

Chapter 3.9 Priority Investment, Implementation, and Coordination Element

Element Goal

Public infrastructure and planning projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

3.9.1: 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 interjurisdictional coordination. The Act requires two new elements be included in Comprehensive Plans, Transportation and Priority Investment. It also expands the Housing Element to require counties (1) to analyze regulatory barriers that may impede the provision of affordable housing; and (2) to utilize market-based incentives to encourage development of affordable housing. The primary intent of the *Priority Investment 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. The approach to priority investment in Charleston County includes:

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 will be an ongoing annual endeavor directed by County Council with adequate resources. As resources permit, the implementation should include a work program for land planning/growth management projects with a focus on coordinating with appropriate agencies and departments and adjacent jurisdic-

tions, when applicable, strategies to consolidate services where appropriate, and maintenance strategies for County-provided services that protect the general health, safety, and welfare of the public such as 9-1-1 dispatch, EMS, fire, sheriff, detention center, drainage, stormwater, roads, and mosquito abatement.

Purpose and Intent

The Priority Investment, Implementation, and Coordination Element prioritizes the implementation actions for the County over the next ten years through strategies, implementation initiatives and an implementation toolbox. This Element provides guidance for implementation of strategies contained in the other Plan Elements by analyzing the potential federal, state, and local funds available for public infrastructure and facilities during the next ten years and prioritizing projects recommended for that funding. The strategies and implementation measures contained in this element: identify service providers, organizations and municipalities with which the County should coordinate provision of services; reference elements of this Plan to identify locations for improvements to public facilities; support the prioritization of County funds; lay groundwork for intergovernmental coordination; and provide the implementation tools to accomplish the strategies of the Plan elements.

3.9.2: BACKGROUND AND INVENTORY OF EXISTING CONDITIONS

The elements of this *Comprehensive Plan* identify where and how growth in Charleston County should take place over the next ten years. The strategies contained in those elements are carried forward through the Priority Investment, Implementation, and Coordination Element. The County intends to continue to maintain the public facilities and services that are in place today. Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but are not limited to:

- The Charleston County General Fund;
- The Half-Cent Sales Tax Transportation Program;
- The Half-Cent Sales Tax Greenbelt Program;
- The Charleston County Community Development Department (Community Development Block Grants); and
- The Charleston Area Transportation Study (CHATS) Program (federal and state transportation funding).

The strategies and implementation measures contained in this element are intended to work in concert with and support current County initiatives, such as the Half Cent Sales Tax Transportation Program, the Greenbelt Program, and Consolidated Dispatch to ensure that these efforts continue in the future. Summaries of the main focuses of the other Plan elements are listed to the right.

1. Land Use Element Contains specific recommendations on the location, type, form, and intensity of growth which should occur in the County and coordinates these recommendations with the Urban Growth Boundary which delineates the Urban/Suburban Area and the Rural Area of the County. Strategies encourage preservation of the Rural Area and suggest that intensification and infill development is more appropriate for the Urban/Suburban Area, due to the high levels of public facilities and services available. The prioritization of investment in the Urban/Suburban Area should be focused on ensuring that the capacity of roads, water and sewer service, public safety services, open space and recreational areas, and other community facilities meet the needs of the existing population and that appropriate levels of service are planned for future residents. Strategies also support community planning efforts at all levels.

2. Economic Development Element Includes strategies to balance business and employment growth with population growth.

3. Natural Resources and Cultural Resources Elements Focus on strategies to preserve, protect, and enhance the County's significant natural and cultural resources that contribute to the quality of life of its residents.

4. Population Element Identifies demographic trends to help guide policy decisions that will meet the needs of current and future residents.

5. Housing Element Includes strategies to ensure a sufficient supply of diverse, safe, and affordable housing types.

6. Transportation Element Describes the agencies charged with building and maintaining the transportation networks within Charleston County, as well as the funding sources for transportation improvements. Strategies focus on improving the multi-modal transportation network in Charleston County and coordinating transportation planning with land use recommendations.

7. Community Facilities Element Focuses on strategies to balance land use planning with the availability of public facilities and services.

8. Energy Element Identifies strategies to promote the use of alternative energy sources and energy conservation measures that benefit our communities.

3.9.3: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION ELEMENT GOAL

Public infrastructure and planning projects will be prioritized through coordination with adjacent and relevant jurisdictions and agencies.

