

BERKELEY COUNTY GOVERNMENT
WORKSHOP AGENDA
OCTOBER 10, 2022

Land Use Committee-Workshop
1003 Highway 52
Moncks Corner, SC 29461

4:15 PM



BERKELEY
COUNTY
SOUTH CAROLINA

Chairman

Phillip Obie

Committee Member

Dan Owens

Committee Member

Joshua Whitley

Committee Member

Tommy Newell

Committee Member

Brandon Cox

Committee Member

Jack Schurlknight

Committee Member

Caldwell Pinckney

Committee Member

Steve Davis

Ex-officio

Johnny Cribb

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

Electronic Participation Authorized

1. CALL TO ORDER
2. ONE BERKELEY 2020 COMPREHENSIVE PLAN UPDATE

2.a Review, Discuss, and Refine the One Berkeley 2020 Comprehensive Plan DRAFT Future Land Use Map Recommendations and Action Matrix
(Alison Simmons)

[Berkeley County FLUM Draft 11.pdf](#)

[Berkeley County Place Type descriptions_1022.pdf](#)

[OneBerkeley - Proposed Action Plan Matrix \(09-30-2022\).pdf](#)

[COMP PLAN WORKSHOP RECAP.pdf](#)

3. ADJOURN

Amanda D. Turner

Amanda D. Turner, Clerk To Council



BERKELEY
COUNTY
SOUTH CAROLINA

STAFF SUMMARY FOR WORKSHOP

Topic: Review, Discuss, and Refine the One Berkeley 2020 Comprehensive Plan DRAFT Future Land Use Map Recommendations and Action Matrix

Prepared By: Alison Simmons, Planning & Zoning

Date: October 10, 2022

Background: As a continuation of the One Berkeley 2020 Comprehensive Plan Update, please see enclosed the most recent version of the DRAFT Future Land Use Map and Action Matrix.

OBJECTIVE:

The objective of this workshop is to review/refine the Draft Future Land Use Map and Action Matrix, which, upon adoption, seek to inform future policy strategies, Zoning text and map amendments, and other initiatives.

DELIVERABLES:

1. Is there anything shown on the DRAFT Future Land Use Map that should be adjusted/tweaked?
2. Is there anything contemplated in the Action Matrix that should be edited, removed, added, or revised?
3. Should we identify explicit density thresholds for varying Place Types/Future Land Use Map Designations?

The enclosed DRAFT Future Land Use Map has been derived from the Preferred Scenario, is intended for discussion, and

reflects comments/feedback received at the August 23 Planning Commission and August 8 LUC Workshops. The accompanying Place Type Descriptions seek to define each of the Land Use Designations shown on the Future Land Use Map

Using the Guiding Principles accepted by the Planning Commission, proposed goals, policies and actions have also been drafted and discussed with the Commission in two workshops this summer. A matrix of those draft goals, policies and recommended actions (including notes and examples on implementation of the actions) is also attached. The information in this matrix was shared with county department heads prior to discussion by the Commission. The categories of recommended policies are:

- Increased public awareness and inclusion of stakeholders and municipalities in the review process
- Ensuring Adequate public infrastructure and facilities
- Protection of valued resources – communities, historic and cultural places, environmentally sensitive places
- Land Use policies and requirements to create great places

The matrix includes a column indicating whether actions will require changes in process, zoning and/or land development ordinances, or initiation of specific focus-area plans.

Please also see enclosed a RECAP from the August 8 LUC Workshop.

Attachment(s):

[Berkeley County FLUM Draft 11.pdf](#)

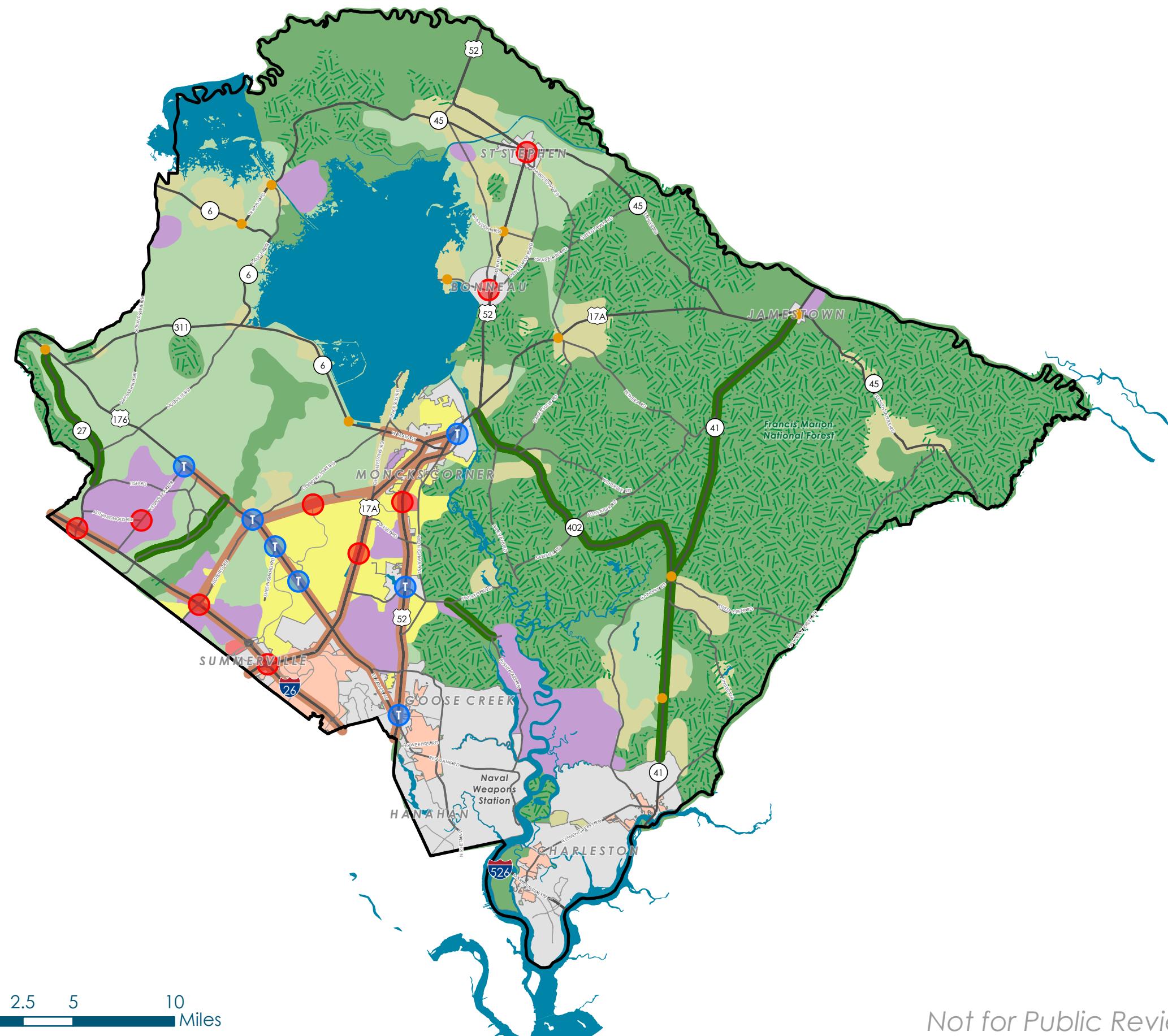
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Working Draft Future Land Use Map - October 2022

Berkeley County Comprehensive Plan



- Rural Communities
- Suburban Communities
- Neighborhood Mixed Use
- General Commercial/Office
- Employment
- Rural Hamlet Node (1/4 mile radius)
- Mixed Use Centers (1/2 mile radius)
- Transit Oriented Mixed Use Centers (1/2 mile radius)
- Municipal Infill Areas
- Rural Character Corridor (1/4 mile width)
- Growth Corridors (1/4 mile width)
- Conserved Lands/Open Space
- Resource Sensitive
- Rural Living
- Water
- County Boundary
- Road Types
- Major
- Minor
- Suburban



0 2.5 5 Miles

Not for Public Review

Berkeley County Proposed FLUM Place Types

The “Place Types” designated on the draft FLU map can be described as follows:

Conserved Lands/Open Space: Land areas that are undevelopable or designated for conservation by virtue of easements and/or public ownership (e.g., forest). Many of these lands overlap lands identified as resource sensitive.



Resource Sensitive: Land areas identified by the County’s Green Infrastructure Plan as environmentally sensitive (wetlands, floodplains, etc.) or contain cultural sites. Comp plan policies propose instituting buffers between these areas and future development by use of conservation subdivisions or permanent undisturbed buffers.

Rural Character Corridors: Corridors which provide connectivity within the county’s rural areas, with characteristics that enforce the rural nature of the area. Development along these corridors should be patterned to protect the rural/scenic/cultural character of the areas they pass through by use of vegetative road buffers, development setbacks, etc. to minimize visual and noise impacts.

Rural Living: Rural Living areas include working agricultural lands which may or may not be developed with farms or rural homesteads. These areas are not currently served, or programmed to be served, by public utilities. Policies in the comp plan should support future development of these areas with primarily conservation subdivisions, at intensities concurrent with onsite systems and access provided by the developer.



Rural Communities: Rural Communities are designated for existing settlement areas and developments under the current Flex 1 zoning that are currently served by public water, and therefore consist of smaller lots. Future development within designated rural community areas should continue the existing settlement patterns. Additional areas to designate as Rural Communities could be considered during the 5-year review.



