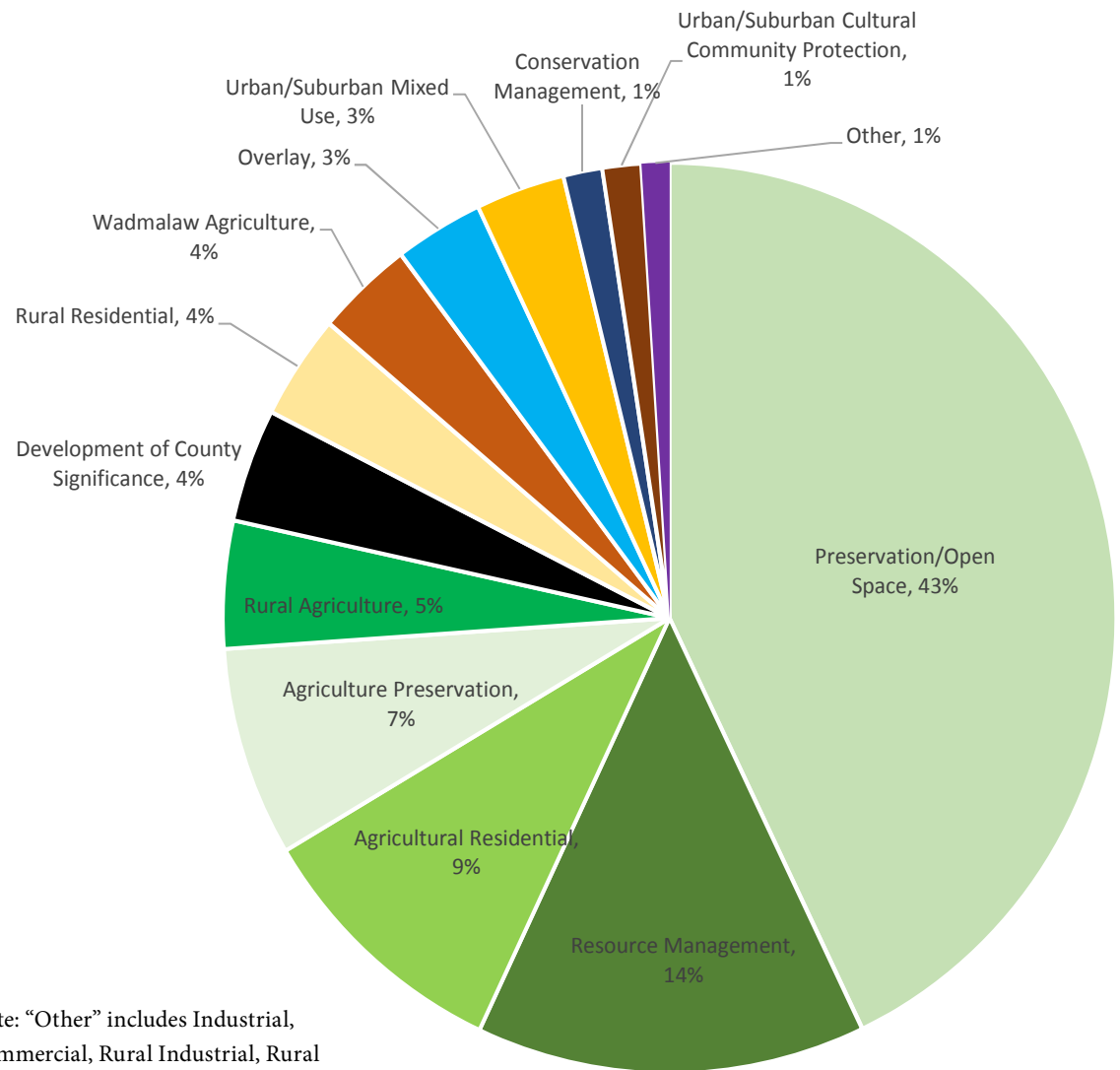
that includes a variety of housing types, retail, service, employment, civic and compatible industrial uses, as well as public and open spaces and linkages to public transit in a walkable environment. Residential densities of four or more dwellings per acre should be allowed. Urban agriculture should also be permitted. Impacts on local street systems and land use patterns shall be minimized through quality site design, provision of public transit access, and the design of local road connections.

C. Developments of County Significance

Developments of County Significance are defined as proposed developments that (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the *Comprehensive Plan* and *Zoning and Land Development Regulations Ordinance*. The Plan recognizes that there are Rural Areas throughout the County which may at some time meet this definition and that they should be addressed through appropriate procedural requirements. The *Zoning and Land Development Regulations Ordinance* establishes protocol for submission requirements and review of Developments of County Significance.

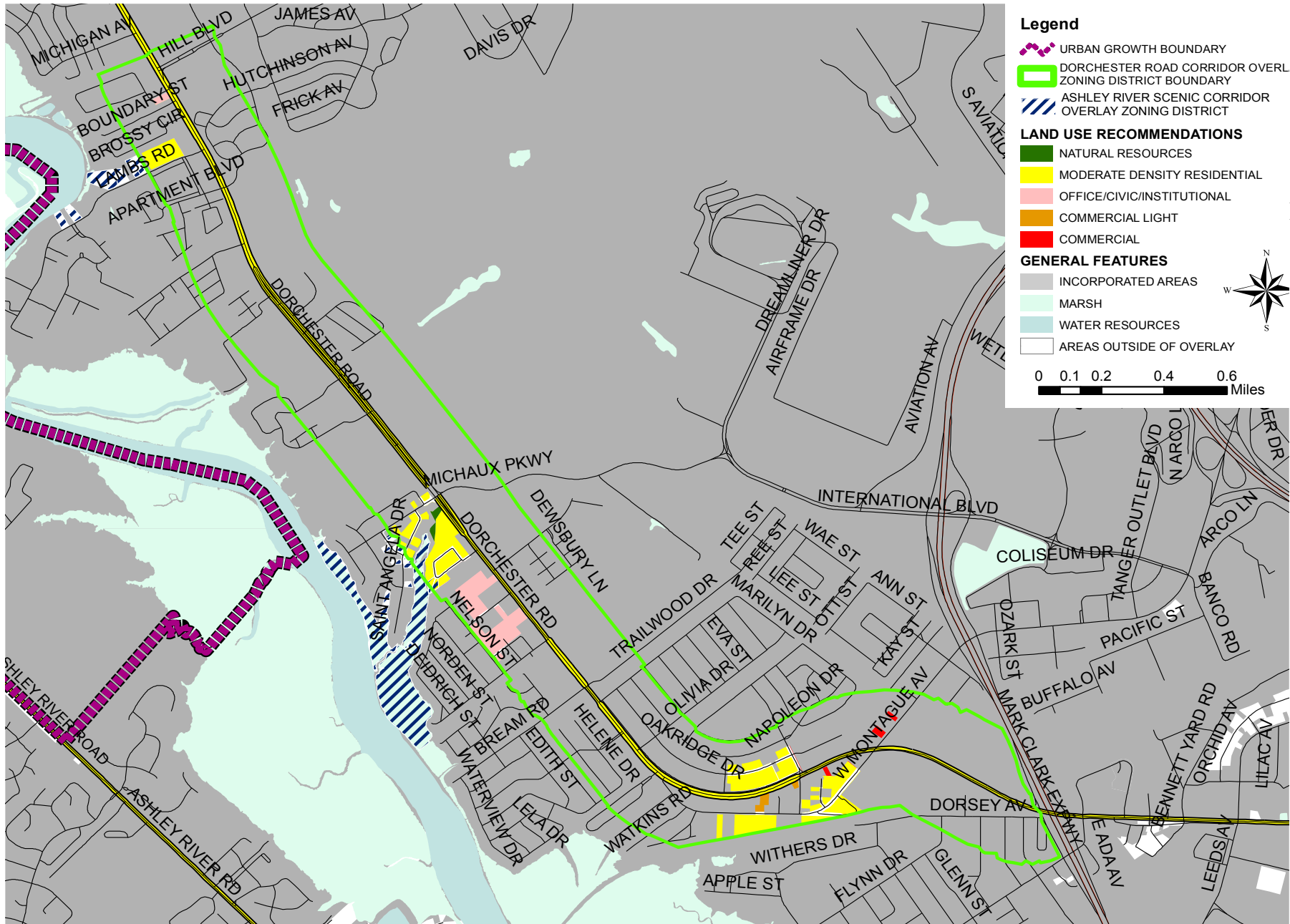
All DCS applications shall require that 75 percent of the land included in the application be either private land permanently restricted by deed restriction or conservation easement to clustered or unclustered rural densities, or other areas proposed for private and/or public ownership (e.g., parks, 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 application shall identify the amount of acreage available for clustered rural density; said acreage shall be excluded from the seventy-five percent (75%) calculation.