Priority Investment, Implementation, and Coordination Element Needs

Priority Investment, Implementation, and Coordination Element needs include, but are not limited to, the following:

- Interjurisdictional coordination;
- Annual planning work program for implementation of this Plan;
- Capital Improvements Programming, Fiscal Impact Assessment, and funding options;
- Encouraging intensification and infill within the Urban/Suburban Area while maintaining the character of the Rural Area; and
- Responding to changes by authorizing alternatives to conventional land use and development patterns.

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

The Priority Investment, Implementation, and Coordination Element prioritizes the actions for the County over the next ten years. The strategies contained in this Element together with the implementation initiatives that follow, are intended to lay the groundwork to meet the goals of this Plan. All of the strategies contain elements of the implementation initiatives. Those initiatives are explained in detail following the strategies listed below. Some of the strategies come from other elements of this Plan to be carried forward through implementation actions described in this element. Other strategies are aimed at interjurisdictional coordination and cooperation, which is another implementation action the County will take to meet the goals of this *Comprehensive Plan*. Additional tools the County can use to carry out the strategies of this Plan are included in the implementation toolbox, which is located in the appendix to the *Comprehensive Plan*. 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.

- 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. 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* are implemented; and
 - 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*.

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

- 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 Town of Mount Pleasant, and 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. 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. Address 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.

3.9.5: IMPLEMENTATION INITIATIVES

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

- A. Major Planning Efforts and Projects;
- B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options;
- C. Interjurisdictional Coordination; and
- D. Rural Preservation.

A. Major Planning Efforts and Projects

During each Five-Year Review and Ten-Year Update of the *Comprehensive Plan*, major planning efforts and projects are identified and prioritized by County Council. *Table 3.9.1* lists the projects identified during the 2013-2014 Five-Year Review. Updates on those projects are also included in the table.

As part of the 2018 Ten-Year Update, the major planning efforts and projects that were not completed from the Five-Year Review Priority Recommendations, along with new projects added by County Council, comprise the 2018-2023 Priority Recommendations. *Table 3.9.2* lists these projects, recommended time frames, and intergovernmental coordination. In the paragraphs to follow, the projects are described in greater detail. *Map 3.9.1* demonstrates where the projects are located geographically, if applicable.

The Priority Recommendations are a strategic component to implement the *Comprehensive Plan*. County Council should review these and establish an Annual Work Plan and direct the Planning Department to undertake projects, based on available resources.

Major Planning Efforts and Projects

The intent of the County in identifying major planning efforts and projects is to establish a process by which multi-jurisdictional agreements can be made to ensure coordinated land use planning and provision of public services. To achieve coordination, the County may enlist a third party to facilitate the process, which would involve extensive participation of the public. The following paragraphs describe all of the projects included in the 2018-2023 Priority Recommendations. County Council should review the Priority Recommendations each year and prioritize projects in an Annual Work Plan.

Comprehensive Review of the Zoning and Land Development Regulations Ordinance

As a general implementation strategy, the County should review the *Zoning and Land Development Regulations Ordinance* (ZLDR) to ensure conformance with the *Comprehensive Plan* goals and strategies. The current ZLDR was adopted in 2001, and while it has been reviewed and amended several times over the last 17 years, a comprehensive review of the regulations has not been done. Since the *Comprehensive Plan* has under-



TABLE 3.9.1: PROJECT STATUSES FOR 2013-2014 FIVE-YEAR REVIEW PRIORITY RECOMMENDATIONS

Table 3.9.1: Project Statuses for 2013-2014 Five-Year Review Priority Recommendations