Rural Hamlet Nodes: Rural Hamlet Nodes have been identified at crossroads of major roadways in the rural areas where a store, church, school or community center or an unincorporated community may exist. Zoning of these nodes should allow for and encourage the location of future community, institutional and/or context appropriate commercial uses.

Growth Corridors: Corridors traversing areas of the County where the majority of existing and new suburban or urban development are expected. Development along these corridors should align with policies within corridor studies, including policies regarding access management and multi-modal accommodations.

Suburban Communities: Suburban Communities are primarily designated where various subdivisions have developed within the county's current principal growth area. These are principally residential neighborhoods and communities, although they may include neighborhood playgrounds, open spaces and commercial areas. The residential uses within them may include single family homes on large or small lots, townhouses, or apartment communities.



Neighborhood Mixed Use Centers: Neighborhood Mixed Use Center areas are designated where existing development patterns are not primarily residential nor primarily non-residential. These centers may include neighborhood stores or standalone businesses mixed among residential subdivisions. Comp plan policies will encourage redevelopment of these areas with walkable mixed use activity areas that connect commercial goods and services with residential neighborhoods.

Mixed-Use Centers/Nodes: Mixed-use Centers are larger communities that include a mix of residential and non-residential uses. They may include a mix of single family residential and multi-family areas along with neighborhood shopping centers. Mixed-Use centers may vary in compactness, but include a variety of amenities such as trails and schools in connected patterns that encourage walking/biking. These also may be developed with different characteristics and intensities, including urban neighborhoods with mixed-use buildings, mixed-use neighborhoods, transit-oriented development, or town center.



Transit Oriented Centers/Nodes: These nodes are designated where premium transit service is planned according the Regional Transit Framework Plan and can be supported by future development intensities. These mixed-use, walkable centers are more intense mixed-use centers with development within $\frac{1}{2}$ mile of a transit station.



General Commercial/Office: General Commercial/office areas are designated where stand-alone shopping centers and/or office buildings currently exist separate from neighborhoods in the vicinity. If abutting neighborhoods, these areas can be further developed with more intensity and connectivity to residential areas.



Employment: Employment areas have been applied to areas where large industrial and/or employment uses are concentrated or planned for development. These are areas developed with manufacturing facilities, transportation and warehouse facilities, and mega-industrial sites such as Nucor Steel or Camp Hall.

Guiding Principle/Growth Management and Infrastructure Concurrency Goal: The County will engage in Strategic Growth Management Practices				
Goal #	Recommended Policies	Recommended Strategies	Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
GM-1	Communications: The County will continually enhance communication and cooperation among County leaders, decision-makers, businesses, and new and existing residents alike, to collaboratively address needs and concerns of the community	Establish a forum for Community Concerns and Needs Through collaboration with other applicable County Departments, the Planning Dept develop an open and collaborative forum for regular discourse and exchange of ideas pertaining to community planning or proposed development projects.	Process	This could be in the form of drop-in style meetings (in-person or virtual), web-based media, or other means.
GM-2	Decision Making: The County will identify means for and implement streamlined, transparent, and fiscally responsible development decision-making on land development proposals	(A) Define and regulate "Developments of County Significance" with a heightened review process and requirement for additional community engagement (prior to entitlement) (B) Establish a coordinated review system(s) as needed (either by a system of referrals for comment or expansion of the technical advisory committee) to include other key entities, groups and stakeholders (i.e., school districts, fire districts, adjacent municipalities, etc.) in review of development proposals that may impact the provision of public services and facilities	Process	Threshold for this heightened review/definition of Development of County Significance to be determined
GM-3	Adequate Public Infrastructure: The County will prioritize ensuring that investment in public infrastructure, facilities, and services for expansion occur concurrently with new development to maintain operational integrity and quality of life standards	(A) Develop a comprehensive Transportation Plan for the County's road network to determine future needs for things such as - Capacity and safety improvements to address current and projected travel demand - Best practices for Complete Streets and multi-modal accommodations - Inclusion of premium transit corridors derived from BCDCOG's Regional Transit Framework Plan to support future transit system expansions - Identification of growth corridors that may warrant a specific corridor study and/or small area plan for access management, redevelopment etc. - Encouragement to use travel demand reduction tools/programs such as transit and vanpooling, etc. (B) Compile a comprehensive public infrastructure plan for services and facilities including, but not limited to: schools, water supply and treatment, waste water treatment, and utilities to inform a potential CIP	Study/ Ordinance and Plan Amendments	Steps could include: Adoption of an Adequate Public Facilities Ordinance Developing and incorporating identified priorities into a Capital Improvements Program (CIP), with identified funding sources, updated as needed, allowing budgetary resources to be allocated accordingly. CIP could address needs such as, but not limited to: - Private Drinking Water – such as coordination with DHEC on a 'Safe Well Water Program' (i.e., grant) to periodically test well water quality and provide assistance with maintenance or repair of private systems - Public Sewer – Implementation of the adopted Wastewater Master Plan to upgrade and expand the public sewer system to ensure expansion in strategic areas in coordination with the adopted FLUM/Preferred Development Scenario - Solid Waste Management – An improved waste management plan for public trash, recycling, and a new public composting program - Recreation - A recreation plan and programming with emphasis on public water access and amenities (see below)
GM-4	Impact Analyses in Advance of Development Approvals: The County will establish and apply thresholds for development impact analyses and mitigation of developments on fiscal resources, the environment, infrastructure and public facilities and services	(A) Identify and Codify a series of measurable 'development thresholds' for assessing and mitigating the impact of development applications. (B) Establish a 'Development Impact Assessment' Form or System to identify the impacts of developments and whether they meet/exceed adopted "development thresholds"	Land Dev Regs Process	A DIA Form could be used to directly obtain information about whether a proposed project's development components (i.e., number of new residential units, linear feet of water and sewer lines, etc.) meet or exceed the threshold for conducting the service/facilities assessment. If so, the proposal would be circulated among service providers and stakeholders for comment and/or go to the expanded technical review committee for consideration of potential impacts on public service delivery and quality of life concerns (i.e., public school capacity, water and sewer capacity, roadways and transportation, pedestrian safety, etc.)
		(C) Maintain and Employ the County's CommunityViz Model as a tool to assess whether Land Development Impacts that Meet or Exceed 'Development Thresholds' and what mitigation actions would be effective.	Process	Implementation could involve steps such as: 1. Continuously maintain, update and utilize the 'CommunityViz' baseline model in development project assessments (e.g., rezonings and 'development threshold' projects) of those that meet or exceed previously identified 'Development Thresholds.' 2. Use CommunityViz to assess consistency of proposed developments with the adopted Future Land Use Map, existing and proposed infrastructure, public facilities and services. 3. Engage relevant service providers in 'Full Committee' discussions about potential impacts identified in the CommunityViz model and collaborate to identify any necessary mitigation measures prior to issuing approvals or permits.

Guiding Principle/Character Conservation Goal: The County will prioritize the preservation of its highly valued resources, including communities, the natural environment, cultural and historic places, and recreation areas				
Goal #	Recommended Policies	Recommended Strategies	Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
C/P-1	Communities: The County will protect the character of its diverse and distinct communities	<p>Review and amend Land/Site Development Regulations as needed to include rural districts and other requirements that will reduce or minimize development-related community impacts</p> <ol style="list-style-type: none"> Employ targeted zoning techniques that seek to protect the special character of unique communities through supplemental or enhanced performance standards or development requirements Consider additional zoning categories for Historic Settlement Communities to protect the historic and cultural integrity of designated historic settlement areas. 	ZO Update	Consider adding/amending rural zoning districts for applicability to areas of historic settlements (i.e. heirs property communities) and identified resource sensitive/cultural areas
C/P-2	Natural Environment: The County will conserve its rural countryside, open space, trees, water resources, natural and wildlife habitats	(A) Review and amend requirements as needed to incorporate Environmental Performance Standards applicable to all zoning and land development regulations 1. Establish explicit requirements for open space set asides and other related environmental performance standards that strike a balance between environmental, public, and economic considerations to apply within and adjacent to Resource Sensitive areas identified on the Future Land Use Map.	ZO Update	Consider provisions for cluster-developments and associated open space set-asides
		(B) Employ targeted zoning techniques that seek to protect special character and/or resource areas through supplemental or enhanced performance standards or development requirements. 1. Assess tools to assist with directing/redirecting intense development away from special resource protection areas (wetlands, forests, farmlands, etc.) - Consider impacts on 'wildlife connectivity corridors' in accord with the County's Green Infrastructure Plan for safe movement of wildlife during and after project development - Protect timberlands, agriculture, and aquaculture land uses from encroachment by incompatible development - Promote and establish Agri-tourism programs and activities with county partners to build community pride and a "new" revenue-generating cultural resource 2. Consider 'Ecological Resource Protection Zones' to protect and preserve natural, ecological resources, such as swamps and similar sensitive areas with requirements/performance standards, such as residential conservation development patterns, vegetative buffers, setbacks, and other strategies to minimize visual and noise disturbances and related impacts in areas designated as resource sensitive on the Future Land Use Map 3. Ensure regulations incentivize residential conservation or cluster-style development patterns	ZO Update	<p>Note: Integrate requirements to improve community resiliency, such as: Marsh migration prevention, Wetland buffers and development restrictions, Floodplain buffers and development restrictions, Stormwater reduction and mitigation with 'Low Impact Development' (LID) and 'Green Infrastructure' design principles and systems, which can be varied for urban vs. rural contexts</p> <p>(Sea Grant Consortium and APA guides are good references for when revising zoning provisions)</p>
		(C) Establish a Conservation Plan for Berkeley County 1. Engage stakeholders and residents in a planning initiative to identify conservation priorities and define an action plan for implementation 2. Incorporate programs to achieve conservation goals such as: a conservation easement fund, Greenbelt fund, Transfer of Development Rights (TDR) or Purchase of Development Rights (PDR) programs, etc.	Study/Plan Adoption	