FIGURE 3.1.2: FUTURE LAND USE PIE CHART



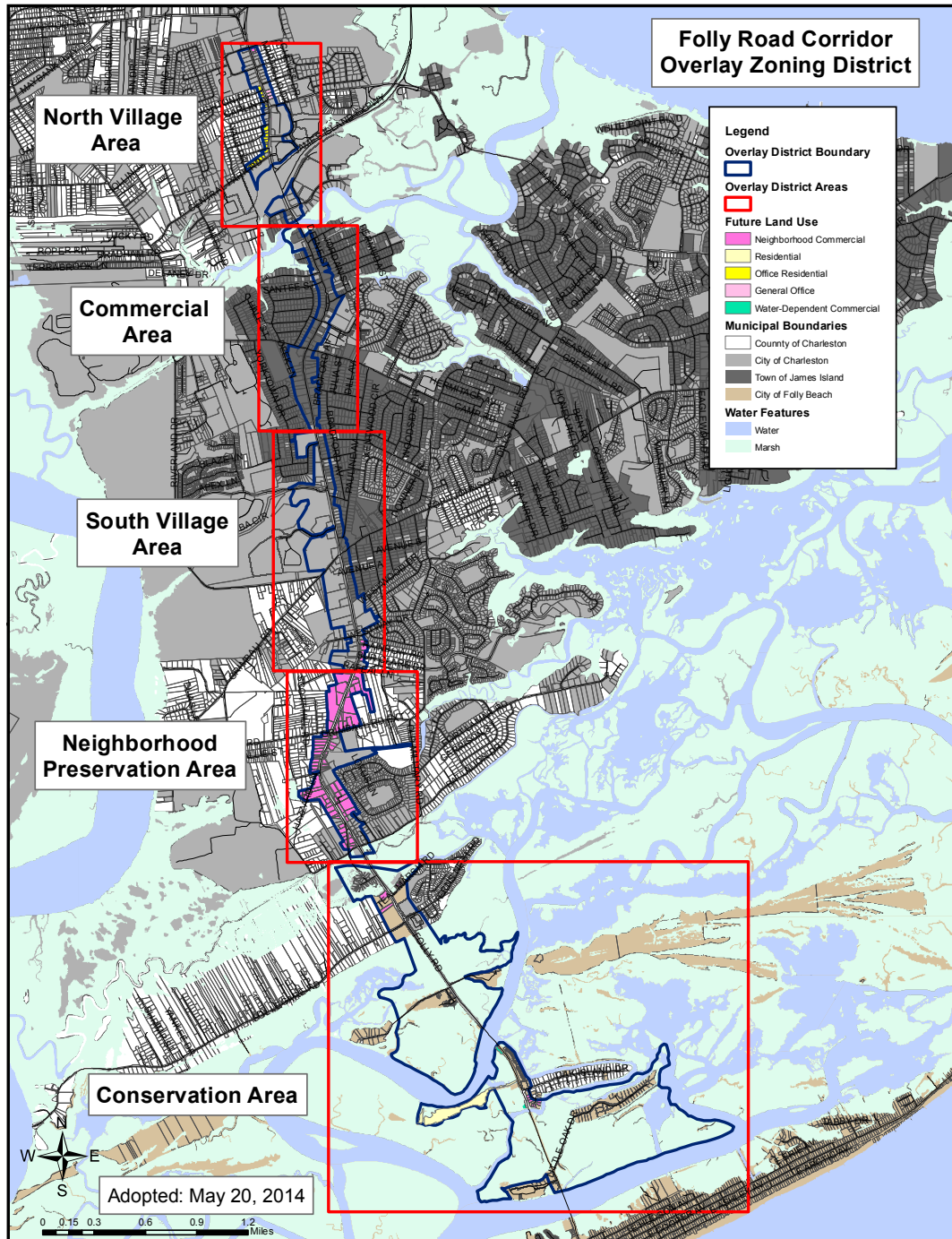
Note: “Other” includes Industrial, Commercial, Rural Industrial, Rural Commercial, Rural Economic Development, Rural Cultural Community Protection, Civic/Institutional, and Office. These Future Land Use categories equate to less than 1% of the total unincorporated acreage.