Project	Intergovernmental Coordination	Project Status
Proposed Spring Grove Development (formerly East Edisto)	Towns of Hollywood, Meggett, and Ravenel	Development Agreement, Development of County Significance, and Form-Based Zoning District Adopted in 2015; Project development plan review will continue throughout the 50-year life of the Development Agreement
Historic Resources Survey Update	State Historic Preservation Office	Completed in 2016
West Ashley Consistency Review	City of Charleston	Completed DuPont Wappoo Community Plan and Overlay Zoning District in 2016; participating in City of Charleston West Ashley Master Plan project
Rural Area Cultural Community Protection Overlay Zoning District (Parkers Ferry Area)	Applicable jurisdictions and service providers	Completed in 2017
ReThink Folly Road Implementation	City of Charleston, Town of James Island, City of Folly Beach, and service providers	Plan adopted in 2016; implementation included in 2018-2023 Work Plan
ZLDR Comprehensive Review	All municipalities and service providers within Charleston County	Began in 2017; included in 2018-2023 Work Plan as it is a multi-year project
Urban/Suburban Area Cultural Community Protection Overlay Zoning District	Applicable jurisdictions and service providers	Completed Sol Legare Community Plan and Overlay Zoning District in 2018; other communities included in 2018-2023 Work Plan
Implementation of Urban/Suburban Future Land Use Designation	All municipalities within the Urban Growth Boundary	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Implementation of the Rural Residential Future Land Use Designation	City of Charleston and Town of Mount Pleasant	Included in 2018-2023 Work Plan as part of the ZLDR Comprehensive Review Project
Maybank Highway Corridor Overlay Zoning District (consistency review with the Johns Island Plan and extension onto James Island)	City of Charleston	Completed in 2021
Main Road (River Road to Maybank Highway, including Kitford Road Area)	City of Charleston	Completed in 2020
Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	Town of Mount Pleasant	Included in 2018-2023 Work Plan
Reinforce the location of the Urban Growth Boundary	City of Charleston, City of North Charleston, Town of Mount Pleasant, and relevant service providers	Included in 2018-2023 Work Plan
Voluntary Agricultural and Forestal Areas Ordinance	Applicable jurisdictions	Included in 2018-2023 Work Plan

Note: Projects listed above are in addition to staff's daily permitting and application review functions, such as zoning permit review and issuance; review of variance, special exception, appeals, rezoning, planned development, subdivision, and site plan review applications; preparation of staff reports for Board of Zoning Appeals, Planning Commission, and County Council; pre-application meetings with applicants and property owners; code enforcement; and addressing. The County Planning Department also provides similar services to the Towns of Kiawah Island, Ravenel, and Rockville.

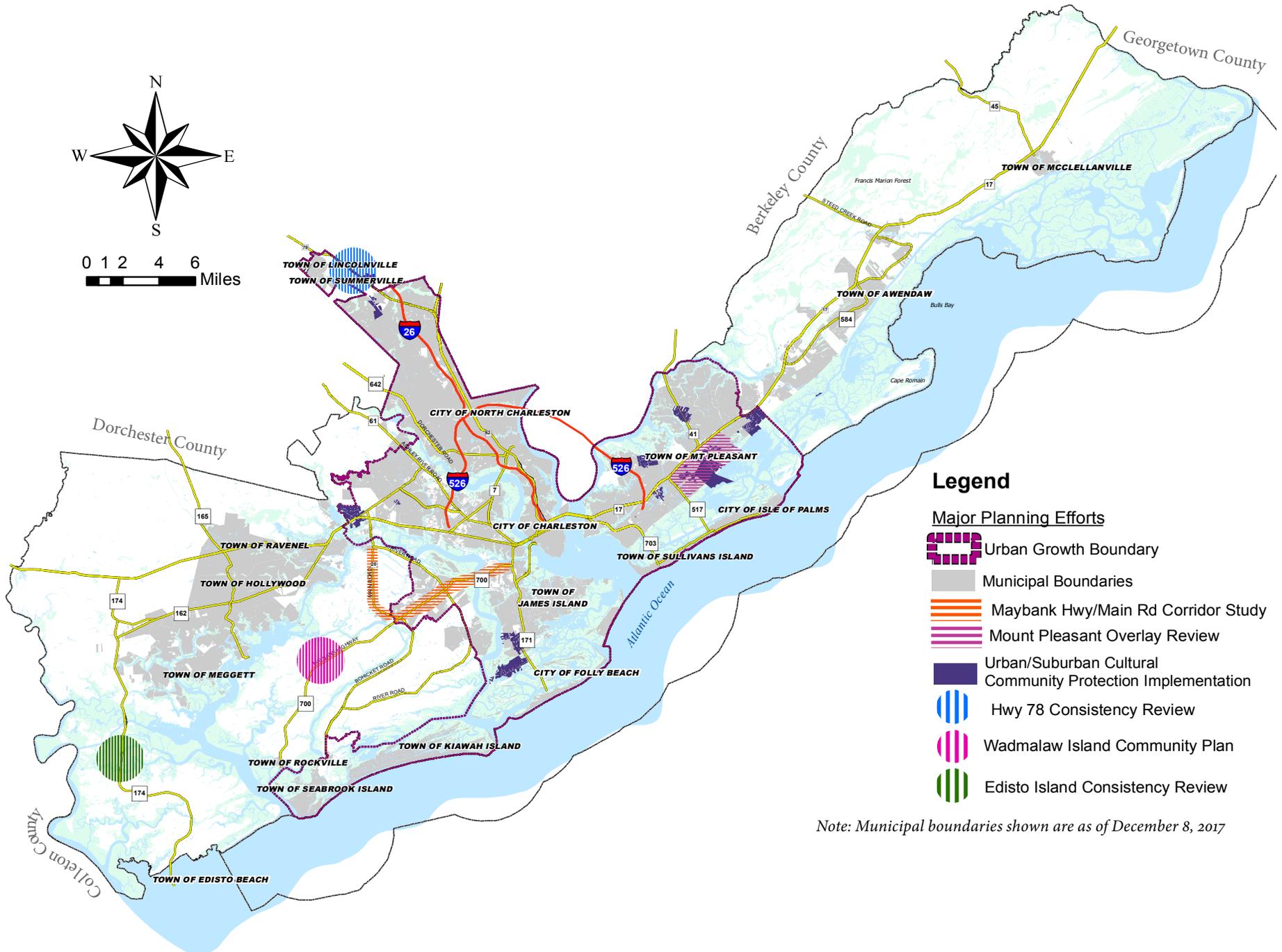
TABLE 3.9.2: 2018-2023 PRIORITY RECOMMENDATIONS