Guiding Principle/Character Conservation Goal: The County will prioritize the preservation of its highly valued resources, including communities, the natural environment, cultural and historic places, and recreation areas				
Goal #	Recommended Policies	Recommended Strategies	Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
C/P-3	Cultural and Historic Resources: The County will protect and preserve its culturally and historically-significant areas	<p>(A) Identify special character and/or resource areas to be protected through supplemental or enhanced performance standards or development requirements on the Future Land Use Map</p> <p>(B) Consider 'Rural/Scenic Character Corridor Protection Zones' to protect and preserve the rural and scenic character of designated areas and roadway corridors identified on the Future Land Use Plan with development regulations, including: appropriate performance standards, such as residential conservation development patterns, vegetative buffers, setbacks, and other strategies to minimize visual and noise disturbances and related impacts.</p> <p>(C) Institute performance measures to mitigate impacts of new development on special resource areas (i.e., Cooper River Historic District, Cypress Gardens, Beidler Forest, Francis Marion National Forest, etc.) to be applied during review of land development proposals.</p> <p>(D) Foster residential conservation development patterns and require vegetative buffers, setbacks, and other strategies to minimize visual and noise disturbances and related impacts</p> <p>Include performance measures</p> <p>(E) Discourage development of land within or near sensitive cultural and/or historic resources that are not directly protected by an overlay or corridor performance standard</p> <p>(F) Consider initiative to update the County's historic survey</p>	Comp Plan ZO Update	<p>Include special resource and existing conserved areas on the proposed FLUM Revisit during the Comprehensive Plan 5-year review and future updates</p> <p>Appropriate performance standards to include provisions that seek to protect character, such as protective land development buffers, design considerations, use allowances or restrictions, or a more thorough development review process</p>
C/P-4	Recreation Resources: The County will expand its public recreational amenities and access thereto countywide	<p>(A) Develop a Master Trail Plan of greenways and blueways that builds off BCDCOG's 'Walk Bike BCD' through coordination with municipal partners, agencies, residents and stakeholders</p> <ol style="list-style-type: none"> 1. Integrate the master trail plan into a comprehensive county recreation plan 2. Integrate requirement for developments to provide connections that implement the Countywide Master Trail Plan where practicable <p>(B) Develop a comprehensive County Recreation Plan</p> <ol style="list-style-type: none"> 1. Undertake a planning initiative that includes significant public engagement to identify recreation needs and all potential funding sources available to the county, including taxes and fees, grants, low or no-cost loan programs, gifts, etc. 2. Include an assessment to determine what areas of the county are furthest removed and/or most in need of new or improved recreational amenities and prioritize appropriate investments in those areas. 3. Prioritize allocation of resources to continue improving and enhancing public access to water amenities, including: Lake Moultrie and Lake Marion, Cypress Gardens (boat landing or park), Bushy Park (boat landing), Goose Creek Reservoir, public boat launches, 'Mega Boat Facility,' public beach areas, and others to be identified through future public engagement. <p>(C) Conduct a Needs Assessment and Feasibility Study for establishment of a centrally located, year-round, multi-use County Recreation Facility</p> <ol style="list-style-type: none"> 1. Plan for and construct an indoor- outdoor facility with multiple fields that can be used year-round for a variety of recreation activities in different ways 2. Collaborate with other agencies and entities during early planning phases, such as the County Emergency Department, to identify additional opportunities for this new facility to be adaptively designed for "flex space" use (e.g., temporary emergency shelter during hurricanes or other natural disasters, a public "cooling center" during summer months, or an event venue for various clubs or groups). 3. Ensure that the new facility includes adequate bike and pedestrian connectivity from surrounding residential neighborhoods and developments and allows for future connections as the area grows 4. Prioritize public pool(s) 5. Include facility in a Capital Improvement Program <p>(D) Establish a County Recreation Department</p> <p>Identify and secure funding for a new County Recreation Department, including support for full time staff, as needed to oversee implementation of a comprehensive recreation plan</p>	Study/Plan Adoption ZO Update Study/Plan Adoption CIP CIP	

Guiding Principle/Great Places Goal: Create and preserve great places within the County				
Goal #	Recommended Policies	Recommended Strategies	Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
GP-1	<p>Contextual Appropriateness of New Development: The County will cultivate contextually-compatible and strategically located residential and employment growth areas that align with community objectives in the adopted plan</p>	<p>(A) Encourage contextually appropriate growth in Rural Areas</p> <ol style="list-style-type: none"> 1. Create a new 'Rural Hamlet' or similar zoning district that accommodates and encourages appropriately scaled growth corresponding with the 'rural hamlet nodes' identified on the Future Land Use Map (see 'Rural Hamlets' on the Preferred Development Scenario). 2. Continue to work with partners to improve access to basic services in rural areas of the county while protecting the rural community context. 3. Work with partners to promote use coordination with transit services and travel demand reduction programs, such as carpooling and vanpooling to provide rural residents with access to jobs and training/education opportunities 	ZO Update	Zoning regulations would emphasize compatible design elements, allowable density, and uses compatible with surrounding rural areas with a goal that encourages low-density, mixed-use development styles in a walkable, community center environment. County could consider additional 'rural hamlet nodes' during future comp plan reviews as needed (e.g., Mudville Rd/176, Honey Hill/Shulerville, etc.)
		<p>(B) Coordinate among County departments to ensure alignment and coordination of the County's Strategic Plans and the One Berkeley Comprehensive Plan</p> <ol style="list-style-type: none"> 1. Continue to focus economic development efforts on recruiting new businesses and land uses that are compatible with identified areas and nodes on the Future Land Use Map 2. Partner/collaborate with the Economic Development Department to launch a community development program targeting appropriately-scaled and compatible business growth and reinvestment within and proximate to identified rural hamlet nodes 3. Ensure County departments (Economic Development, Grants Administration, Planning) support and collaborate with rural jurisdictions to apply for grant funding (i.e., CDBG) to support One Berkeley and municipal Comprehensive Plan goals and recommendations 4. Coordinate with major employers to consider integration of housing within or adjacent to new employment development 	Process	
		<p>(C) Amend rural zoning districts as necessary to align standards with rural preservation goals and growth objectives</p> <ul style="list-style-type: none"> - Incorporate zones that accommodate urban to rural transition areas - Ensure protection of invaluable natural resources - Ensure vegetative buffers are provided by employment uses abutting rural areas - Re-evaluate 'Special' and 'Conditional Uses' (e.g., mineral extraction) and related standards and conditions 	ZO Update	

Guiding Principle/Great Places Goal: Create and preserve great places within the County				
Goal #	Recommended Policies	Recommended Strategies	Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
GP-2	<p>Fostering Mixed Use Neighborhoods: The County will adopt development policies and practices to encourage family-friendly, mixed-use neighborhoods with a variety of housing options and amenities where residents can live, play, work, dine, shop, and enjoy life in Berkeley County</p>	<p>(A) Focus Appropriately-scaled Urban Growth in Strategic Areas</p> <ol style="list-style-type: none"> 1. Create new mixed use zoning district(s) that encourage appropriately scaled developments in strategic areas and corridors in accord with the Future Land Use Plan to include (a) Transit-Oriented Development Nodes and (b) Mixed-Use Development Activity Centers 2. Ensure new districts accommodate needs for variety of housing options, reduce Traffic Congestion and Auto-dependency, and create more 'livable' Neighborhoods. 3. Prioritize "livability" and quality of life in the mixed use district regulations to: <ul style="list-style-type: none"> - Foster location of mixed use neighborhoods within or adjacent to already developed areas and mixed use activity centers on the Future Land Use Map - Allow for and incentivize a greater mix of lot sizes, housing types and styles - Allow for or incentivize multi-family housing types near public transportation nodes and employment centers - Require vegetative and/or tree buffer along principal roads and where employment uses abut existing rural residential areas. - Require application of environmental performance/impact mitigation standards - Incorporate on-site connectivity and ingress/egress off-site 4. Ensure application of performance measures that seek to protect character, such as protective land development buffers, design considerations, use allowances or restrictions, or a more thorough development review process 	ZO Update	
			ZO Update	Planning Commission recommends development and adoption of affordable housing policies and tools that incentivize workforce housing
			ZO Update	Multiple mixed-use development centers along I-26, US 17A, and US 52 will allow for concentrations of future development in more compact patterns to realize different efficiencies and economies-of-scale whether or not these are not TOD nodes.
			Process	
		(B) Establish a Transit-Oriented Development (TOD) Template and adopt zoning district for application to Transit-Oriented Development Nodes on the FLUM to concentrate growth and infrastructure investments needed, creating a 'development spine' and enabling a new, compact development style and pattern, different efficiencies, and economies-of-scale.	ZO Update	Template being developed for US52 Corridor could be applied countywide
Guiding Principle/Great Places Goal: Create and preserve great places within the County				
Goal #	Recommended Policies	Recommended Strategies	Strategy Action Area	NOTES/EXAMPLES OF HOW STRATEGIES MIGHT BE IMPLEMENTED
GP-3	<p>Provision of Non-motorized Infrastructure: The County will require incorporation of non-motorist infrastructure in new developments and promote in existing developments to facilitate safe, efficient, and affordable mobility options;</p>	<p>(A) Update Roadway Design Standards/Codes (LD chapters) to ensure requirements result in the establishment of street connectivity between sites and uses</p> <ol style="list-style-type: none"> 1. Reconsider roadway standards such as access management, ingress/egress and multi-modal accommodations 2. Adopt a Complete Streets Policy for new development proposals where appropriate to complement SCDOT engineering directives that apply to state road improvements 3. Integrate use of traffic calming measures to improve roadway and pedestrian safety where appropriate 	LD	
		(B) Explore incentives and possible funding sources available to retrofit existing roadways to incorporate Complete Streets elements (after adopting a new Complete Streets policy for new developments)	CIP	