MAP 3.1.6: DORCHESTER ROAD CORRIDOR AND ASHLEY RIVER SCENIC CORRIDOR OVERLAY ZONING DISTRICT



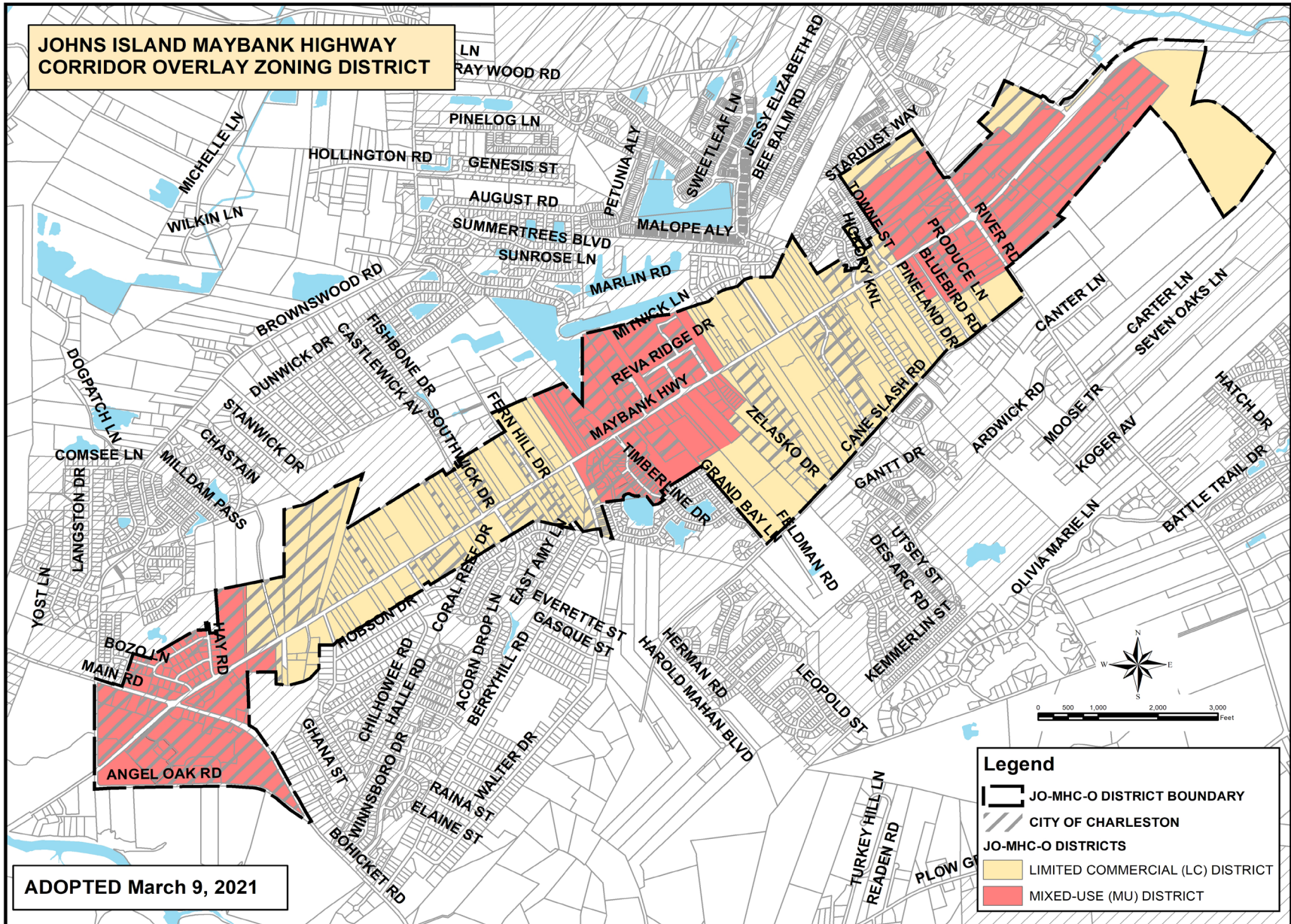
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.7: FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT

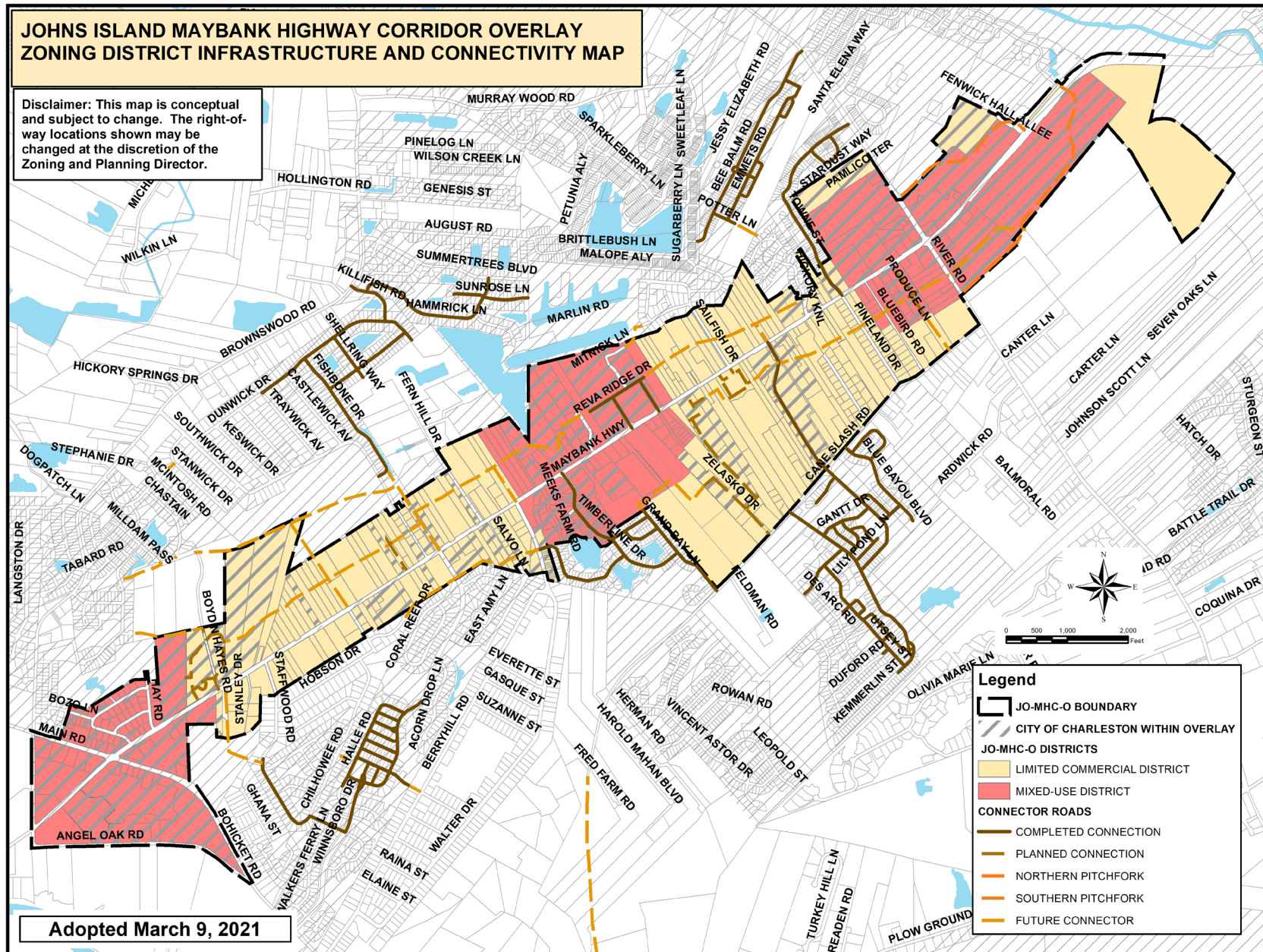


Note: Municipal boundaries shown are as of Feb. 25, 2014

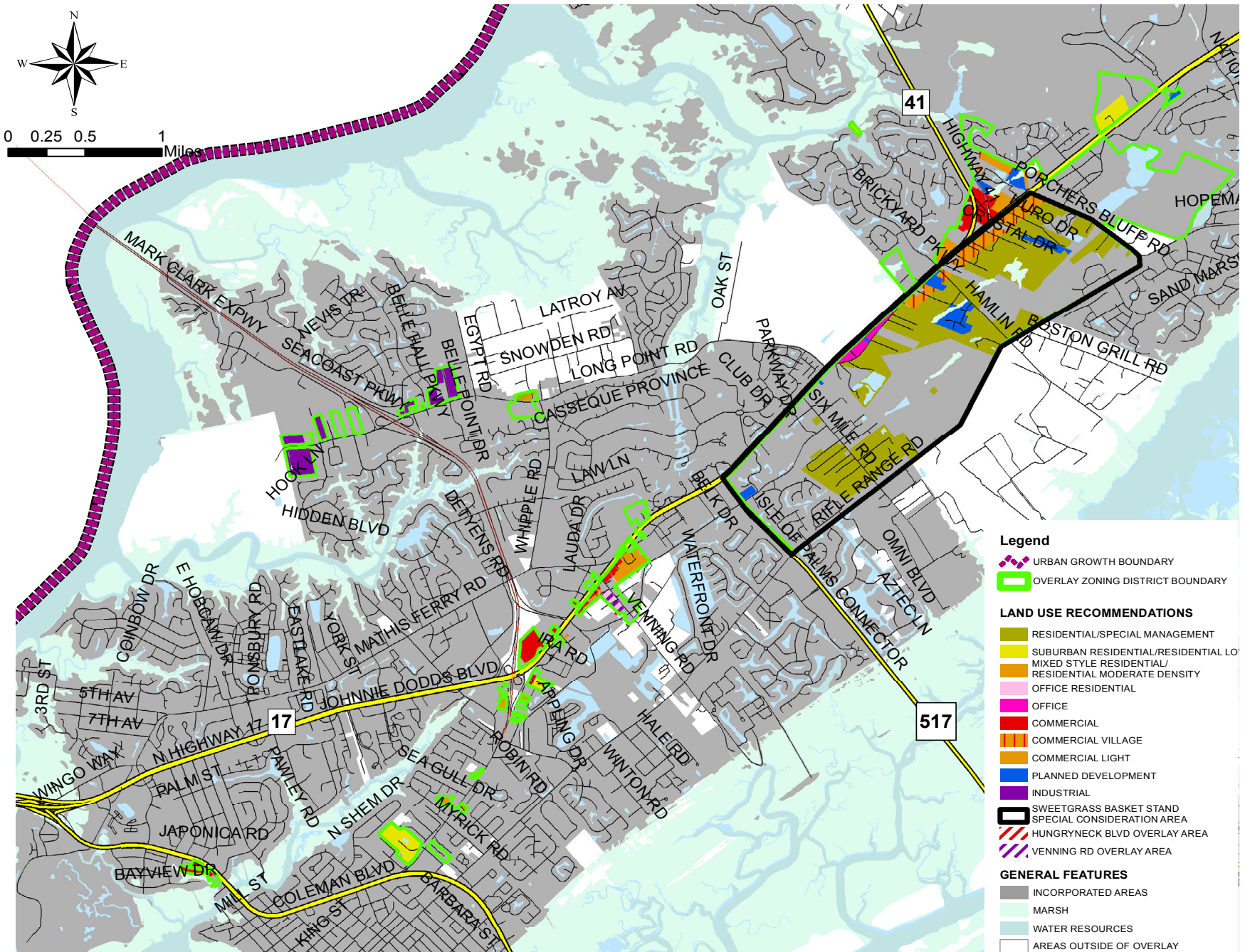
MAP: 3.1.8.A: JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT



MAP: 3.1.8.B: JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT INFRASTRUCTURE AND CONNECTIVITY MAP

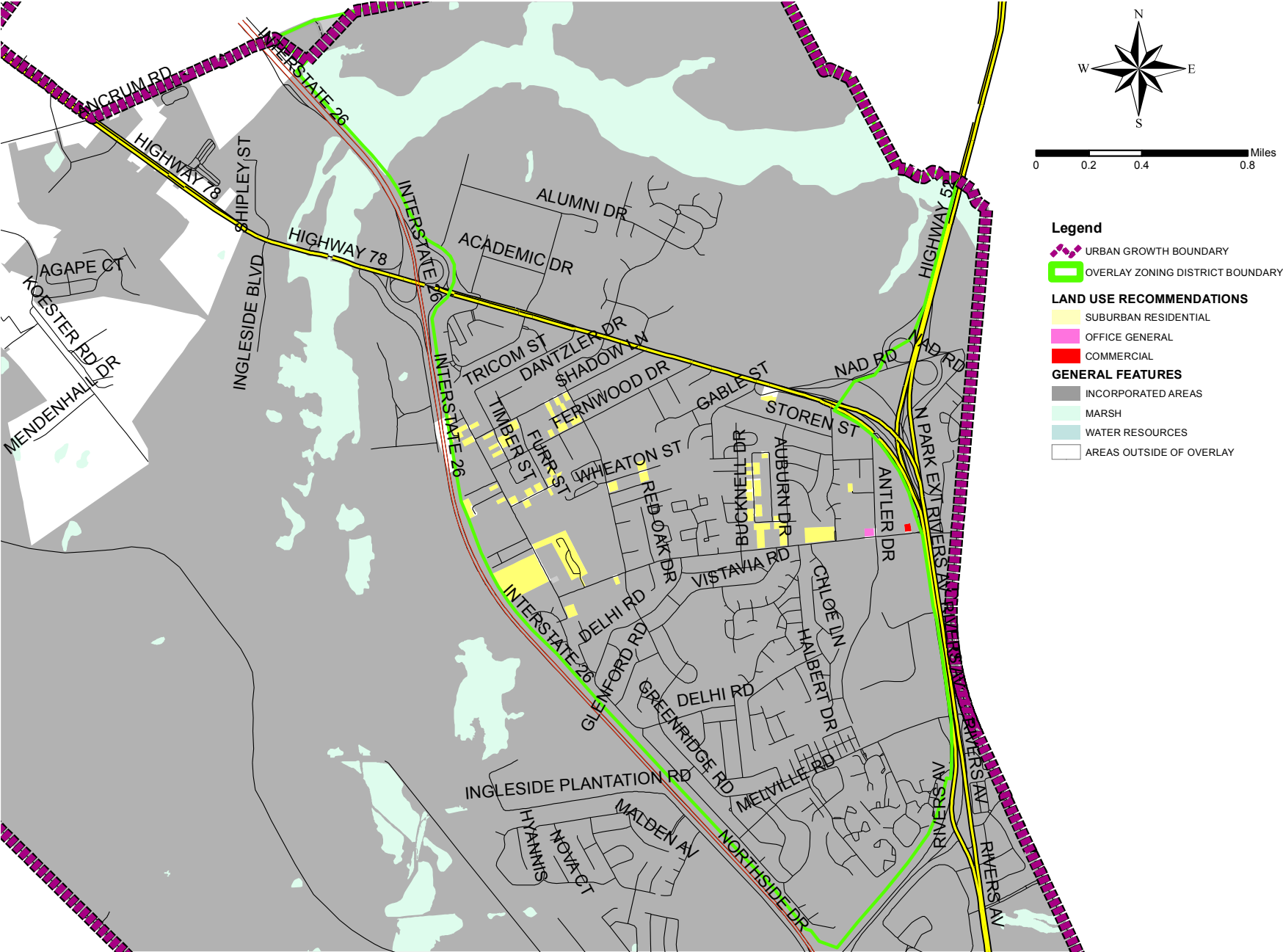


MAP: 3.1.9: MOUNT PLEASANT OVERLAY ZONING DISTRICT



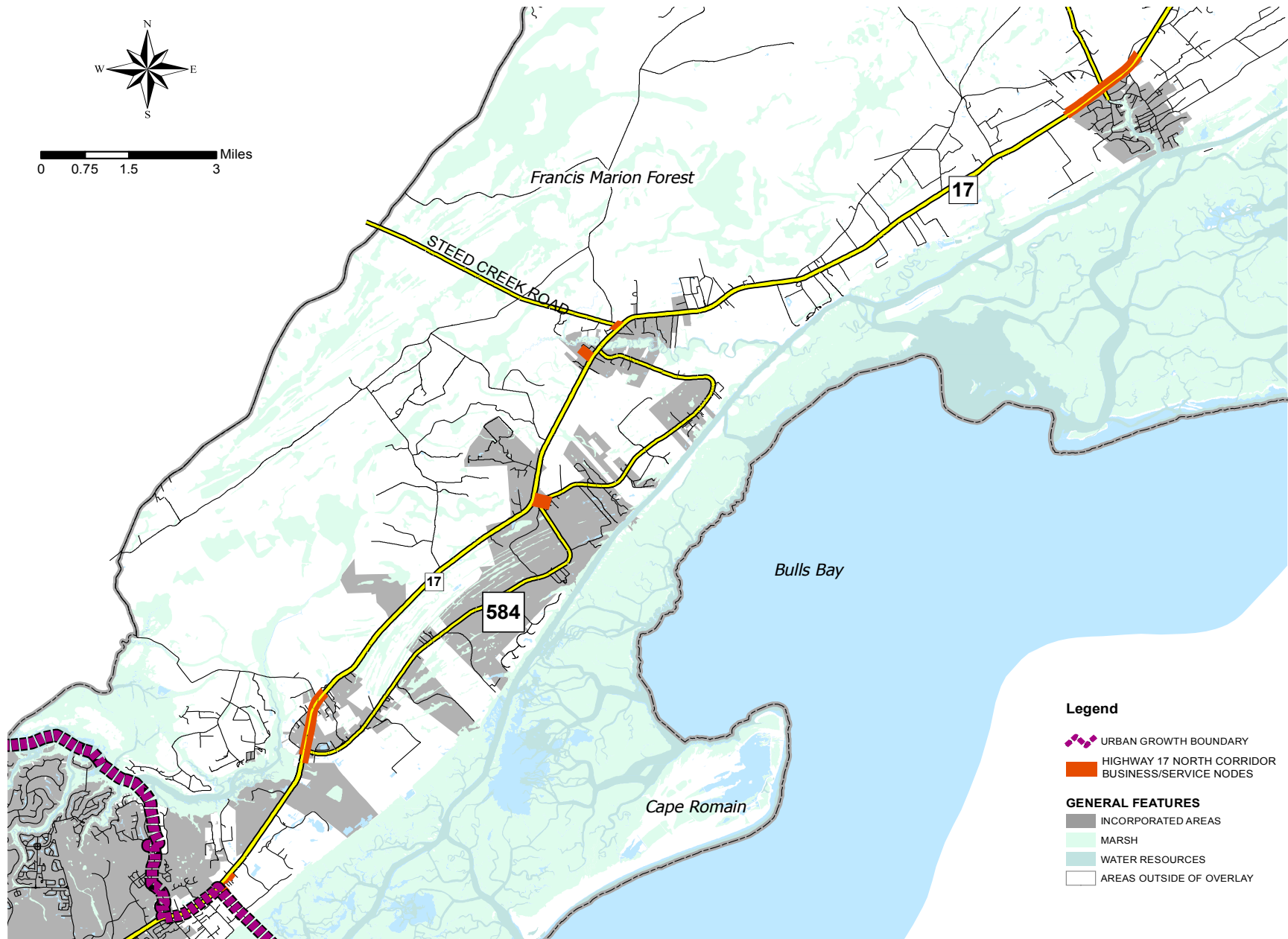
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.10: UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT



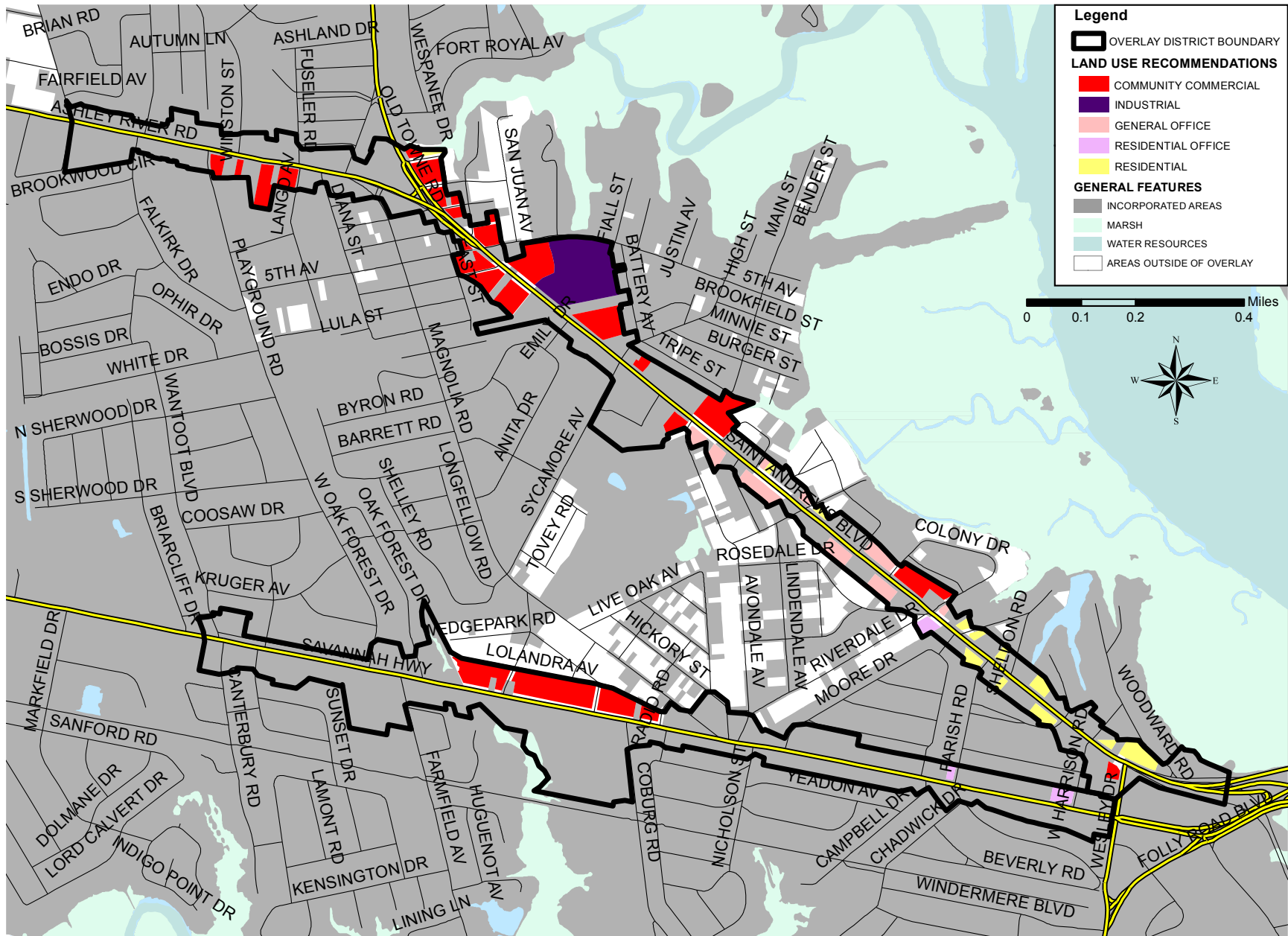
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.11: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT



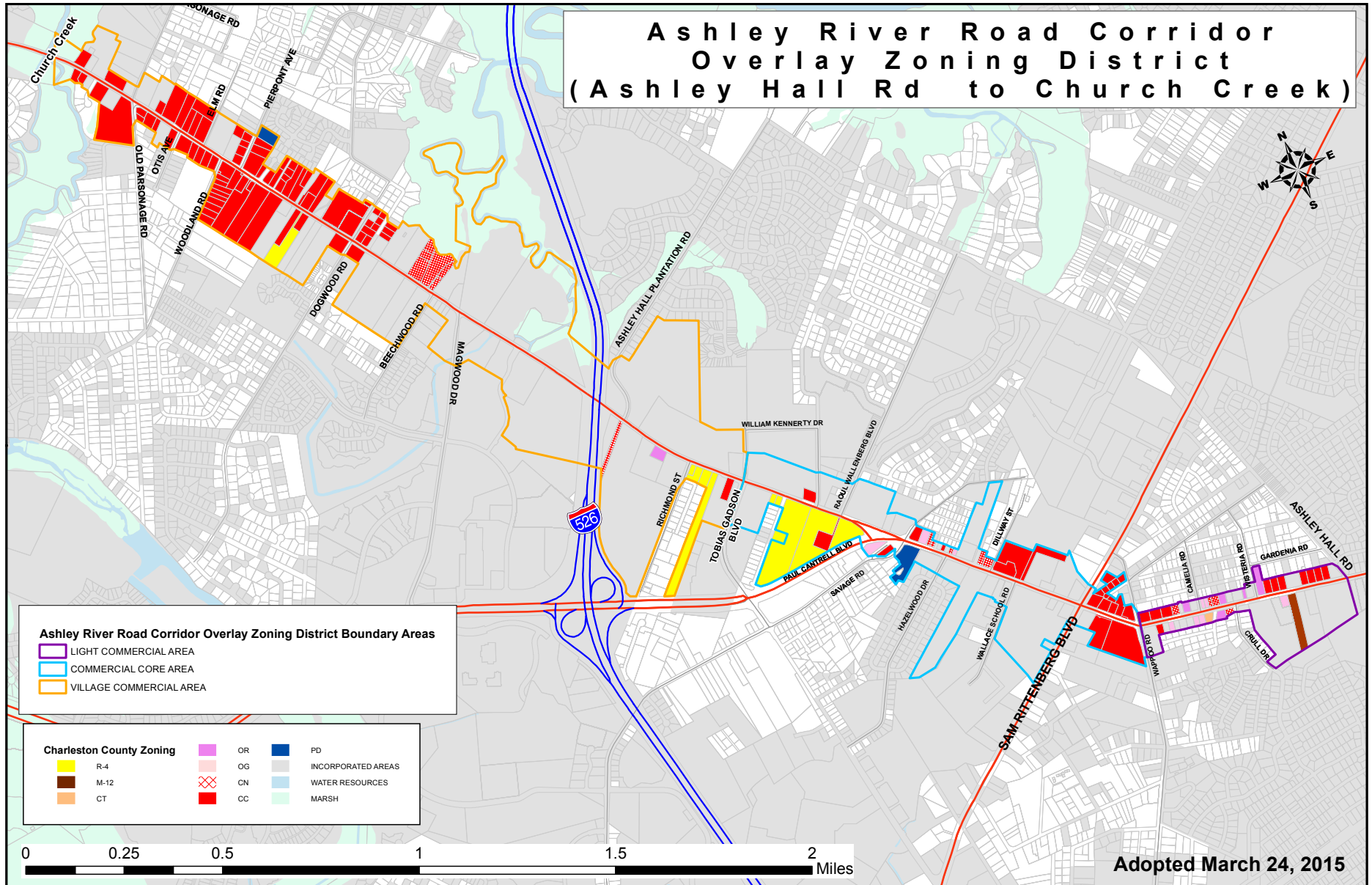
Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.12: ST. ANDREWS AREA OVERLAY ZONING DISTRICT



Note: Municipal boundaries shown are as of Feb. 25, 2014

MAP: 3.1.13: ASHLEY RIVER ROAD CORRIDOR OVERLAY ZONING DISTRICT



MAP: 3.1.14: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT
Adopted November 1, 2016
Amended March 27, 2018

Legend

- Study Area
- Outside of Overlay Zoning District &/or Study Area
- City of Charleston