Table 3.9.2: 2018-2023 Priority Recommendations

	Project	Recommended Time Frame*	Intergovernmental Coordination
1	ZLDR Comprehensive Review	2-3 Years	All municipalities and service providers within Charleston County
2	Mount Pleasant Overlay Zoning District - Sweetgrass Basket Stand Special Consideration Area	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.)	2-3 Years	Applicable jurisdictions
4	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
5	Coordinate with Charleston County Economic Development Department to identify economic development opportunities in the Western area of Charleston County	1-2 Years	Towns of Hollywood, Meggett, and Ravenel
6	Future Land Use Consistency Review in Highway 78 Area	2-3 Years	Town of Lincolntonville, City of North Charleston, and Berkeley County
7	Voluntary Agricultural and Forestal Areas Ordinance	1-2 Years	Applicable jurisdictions
8	Edisto Island ZLDR/Comprehensive Plan Amendments	2-3 Years	
9	Implementation of adopted Community Plans (e.g. DuPont Wappoo, Parkers Ferry, Sol Legare)	Ongoing	Applicable jurisdictions
10	ReThink Folly Road Implementation	Ongoing	City of Charleston, Town of James Island, City of Folly Beach, and service providers
11	2016 Charleston County Historic Resources Survey Update Implementation	Ongoing	Applicable jurisdictions and State Historic Preservation Office

*Time frame based on availability of adequate resources, to be directed and reviewed annually by County Council.

MAP 3.9.1: MAJOR PLANNING EFFORTS



Legend

Major Planning Efforts

-  Urban Growth Boundary
-  Municipal Boundaries
-  Maybank Hwy/Main Rd Corridor Study
-  Mount Pleasant Overlay Review
-  Urban/Suburban Cultural Community Protection Implementation
-  Hwy 78 Consistency Review
-  Wadmalaw Island Community Plan
-  Edisto Island Consistency Review

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

gone several modifications due to mandated reviews and updates during this time frame, a comprehensive review of the ZLDR, focusing on design standards and zoning regulations to support the character of the Rural Area and Urban/Suburban Area, is necessary. This project was identified during the 2013-2014 Five-Year Review, and as a result, the Planning Department sent a Request for Proposals (RFP) in late 2016 to solicit responses from qualified planning consultants with planning and related legal expertise. In Spring 2017, a consultant was hired to assist in the comprehensive review process, which is programmed to occur in three phases.

Phase 1, which began in the spring of 2017, includes: a strategic assessment of the entire ZLDR, including recommendations for amendments; development of a Short-Term Rental Ordinance; amendments to the existing Historic Preservation Ordinance; and a new interactive, web-based platform for the ZLDR.

Phase 2 includes a review and update of the land use matrix, base zoning districts, development review procedures, overlay zoning districts, land development and subdivision regulations, definitions, and affordable housing provisions/incentives.

Phase 3 includes: reviewing and updating permitting procedures, temporary and accessory uses, and Planned Development Zoning Districts requirements and processes; and addressing urban agriculture and open space requirements.