One Berkeley
COMPREHENSIVE PLAN

RECAP FROM AUGUST 8 LUC
WORKSHOP



COMPREHENSIVE PLAN *One Berkeley*

- I. Planning Process to Date
- II. Public Guidance
- III. Action Matrix
 - I. Focus of proposed policies and strategies
 - II. Implementation through review of Zoning Ordinance
- IV. Next Steps



COMPREHENSIVE PLAN

One Berkeley

Baseline Infrastructure Analysis

Data collected from all county and municipal service and utility providers

Public Input

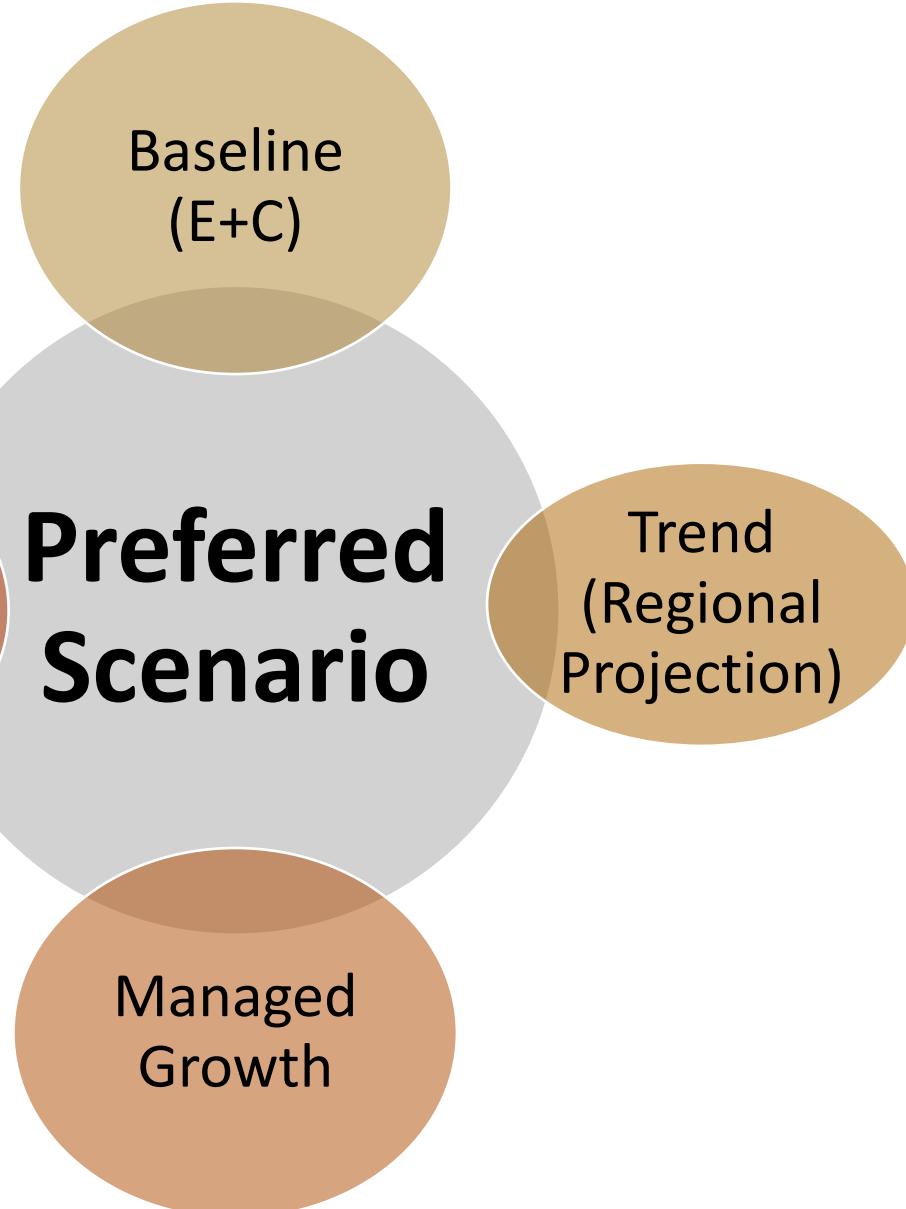
General Public Input meetings
Online meeting and survey
Stakeholder meetings

Scenario Planning

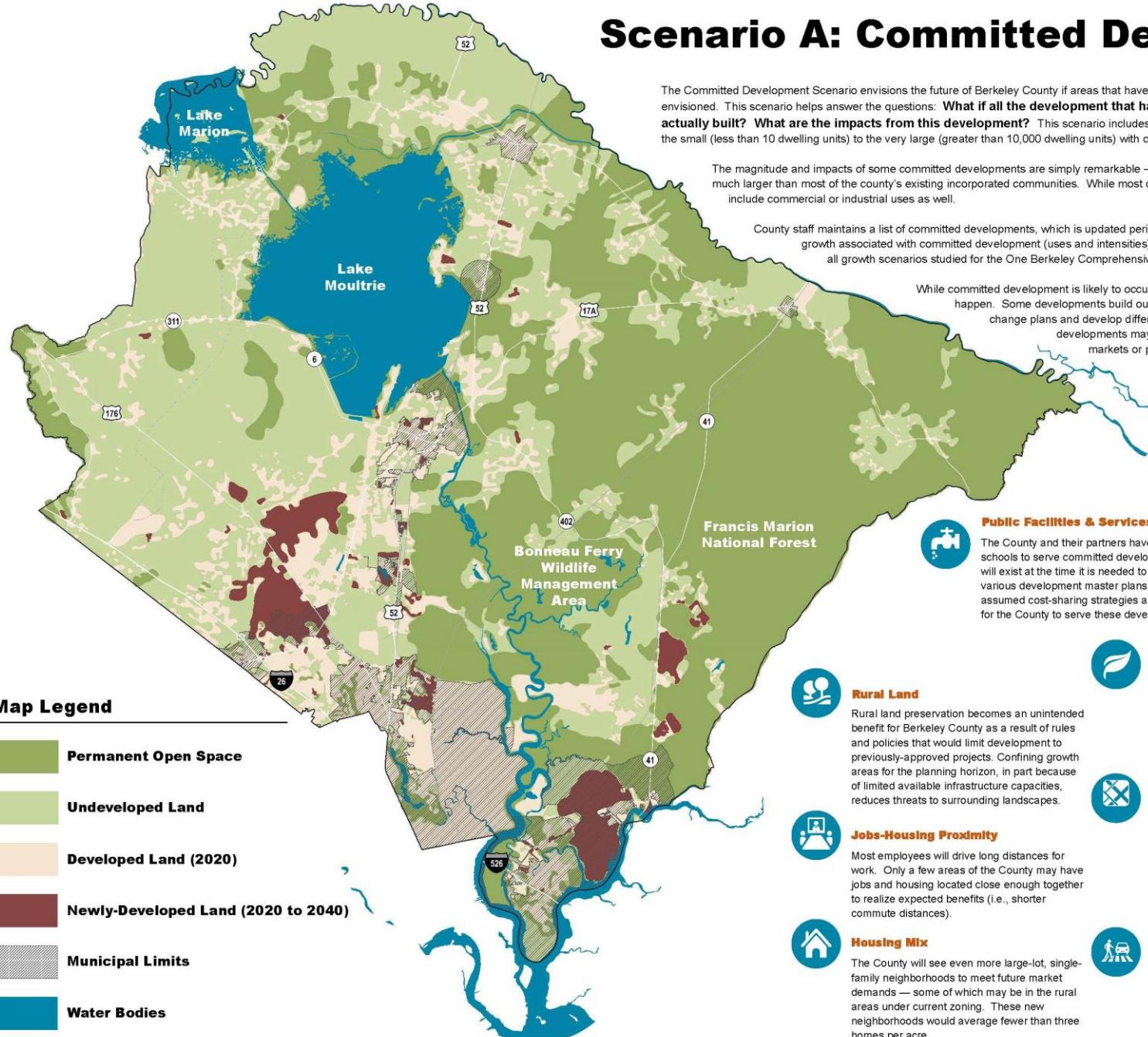
Scenario Comparison
Performance Measures
Growth Choices Workshop
Preferred Scenario