Zoning Designations

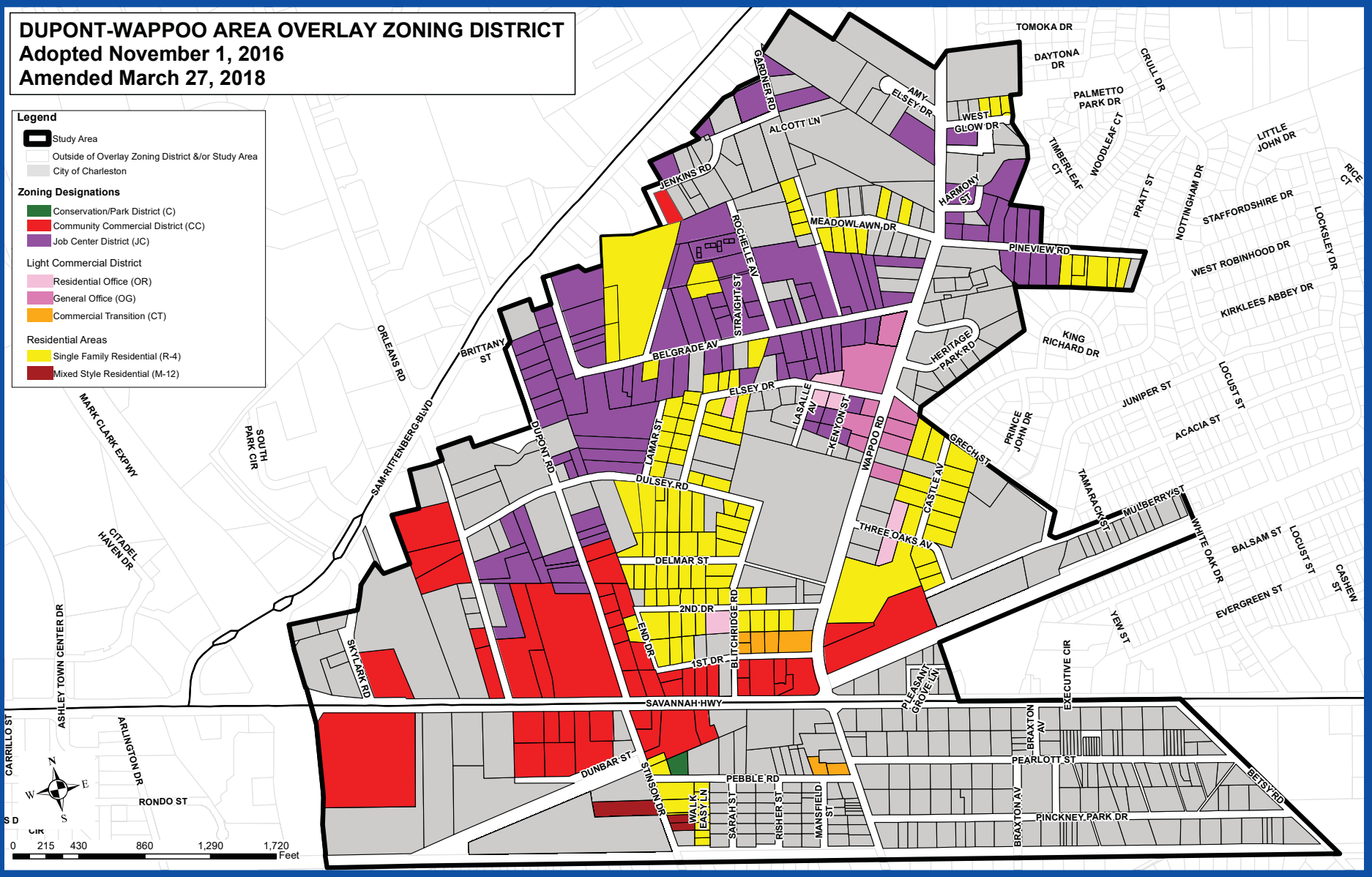
- Conservation/Park District (C)
- Community Commercial District (CC)
- Job Center District (JC)

Light Commercial District

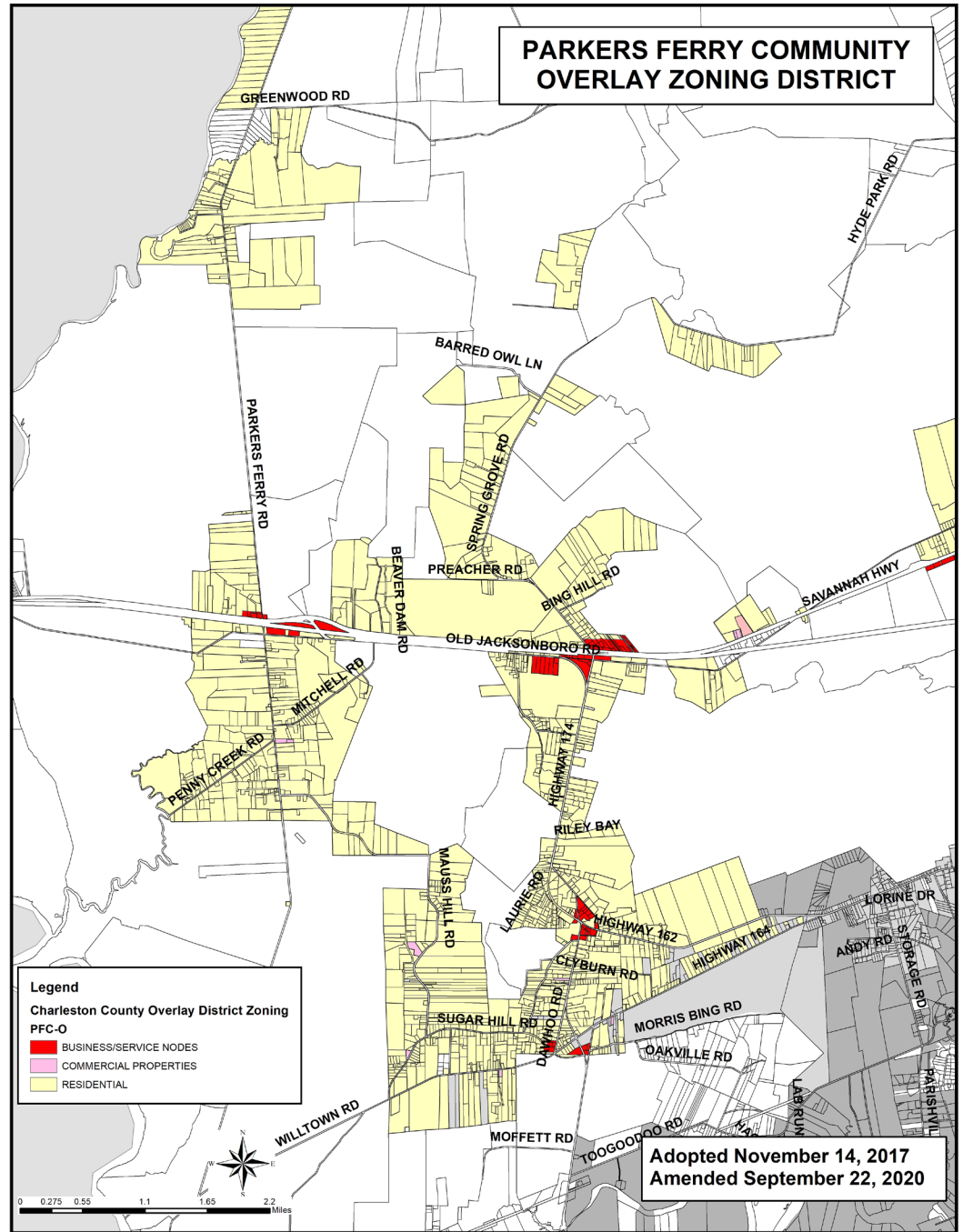
- Residential Office (OR)
- General Office (OG)
- Commercial Transition (CT)