Maybank Highway Corridor and Main Road Corridor Overlay Zoning Districts

Map 3.1.8, Maybank Highway Corridor Overlay Zoning District in the Land Use Element illustrates the existing Maybank Highway Corridor Overlay Zoning District located on Johns Island. This overlay zoning district was developed in coordination with the residents of Johns Island and the City of Charleston in the late 1980s/early 1990s. Since that time, many changes affecting this corridor have taken place, including:

- The City of Charleston revised their Maybank Highway Corridor Overlay Zoning District, adopting land use, density, and site design standards that differ from those adopted by Charleston County;
- Charleston County Council approved the construction of significant transportation improvements in the area, including widening Maybank Highway and incorporating bicycle and pedestrian ways, creating a pitchfork road design network north and south of Maybank Highway on the eastern side of River Road to manage traffic coming onto the island from James Island, and the final leg of Interstate 526 from West Ashley, across Johns Island, and onto James Island; and
- Properties located along the James Island portion of Maybank Highway that were formerly part of the previous Town of James Island are now in the unincorporated County. The land use plan for these properties has not been addressed in several years due to their incorporation in the previous Town.

The recommended implementation strategy is to review this overlay zoning district in light of the changes described above, work with the public and the City of Charleston to make revisions as appropriate, and extend the overlay zoning district along Maybank Highway on James Island. Planning staff has been coordinating with City of Charleston staff, and this project is scheduled to begin in Spring 2018.

Land uses along Main Road, also located on Johns Island, vary from rural and agricultural residential uses to intensive commercial and industrial development. The recommended strategy to ensure a cohesive land use pattern for this area is to work with the public and the City of Charleston to create an overlay zoning district along Main Road from its intersection with River Road to Maybank Highway, including Kitford Road.

Mount Pleasant Overlay Zoning District/Sweetgrass Basket Stand Special Consideration Area

In 2007, Charleston County worked with the public, the Coastal Communities Foundation, and the Town of Mount Pleasant to incorporate the Sweetgrass Basket Stand Special Consideration Area into the Mount Pleasant Overlay Zoning District. The purpose of the Sweetgrass Basket Stand Special Consideration Area is to implement cohesive land use patterns, zoning, and site design requirements. Since that time, Highway 17 North has been widened, Hungry Neck Boulevard has been extended, and the Town of Mount Pleasant has amended their overlay zoning district for this area. Additionally, there are plans to re-align Long Point Road with Old Georgetown Road at its intersection with Highway 17 North. The improvements in the Old Georgetown Road area, known as the “Old Georgetown Office Loop,” have increased development pressure in recent years. Several property owners in this area, along with the Seven Mile Community Action Group for Encouragement (CAGE), have requested the County to review the Special Consideration Area and Office Loop area specifically, as they feel the zoning and land development regulations are too restrictive and limit the redevelopment potential of these properties.

The 2016 *Charleston County Historic Resources Survey Update* highlighted the significance of the African American settlement communities in the East Cooper area, specifically in the Sweetgrass Basket Stand Special Consideration Area and surrounding neighborhoods. Recognizing that these communities (Six Mile, Seven Mile, Snowden, Phillips, etc.), along with the existing agricultural resources (Hamlin Farms and Boone Hall) and cultural resources (Charles Pinckney Historic Site, Palmetto Fort, etc.) are a core feature of the history of both the County and the Town of Mount Pleasant and should be preserved, Charleston County should work with residents, community groups, and the Town to create a community plan for the Mount Pleasant area that would encourage neighborhood preservation, cohesive land use patterns, and transportation issues, among other community development needs. Once the community plan is created, the Town and County should work with residents to implement the plan, beginning with significant revisions to the Mount Pleasant Overlay Zoning District and Sweetgrass Basket Stand Special Consideration Area overlay.