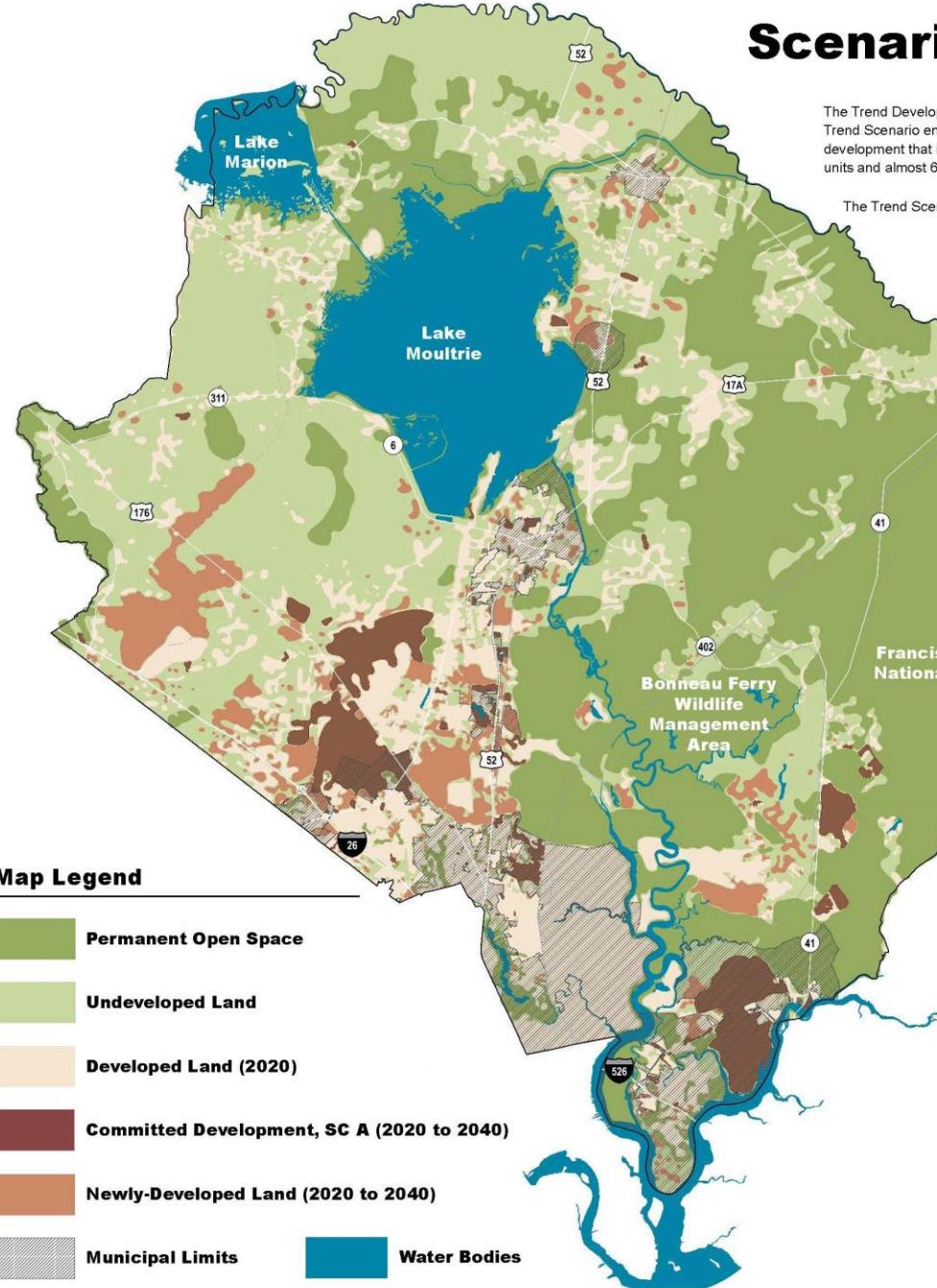
COMPREHENSIVE PLAN
One Berkeley



Scenario A: Committed Development



SCENARIO B: TREND DEVELOPMENT



Map Legend

- Permanent Open Space
- Undeveloped Land
- Developed Land (2020)
- Committed Development, SC A (2020 to 2040)
- Newly-Developed Land (2020 to 2040)
- Municipal Limits
- Water Bodies

Scenario B: Trend Development

The Trend Development Scenario considers how the County might grow if "business-as-usual" patterns of development were to continue. The Trend Scenario envisions population growing to 399,000 people. It includes the committed development from Scenario A and adds to it development that is forecasted to occur in the County by the year 2040. The additional development includes just under 20,000 more dwelling units and almost 60 million square feet more commercial, office, and industrial space.

The Trend Scenario helps answer the questions: **What if we keep developing in the ways that we've grown in the recent past? What are the impacts from this development?**

The Trend Scenario envisions a number of changes to areas in the western half of the County. In particular, areas near Camp Hall, along Interstate 26 and US Highway 176, would transform into a mix of industrial and low-density residential development. Facilitating industrial development is the expansion of the Palmetto Railroad, which will connect Camp Hall with main railroad lines in the northern area of the County.

Development in the Trend Scenario primarily consists of low-density residential place types: Rural residential, and large and small lot residential in master planned communities. These areas will be highly dependent on cars for all transportation needs, and in many places will require extensive new infrastructure to serve an expanding development footprint. Impacts will be especially significant along US Highway 176 and Highways 52 and 41.

Public Facilities & Services

The County and their partners will expand their services areas for water, sewer, and schools to keep up with an expanding development footprint. Growth is not constrained by existing services areas, and expensive infrastructure investments will be needed to expand services areas and service capacity in the County.



Rural Land

Rural land preservation would not be a priority for Berkeley County. Significant land is lost to new development between 2020 and 2040, which compromises rural character areas of the County indicative of suburban sprawl.



Environmental Stewardship

A significant amount of land in the County is permanently preserved as open space in 2020. The amount of new open space preserved in the County remains relatively unchanged in this scenario.



Jobs-Housing Proximity

Most employees will drive long distances for work. Only a few areas of the County may have jobs and housing located close enough together to realize expected benefits (i.e., shorter commute distances).



Development Footprint

Single-use, low-density development patterns and intensities spread throughout the County, exemplified by suburban neighborhoods, highway strip commercial, and large industrial buildings. Mixed-use, walkable activity centers are not prevalent, and primarily focused inside different municipal limits.



Housing Mix

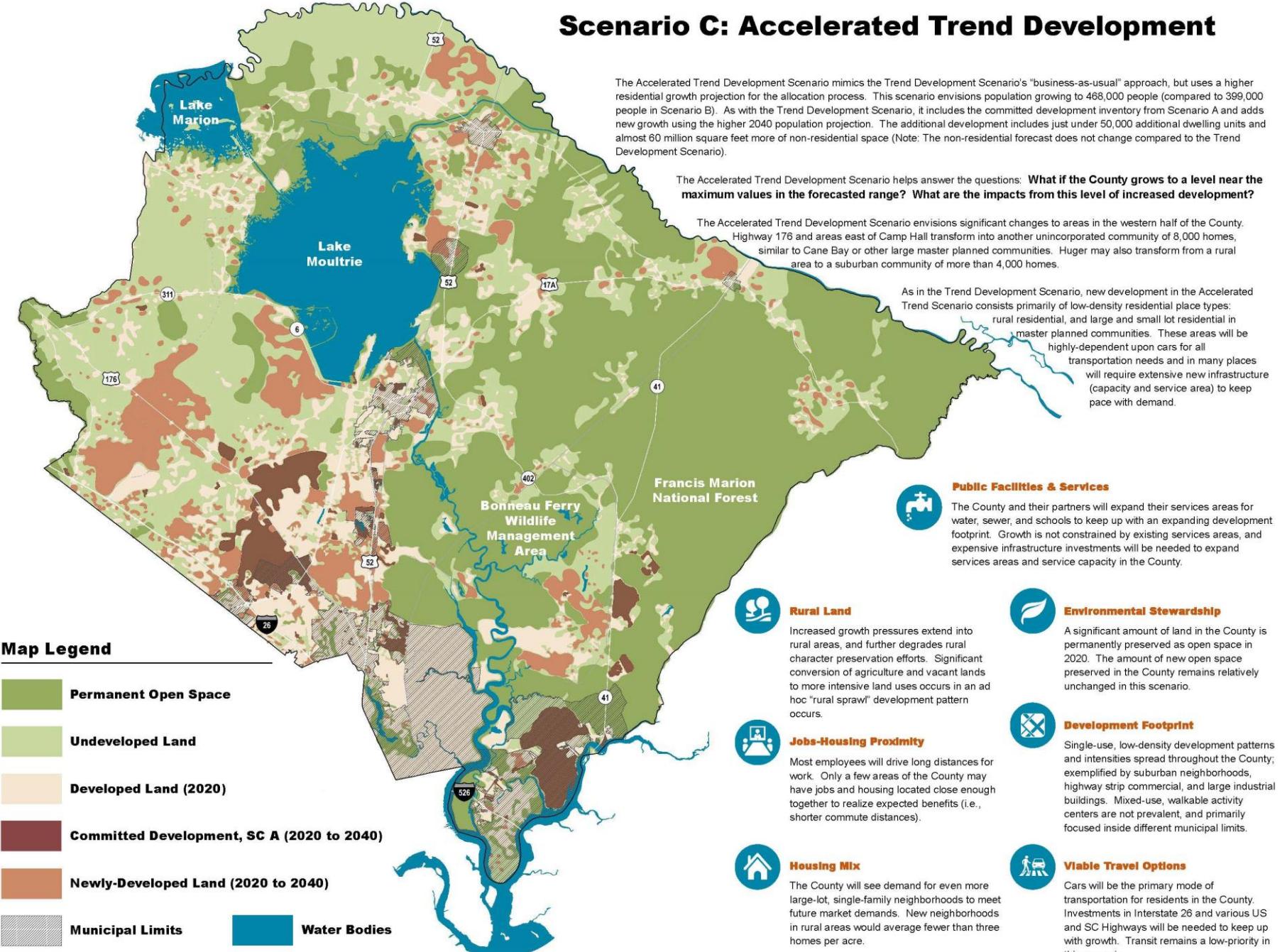
The County will see even more large-lot, single-family neighborhoods to meet future market demands. New neighborhoods in rural areas would average fewer than three homes per acre.