Residential Areas

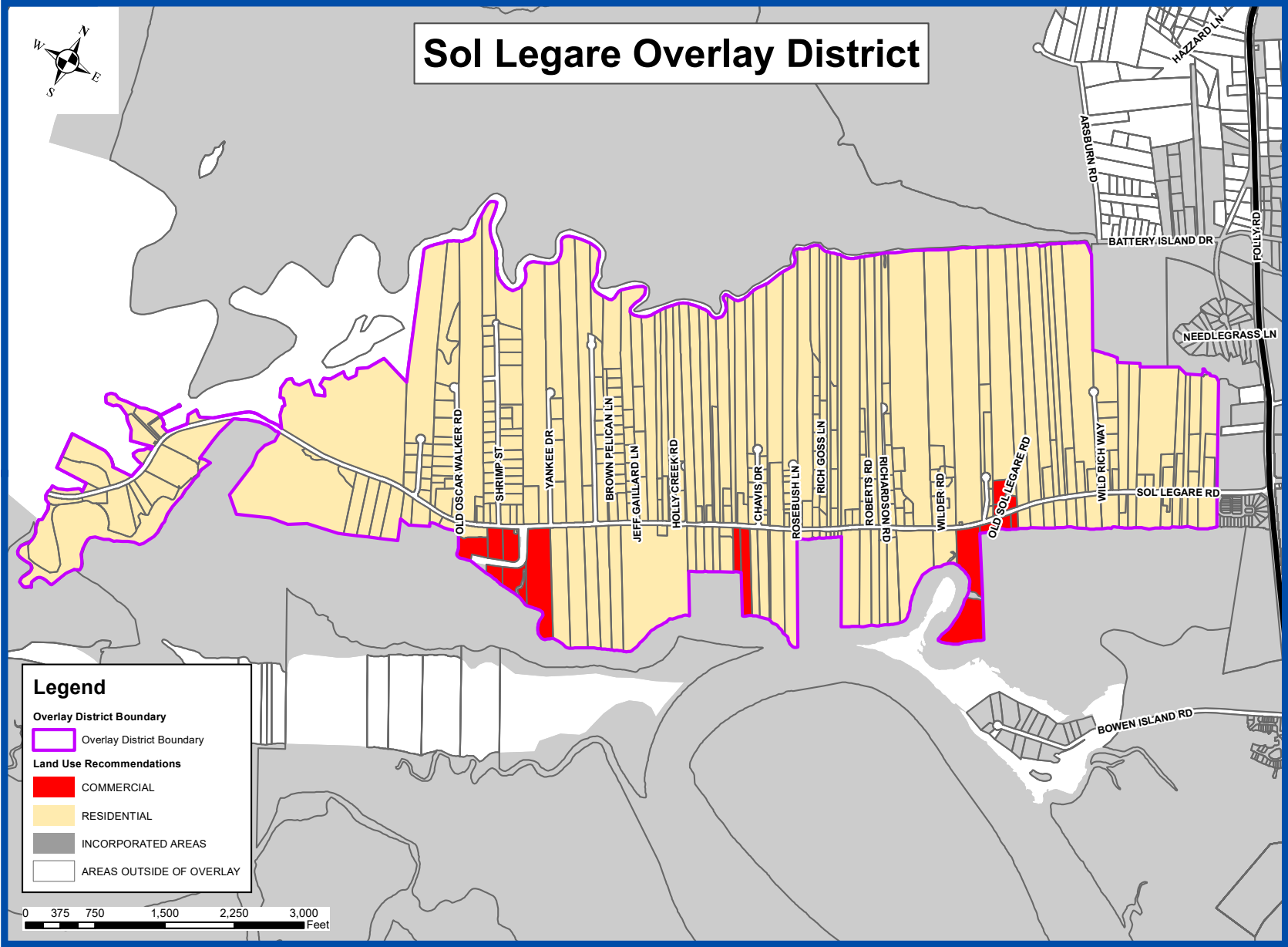
- Single Family Residential (R-4)
- Mixed Style Residential (M-12)



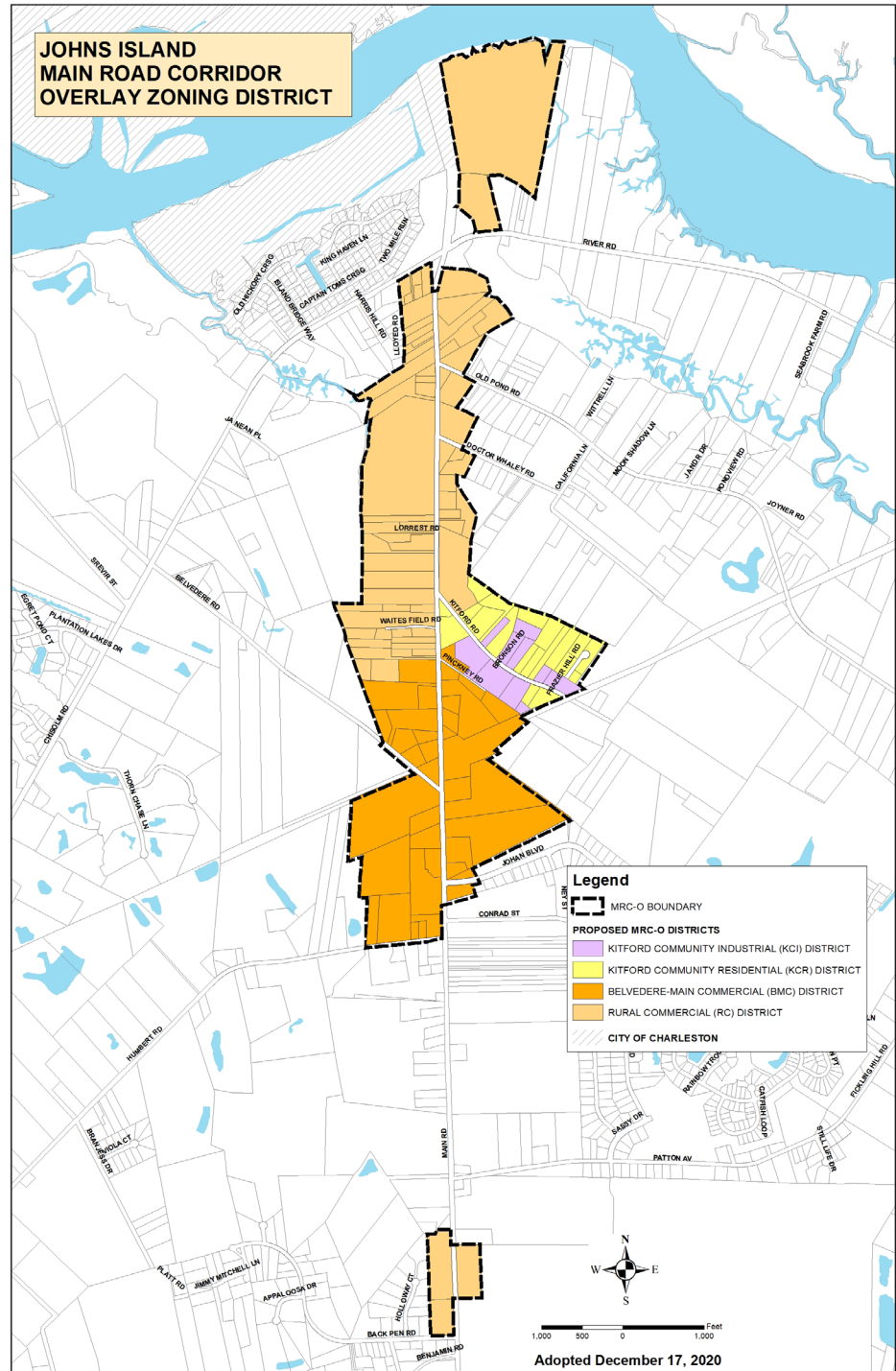
MAP: 3.1.15: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT



MAP: 3.1.16: SOL LEGARE COMMUNITY OVERLAY ZONING DISTRICT



MAP: 3.1.18: MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT



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