Urban/Suburban Area Cultural Community Protection Overlay Zoning Districts

As part of the 2013-2014 Five-Year Review, the former Residential/Special Management Future Land Use designation was replaced with the Urban/Suburban Area Cultural Community Protection (USCCP) Future Land Use designation. This future land use category is intended to protect and promote the culture and unique development patterns of historic African-American communities in the Urban/Suburban Area, many of which were recognized as historically and culturally significant in the 2016 *Charleston County Historic Resources Survey Update* (Survey Update). Four communities, Phillips, Snowden, Sol Legare, and Scanlonville, were identified as eligible for the National Register of Historic Places (NRHP) under Criterion A (contribution to the broad patterns of history) for their African-American ethnic heritage. Several other communities, including Grimball Farm, Ten Mile, Red Top, and several others, were identified as needing further research to determine NRHP eligibility. These communities are each very unique but share commonalities that relate to strong social values around land ownership, familial ties, and religion that descend from the Gullah Geechee heritage. The historic and cultural value of each community is evident through observing subdivision patterns and lot design, site layout characteristics, and vernacular architecture. To implement the USCCP and findings from the 2016 Survey Update, changes are necessary to the *Zoning and Land Development Regulations Ordinance*. The recommended strategy is to work with the residents of these communities and relevant jurisdictions and service providers to create overlay zoning districts that meet the needs of each individual community. Planning staff has been working with the Sol Legare community on James Island since 2013 to create a Community Plan and Overlay Zoning District. The project culminated in Spring 2018, with both documents being adopted. Citizens of the African-American communities in the East Cooper area, namely the Phillips, Snowden, Scanlonville, and Cainhoy-Huger communities, have established the African American Settlement Communities Historic Commission, Inc. to focus on protecting their communities and managing the type of growth that occurs. It is recommended that the Planning staff continue to work with this newly formed group when implementing the USCCP in the East Cooper area, as well as with the Grimball Farm and Ten Mile communities.

Reinforce the Location of the Urban Growth Boundary

As discussed in the Land Use Element, the Urban Growth Boundary is a growth management tool that is used by the County to create a regional approach to growth. For the Urban Growth Boundary to be effective, jurisdictions such as the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and relevant service providers must collaborate regarding the location of the Urban Growth Boundary and the criteria and process to change its location.

The City of North Charleston has not adopted an Urban Growth Boundary; however, the City of Charleston and Town of Mount Pleasant have adopted Urban Growth

Boundaries. During the 2013-2014 *Five-Year Review* of the County's Plan, the County reviewed the location of its Urban Growth Boundary relative to the locations of those adopted by the City of Charleston and Town of Mount Pleasant. The County's Urban Growth Boundary was revised in specific locations to match those adopted by the other jurisdictions, as appropriate; however, there are still slight variations. These variations should be rectified and the necessary adjustments adopted by each jurisdiction.

Charleston County should approach the City of North Charleston about adopting an Urban Growth Boundary consistent with the County's Urban Growth Boundary to ensure that annexations by the City of North Charleston do not allow development that is inconsistent with the County's future land use recommendations and zoning. Charleston County should also coordinate with all applicable jurisdictions to draft and adopt the criteria and process to move the Urban Growth Boundary. Charleston County and adjacent jurisdictions should approach service providers regarding provision of services such as public water and sewer outside the Urban Growth Boundary.

Future Land Use Consistency Review in Highway 78 Area

In 2016, zoning map amendment applications submitted for properties near the intersection of Pinewood Avenue and Highway 78 in the North Area of the County drew attention to inconsistencies between the Future Land Use designations, zoning designations, and existing land uses in the area. As a result, County Council directed Planning staff to review the Future Land Use designations in the area. The recommended strategy is to work with residents, the Town of Lincolnton, City of North Charleston, and Berkeley County to review the Future Land Use Plan in the area and amend, as necessary.

Creation of a Community Resiliency Element for Comprehensive Plan

Public input submitted through the 2018 Ten-Year Update requested that the County consider adding a new Element to the Comprehensive Plan to address high water impacts and community resiliency. Recent flooding events that result from tidal influence and extreme weather have demonstrated the need for the County and municipalities to review current policies and practices to attempt to adapt existing and future development. The City of Charleston has taken the lead in the region by adopting a Sea Level Rise Strategy, while the Department of Health and Environmental Control (DHEC) has also established a coalition of public and private partners called the Charleston Resilience Network (CRN) to address resiliency throughout the region. The recommended strategy to improve County resiliency is to establish a subcommittee of Planning Commission, comprised of Planning Commission members, County staff, subject matter experts, and community stakeholders (including representatives from municipalities and service providers) to create a new Element focused on community resiliency. This new Element might supplement or replace the Energy Element, and it would support the existing goals, needs, and strategies of the Comprehensive Plan that intend to promote rural preservation.

Voluntary Agricultural and Forestal Areas Ordinance

One of the primary goals of the Comprehensive Plan is rural and agriculture preservation. County Council established an Agricultural Issues Advisory Committee to complement the strategies contained in this Plan and identify new strategies. The Committee has coordinated with conservation groups in the County to advocate for a Voluntary Agricultural and Forestal Areas (VAFA) ordinance to conserve, protect, and maintain Charleston County's agribusiness land and facilities for the production of food and other agricultural products; reduce the loss of agribusiness resources by limiting the circumstances under which agricultural and forestry facilities and operations may be considered; and prevent the loss of agribusiness caused by common law nuisance actions resulting from nonagricultural land uses expanding into rural and agricultural areas. The recommended strategy is to continue with the Committee's work and adopt a VAFA ordinance, in coordination with municipalities in the Rural Area.