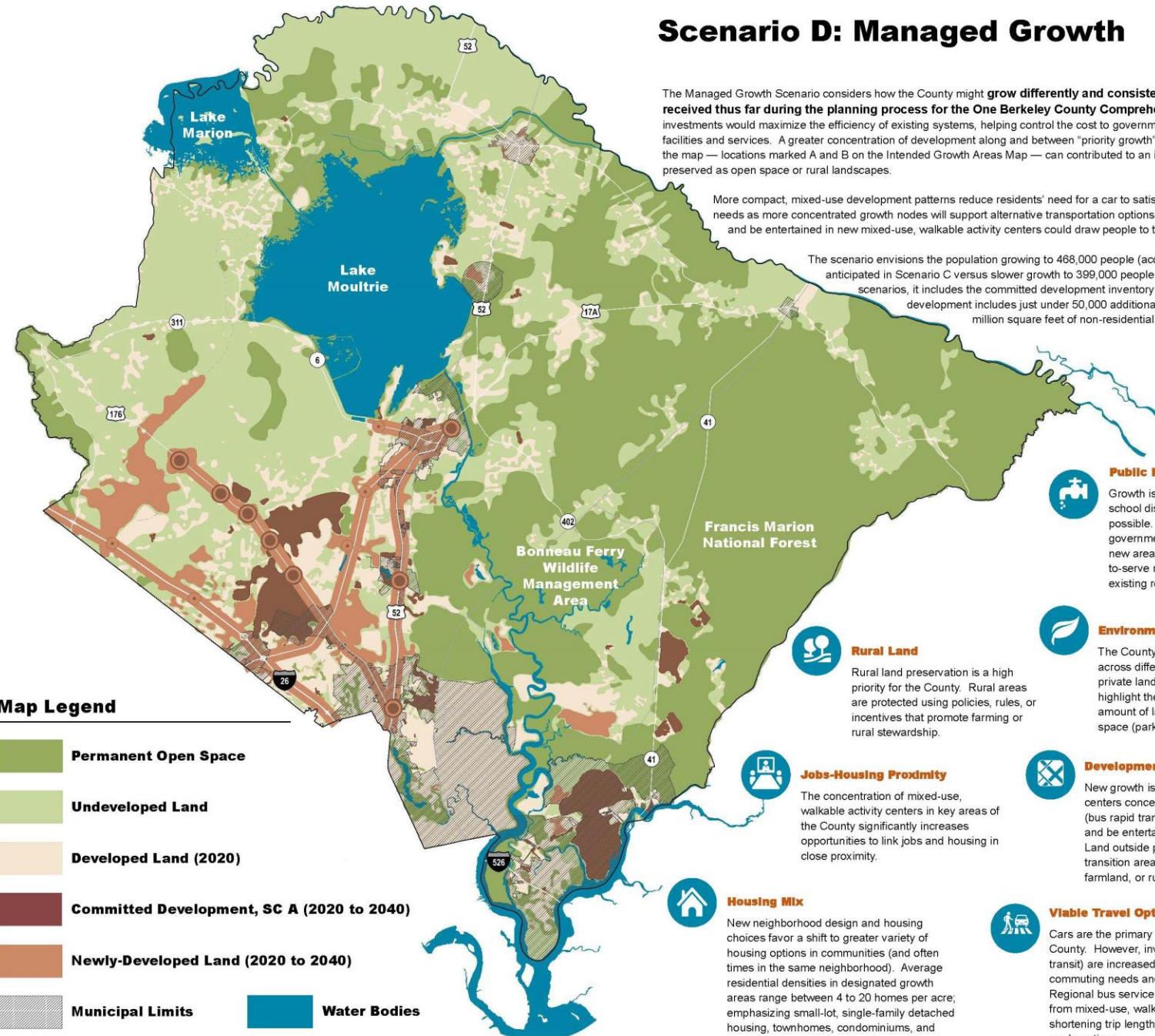


Viable Travel Options

Cars will be the primary mode of transportation for residents in the County. Investments in Interstate 26 and various US and SC Highways will be needed to keep up with growth. Transit remains a low-priority in the scenario.

SCENARIO C: ACCELERATED TREND DEVELOPMENT



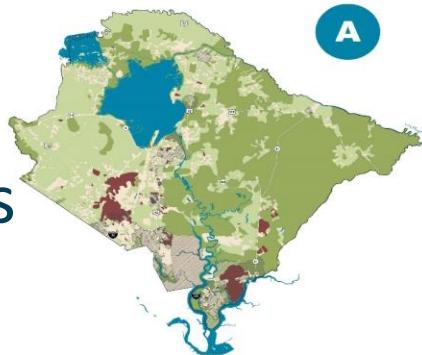




Growth Choices: Scenario Comparison

Attendees and Survey Participants Asked to Indicate Preference

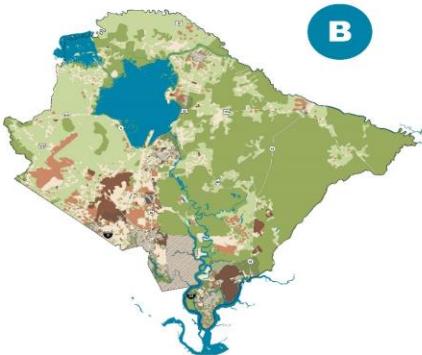
Side-by-Side Scenario Comparison



Committed Development

What if all the development that has currently been approved is actually built? What are the impacts from this development?

Population (2020)	229,861
Employment (2019)	60,274
Total Housing Units (2020)	84,461
Population (2040)	351,000
Employment (2040)	65,000
Total Housing Units (2040)	134,000
New Development Footprint Context (2040)	
Rural Living	11%
Suburban Neighborhoods	83%
Suburban Centers	4%
Industrial Centers	1%
Mixed-Use Centers	1%
New Home Construction Choices (2040)	
Single-Family Detached	79%
Townhome, Duplex or Triplex	7%
Apartment or Condominium	14%
Commitment to Open Space	No Change
Increase in Development Footprint (2040)	+8,505 acres
Access to Amenities (2040)	
Homes within 1/4-Mile of Existing Parks	64%
Homes within 1/4-Mile of Existing Transit Service	36%
Increased Infrastructure Needs (2040)	
New Road Centerline Miles	527
New Water Line Miles	556
New Sewer Line Miles	562
Financial Return-on-Investment Index	1.23
(County Revenue / Expenditures, Annual Estimate)	



Trend Development

What if we keep developing in the ways that we've grown in the recent past? What are the impacts from this development?

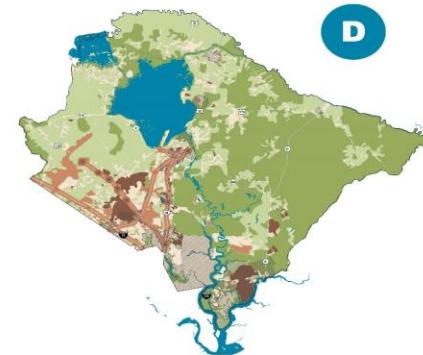
Population (2020)	229,861
Employment (2019)	60,274
Total Housing Units (2020)	84,461
Population (2040)	399,000
Employment (2040)	134,500
Total Housing Units (2040)	154,000
New Development Footprint Context (2040)	
Rural Living	8%
Suburban Neighborhoods	43%
Suburban Centers	16%
Industrial Centers	32%
Mixed-Use Centers	1%
New Home Construction Choices (2040)	
Single-Family Detached	83%
Townhome, Duplex or Triplex	6%
Apartment or Condominium	11%
Commitment to Open Space	No Change
Increase in Development Footprint (2040)	+11,730 acres
Access to Amenities (2040)	
Homes within 1/4-Mile of Existing Parks	46%
Homes within 1/4-Mile of Existing Transit Service	27%
Increased Infrastructure Needs (2040)	
New Road Centerline Miles	911
New Water Line Miles	960
New Sewer Line Miles	897
Financial Return-on-Investment Index	1.34
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Accelerated Trend Development

What if the County grows to a level near the maximum values in the forecasted range? What are the impacts from this level of increased development?

Population (2020)	229,861
Employment (2019)	60,274
Total Housing Units (2020)	84,461
Population (2040)	468,000
Employment (2040)	134,500
Total Housing Units (2040)	181,500
New Development Footprint Context (2040)	
Rural Living	14%
Suburban Neighborhoods	44%
Suburban Centers	14%
Industrial Centers	27%
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New Home Construction Choices (2040)	
Single-Family Detached	83%
Townhome, Duplex or Triplex	6%
Apartment or Condominium	11%
Commitment to Open Space	No Change
Increase in Development Footprint (2040)	+16,537 acres
Access to Amenities (2040)	
Homes within 1/4-Mile of Existing Parks	52%
Homes within 1/4-Mile of Existing Transit Service	30%
Increased Infrastructure Needs (2040)	
New Road Centerline Miles	1,243
New Water Line Miles	1,292
New Sewer Line Miles	998
Financial Return-on-Investment Index	1.22
(County Revenue / Expenditures, Annual Estimate)	



Managed Growth

What happens by 2040 if the County implements land development regulations consistent with public feedback?