Wadmalaw Island Community Plan

Prior to the adoption of this Plan in 1999, the Wadmalaw Island Land Planning Committee created a planned development for the island to guide future development and ensure preservation of the island, which was adopted by County Council. This document guided many of the current recommendations in the Comprehensive Plan in regards to Wadmalaw Island, and subsequently, the Zoning and Land Development Regulations Ordinance implements these recommendations. A review of the future land use designations and zoning regulations for Wadmalaw Island has not been conducted in recent years. As a result, the recommended strategy is to work with residents and the Wadmalaw Island Land Planning Committee to review the future land use designations and zoning regulations and make adjustments as applicable.

Edisto Island Consistency Review

As a result of the recently approved Spring Grove Form-Based Development of County Significance and Development Agreement, residents on Edisto Island, through the Edisto Island Preservation Alliance, requested that Planning staff review the future land use designations and zoning regulations on the island. County Council added this project to the 2016-2017 Annual Work Plan. In mid-2017, the Edisto Island Preservation Alliance submitted a letter to Planning Commission, explaining that they do not foresee any changes being necessary to the recommendations in the Comprehensive Plan or the zoning regulations for Edisto Island; however, it is recommended that Planning staff work with residents to review the commercial zoning and future land use recommendations in the Comprehensive Plan to ensure these areas are still desirable for commercial growth.

Community Plan Implementation

As County Council adopts Community Plans to implement the goals, needs, and strategies of this Comprehensive Plan and address the specific needs of communities, the recommended strategy is to continue implementation initiatives outlined in adopted Community Plans through coordination with County departments, applicable jurisdictions, public and private community organizations, and local residents. As of the date of the adoption of this 2018 Ten-Year Update, County Council has adopted the following Community Plans: DuPont | Wappoo, Parkers Ferry, and Sol Legare. These plans can be viewed by visiting www.charlestoncounty.org/departments/zoning-planning/index.php under the "Projects" tab.

ReThink Folly Road Implementation

Planning staff coordinated with members of the public, City of Charleston, Town of James Island, and City of Folly Beach to review and update the Folly Road Corridor Overlay Zoning District in 2014. Building on the success of this project, a Complete Streets Study was completed by the BCDCOG, in coordination with the City of Charleston, Town of James Island, City of Folly Beach, Charleston County, CARTA, and SCDOT. As part of the study, multiple public workshops were held to gather input on the future of the Folly Road corridor. The study was adopted by all participating jurisdictions, and a Memorandum of Understanding was signed in 2016. A Steering Committee has been formed to implement the findings of the study, and the recommended strategy is to continue to participate in the Steering Committee and coordinate with adjacent jurisdictions and service providers on projects in the area.

2016 Charleston County Historic Resources Survey Update Implementation

In September 2016, Charleston County completed the Historic Resources Survey Update, which implements the goal and strategies identified in the Cultural Resources Element. The Survey Update contains several strategies to continue implementation of this Element, including amending the historic preservation ordinance, establishing a local inventory for historic resources, educating and collaborating with the public on historic preservation projects, and becoming a Certified Local Government. In 2017, Planning staff began working with the Historic Preservation Committee of Planning Commission to create a new historic preservation ordinance, which would clarify development requirements for historic sites and establish a Historic Preservation Commission and a process for a local historic inventory. The recommended strategy is to continue to implement the Survey Update recommendations, in partnership with the Historic Preservation Committee of Planning Commission and/or the Historic Preservation Commission, State Historic Preservation Office/South Carolina Department of Archives and History, and public/private historic preservation organizations.

B. Capital Improvement Plan, Fiscal Impact Assessment, and Funding Options

A Capital Improvements Plan (CIP) is a five- to six-year schedule of capital projects for public facilities including funding options which will be used to finance improvements. A strong CIP directs where development and redevelopment could be supported through infrastructure improvements. The types of public facilities in a CIP for Charleston County might include transportation, parks, public safety, and public buildings. A properly funded CIP is a fiscal business plan to meet the needs of the County. It takes stock of current levels of service for the included facilities, identifies deficiencies, and makes recommendations for needed improvements. To be successful, the CIP should take cues from the land use and development goals and strategies contained in this Plan that direct where and how growth should occur.