Population (2020)	229,861
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Population (2040)	468,000
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New Development Footprint Context (2040)	
Rural Living	5%
Suburban Neighborhoods	52%
Suburban Centers	5%
Industrial Centers	34%
Mixed-Use Centers	4%
New Home Construction Choices (2040)	
Single-Family Detached	60%
Townhome, Duplex or Triplex	20%
Apartment or Condominium	20%
Commitment to Open Space	Big Increase
Increase in Development Footprint (2040)	+11,706 acres
Access to Amenities (2040)	
Homes within 1/4-Mile of Existing Parks	57%
Homes within 1/4-Mile of Existing Transit Service	37%
Increased Infrastructure Needs (2040)	
New Road Centerline Miles	981
New Water Line Miles	1,078
New Sewer Line Miles	1,098
Financial Return-on-Investment Index	1.30
(County Revenue / Expenditures, Annual Estimate)	

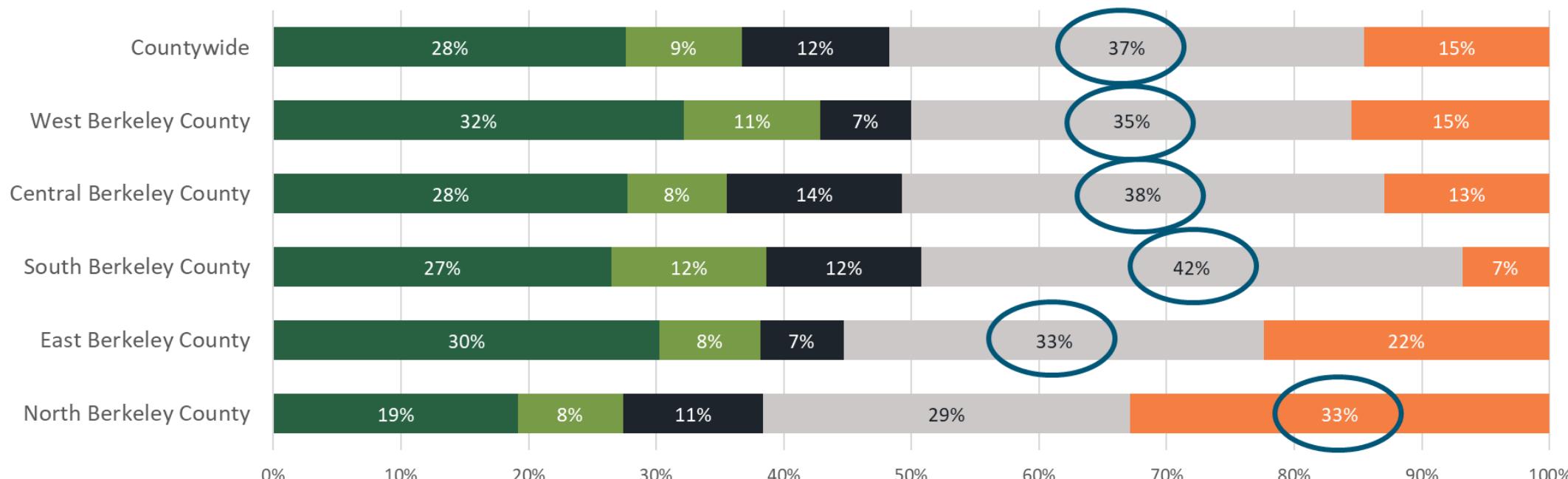


East

South

Central

Which scenario do you believe is our best path forward for meeting future needs and protecting quality-of-life?



■ A. Committed Development (only)

■ D. Compact, Managed Growth

■ B. Trend Development

■ E. None of the Above

■ C. Accelerated Development



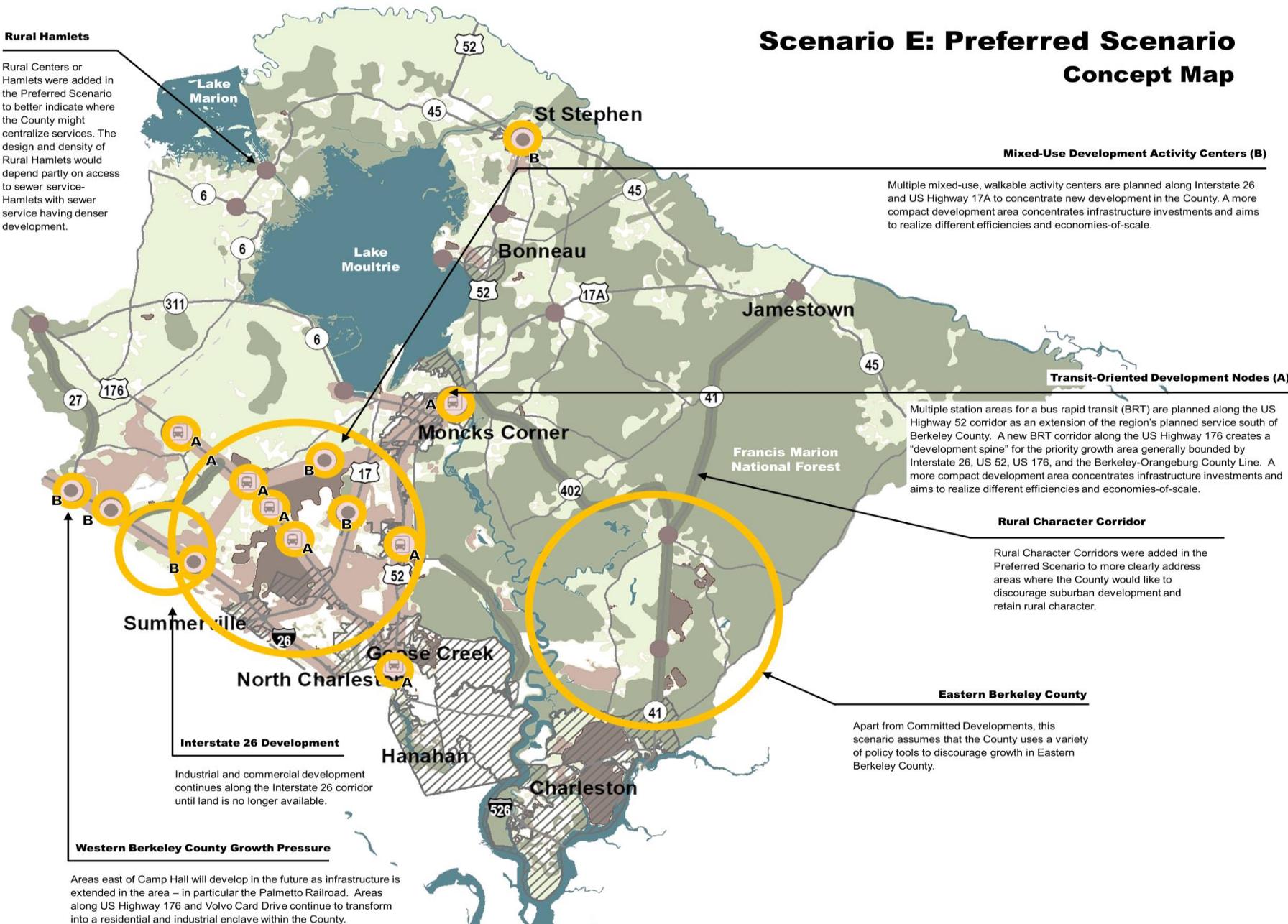
Growth Choices Survey: Key Takeaways

- ❖ MOST PEOPLE (BY PLANNING AREA) AND COUNTYWIDE ARE NOT CONTENT WITH STATUS QUO
- ❖ LOW LEVELS OF SUPPORT FOR THE IDEA THAT COUNTY SHOULD CONTINUE TO GROW AS USUAL
- ❖ HIGH LEVELS OF SUPPORT IN ALL AREAS OF THE COUNTY TO STRATEGICALLY PLACE DENSITY
- ❖ HIGH LEVELS OF SUPPORT FOR INCREASED INTENSITY, MIXED-USE AREAS TO CREATE PLACES WITH IMPROVED PEDESTRIAN ACCESS & CONNECTIVITY
 - To ensure open space integration
 - To save infrastructure costs
 - To reduce traffic congestion

Caveat that some growth/jobs are desirable in Northern planning area where growth has not occurred

- ❖ HIGH SUPPORT FOR THE IDEA THAT COUNTY SHOULD CONSIDER NEW ZONING OPTIONS TO PRESERVE RURAL LANDS AND NEW LAND USE REGULATIONS FOR ENVIRONMENTAL PROTECTION (HABITATS, WETLANDS, ETC.)?"

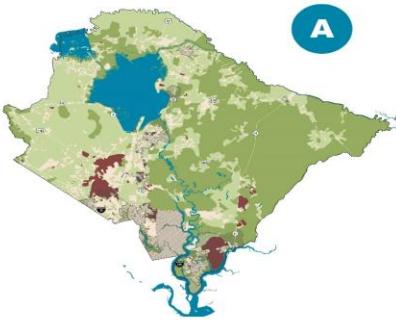
Scenario E: Preferred Scenario Concept Map





Growth Choices: Scenario Comparison

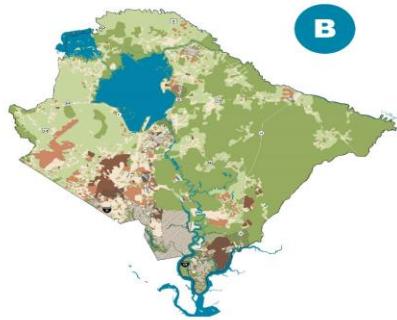
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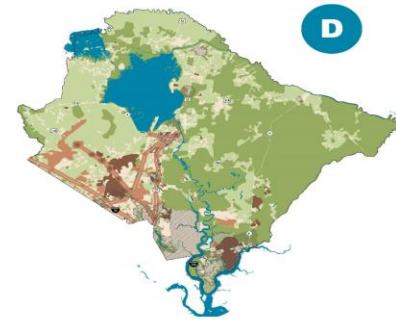
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Managed Growth

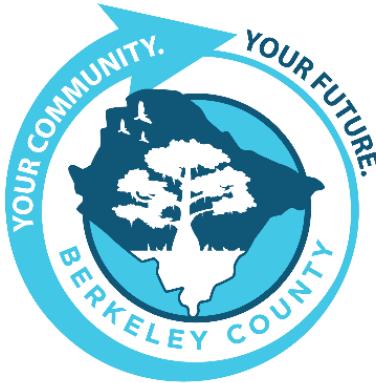
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Preferred Scenario

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New Development Footprint Context (2040)	
Rural Living	6%
Suburban Neighborhoods	59%
Suburban Centers	5%
Industrial Centers	27%
Mixed-Use Centers	3%
New Home Construction Choices (2040)	
Single-Family Detached	60%
Townhome, Duplex or Triplex	20%
Apartment or Condominium	20%
Commitment to Open Space	Big Increase
Increase in Development Footprint (2040)	+10,402 acres
Access to Amenities (2040)	
Homes within 1/4-Mile of Existing Parks	55%
Homes within 1/4-Mile of Existing Transit Service	35%
Increased Infrastructure Needs (2040)	
New Road Centerline Miles	1,001
New Water Line Miles	1,121
New Sewer Line Miles	998
Financial Return-on-Investment Index	1.30
(County Revenue / Expenditures, Annual Estimate)	



COMPREHENSIVE PLAN
One Berkeley

Growth Management and Infrastructure:

The County will engage in strategic growth management practices

- Increased public awareness of development proposals and process expansions to include stakeholders and municipalities
- Ensuring adequate public infrastructure and facilities concurrent with new development (adequate public facilities ordinance, comprehensive CIP, impact assessment using CV model)
- Comprehensive Transportation Plan
- Comprehensive Recreation Master Plan



COMPREHENSIVE PLAN

One Berkeley



SCENARIO PLANNING & LIKELY IMPACTS ANALYSIS TECHNICAL DOCUMENT



Companion document to the One Berkeley Comprehensive Plan

Version March 16, 2022

BERKELEY COUNTY, SC

Summary Table			
Annual Revenue: Comparison of Potential Return-on-Investment Statistics			
All Revenue and Expenses			
Growth Scenario	Anticipated Revenue	Anticipated Expenditure	
1A Project	\$1,425,358	\$2,003,753	
County General Fund , Stormwater and Rural Fire			
Growth Scenario	Anticipated Revenue	Anticipated Expenditure	
Project	\$379,879	\$280,678	
Infrastructure, Personnel and Cost Estimate			
Estimated Fire Protection Needs			
Fire Stations	0		
Department Apparatus	0.2		
Fire Department Personnel	1.6		
Annual Operations & Maintenance Costs	\$58,608		
Capital Costs	\$0 <i>If contract fees exceed capital cost, the value here is zero</i>		
Estimated Police Protection Needs			
Vehicles	2		
Dept Personnel	2		
Annual Operations & Maintenance Costs	\$155,720		
Capital Costs	\$203,889		
Estimated EMS Service Needs			
EMS Vehicles	0.1		
EMS Personnel	0.4		
Annual Operations & Maintenance Costs	\$43,118		
Capital Costs	\$0 <i>If contract fees exceed capital cost, the value here is zero</i>		
Estimated Parks and Recreation Needs			
Police Protection Costs	EMS Service Costs	Parks and Recreation Costs	Roads Stormwater Costs
Utility Costs	Schools Costs	Expenditure Summary Table	Revenue Summary Table

CV Impact Assessment Tool

SAMPLE REPORT

Kenton Place, Lot 2
Public Facilities & Services Analysis
November 5, 2012

Owner: Kenton Place, LLC
Gary S. Cangelosi
16100 Weatherly Way
Huntersville, NC 28078

Location: Kenton Place, Lot 2
17121 Kenton Drive
Tax Parcel ID: 005-061-46

The Town of Cornelius provides general government services within its boundaries; including police protection, street maintenance, parks and recreation, and residential trash pickup. It also coordinates with the North Carolina Department of Transportation for transportation, Charlotte Mecklenburg Utilities for water and sewer service, and Charlotte Mecklenburg Schools for public schools. Measuring the impacts to these facilities and services associated with a proposed site plan, rezoning application, or land use plan amendment helps Town officials make more informed decisions and prepare for the impacts of growth.

The information that follows summarizes the public facilities and services analysis for a rezoning application submitted for Kenton Place, Lot 2. Specifically, it contemplates rezoning the site from Village Center Condition District to Village Center Conditional Zoning. The current and proposed development programs assumed for this analysis match the uses and intensities reported in the Staff Analysis for Kenton Place, Lot 2 Village Center Conditional Rezoning Application (REZ 04-12) dated September 28, 2012 (as amended).

In general, the impacts generated by the proposed development program reported herein are minimal when compared to the current development program because of the size and scale of the request. However, Town officials should consider the impacts enumerated in this report as they program and prioritize resources to keep up with growth in the community.

I. Development Program

Development Program ^A	
Current Development Program	Proposed Development Program
Retail	32,000 s.f. / 54 employees
Apartments	82 d.u. / 144 residents

Notes:

A = The current and proposed development programs assumed for this analysis match the uses and intensities reported in the Staff Analysis for Kenton Place, Lot 2 Village Center Conditional Rezoning Application (REZ 04-12) dated September 28, 2012. Employees for the retail use were estimated using an employee space ratio of 1.67 per 1,000 s.f. (Source: Planner's Estimating Guide: Projecting Land-Use and Facility Needs, 2004). Residents for the residential use were estimated using an average household size of 1.75 persons per household (Source: Gary Cangelosi, Minutes for REZ 04-12 for Kenton Place, Lot 2, September 4, 2012).



COMPREHENSIVE PLAN

One Berkeley

Conservation and Preservation:

The County will prioritize the preservation of its highly valued resources, including communities, the natural environment, cultural and historic places, and recreation areas

- Countywide Conservation Plan for open space and protection of sensitive resources
- Identified sensitive resource areas using Green Infrastructure Plan
- Identified rural character corridors



COMPREHENSIVE PLAN

One Berkeley

Great Places:

The County will create and preserve great places within the county

- Adopt Land Use Policies and requirements to create great places
- Consider contextual appropriateness of development in various areas (hamlets, growth corridors, employment areas)
- Foster connected mixed-use areas with intensities that support future transit options and non-motorist infrastructure



Zoning and LD provisions to Review (FY23)

- ❑ Rural Zoning districts – revisit Flex-1 district alternative district provisions for rural hamlets and urban/rural transition.
- ❑ Consider historic settlement/rural communities zoning, scenic corridor and historic overlay or similar tools
- ❑ Create a framework for bonafide conservation subdivisions/developments on existing timberland and agricultural land/environmentally sensitive areas
- ❑ Adopt cluster development provisions for open space set-asides and buffers along certain corridors
- ❑ Integrate environmental resource protection standards
- ❑ Tree protection and buffer ordinance provisions
- ❑ Evaluate criteria used to assess impacts of special or conditional uses

Zoning and LD provisions to Review (FY23)

- Revisit PD districts and create and/or amend provisions to promulgate mixed-use activity centers, traditional neighborhood developments, and transit oriented development nodes
- Evaluate all residential districts to ensure allowances for greater mix of housing types and intensities/lot sizes and collocation of workforce housing new employment areas
- Provide affordable housing and rural preservation incentives
- Explore a TDR program and incentives for open space conservation
- Evaluate provisions and requirements for complete streets, traffic calming and connectivity
- Parking standards



COMPREHENSIVE PLAN

One Berkeley

ZONING ORDINANCE REWRITE

18-36 Month Process

STAKEHOLDER COLLABORATION AND PUBLIC INPUT

- MEET WITH COUNCILMEN ON PRIORITIES
- CREATE STEERING COMMITTEE
- OFFER PUBLIC ENGAGEMENT OPPORTUNITIES
 - Dedicated Webpage
 - Virtual and In-person Workshops, Surveys
 - Stakeholder Interviews
 - Workshops with Planning Commission and County Council



TEXT Amendments

Rewrite Zoning Districts and
Supplemental Standards



SPATIAL

Zoning District Remapping



COMPREHENSIVE PLAN
One Berkeley

Next Steps

- I. Continue Commission Workshops to refine Draft Goals, Policies, Strategies
- II. Prepare complete Plan DRAFT
- III. Present Draft plan to Planning Commission and post for Public review
- IV. Commission action to recommend draft to Council
- V. Prepare/Publish RFP for Zoning Ordinance Rewrite