In addition to the creation of a CIP, the County should conduct a Fiscal Impact Assessment to determine the cost of providing services and infrastructure to new development. A Fiscal Impact Assessment evaluates the revenue and costs associated with new development either on a per unit basis or as a marginal increase to the County's overall operations. A Fiscal Impact Assessment can help the County in the preparation of a CIP by determining the costs of additional facilities to service housing and business growth. It will also allow the County to prepare funding to ensure high levels of service are maintained and keep pace with growth. Understanding the fiscal impact is the first step in ensuring that new growth will contribute its fair share to the costs with which it is associated. Funding options that may be used to fund capital improvements include:

- Impact Fees - a one-time fee based on the cost associated with providing capital improvements to new homes or businesses. This fee is a per unit exaction paid at the time property is developed or purchased.
- Property Tax - a tax collected by the County based on the appraised value of a real asset.
- Capital Project Sales Tax - a sales tax collected for the express purpose of funding capital projects. The County is currently using a one-half cent sales tax to fund road, transit, drainage, and open space projects.

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

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

Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, should have a financial mitigation plan.

C. Interjurisdictional Coordination

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

1. Formalize the Urban Growth Boundary (UGB)

- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed-to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

2. Continue the County's role as a Designated Management Agency under the Section 208 Water Quality Management Plan administered by the BCDCOG. The benefits of being a Designated Management Agency include:

- Provides the County with a seat at the decision-making table;
- Gives the County a critical role in determining how wastewater disposal needs are addressed in the unincorporated areas of the County;
- Provides greater assurance of compliance with the County's *Comprehensive Plan* and overall goals and objectives;
- Encourages development review process to look at wastewater treatment first;
- Provides a means for coordination with the County's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management planning and implementation;
- Allows the County to determine its level of participation in water quality planning.

3. Coordinate County policy governing County services regarding developments that do not comply with the Comprehensive Plan, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.

4. Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.

5. Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.

D. Rural Preservation

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

1. Formalizing the Urban Growth Boundary (UGB):

- Coordinate the location of the UGB with municipalities in the County; and
- Work with municipalities to develop a mutually agreed to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

2. Exploring ways, through zoning, to encourage and allow rural and agricultural businesses to prosper through farm and agricultural related activities. Such methods could include:

- Expanding agriculture and agricultural uses in districts;
- Allowing niche farming, agri-tourism, and agri-tainment uses such as hay rides and corn mazes; and
- Creating a rural industrial district to provide services and employment opportunities for rural residents.

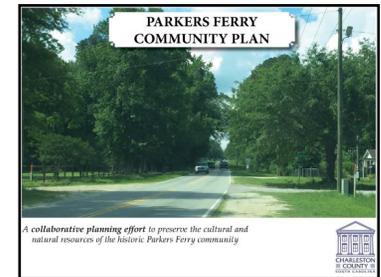
3. Providing for conservation subdivisions as a development option to preserve open space; and

4. Exploring programs that promote local food production and consumption.

3.9.6. IMPLEMENTATION TOOLBOX

The following list includes additional tools the County can use to carry out the goals and strategies of this Plan. Some of these tools are already utilized by Charleston County, such as the *Charleston County Greenbelt Program* and the *Zoning and Land Development Regulations Ordinance*. Some of these tools have been mentioned previously in this document, while others are listed to ensure their inclusion should the County decide to use them. Each of these tools is explained in more detail including case studies and technical information in the appendix document *Charleston County Implementation Toolbox*.

- The *Zoning and Land Development Regulations Ordinance*;
- The *Charleston County Greenbelt Plan*;
- Planned Development Zoning District;
- Design Standards;
- Conservation Subdivisions;
- Property Maintenance Standards;
- Solid Waste Management Plan;
- Stormwater Program;
- Public Private Partnerships;
- Capital Improvement Plans;
- Fiscal Impact Analysis;
- Development Agreements;
- Intergovernmental/Interjurisdictional Agreements;
- Impact Assessment Studies;
- Adequate Public Facilities Program;
- Transfer of Development Rights/Purchase of Development Rights;
- Funding Options;
- Impact Fees;
- Property Tax;
- Capital Project Sales Tax;
- Transportation Authority Sales Tax;
- Real Estate Transfer Fee;
- Local Option Gas Tax; and
- Tax Increment Finance District.



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