



One Berkeley COMPREHENSIVE PLAN

Our Community, Our Future



A Vision for *One Berkeley*

In Berkeley County, some of our greatest assets are intrinsically tied to the beautiful natural environment and the quiet, country lifestyle that much of the county offers. We value the open expanses of fields, woods, and farmland and recognize the importance of preserving these precious resources as natural habitats for wildlife protection and for the enjoyment of our future generations. We value the choice of living in a developed community with nearby neighbors and relative easy access to basic amenities or the choice to be in a rural area surrounded only by the sounds and sights of nature, and the affordability of both.

We also recognize that our proximity to Charleston, the economic hub of the port, and the wealth of job opportunities in the region make Berkeley County a highly desirable place to live and do business. Beyond just economic value, the

region's history, culture, climate, waterways and beachfront all coalesce to create a uniquely rich environment for people to prosper.

Above all else, the one thing we collectively value most is establishing and maintaining a high quality of life for residents – meaning, adequate transportation infrastructure, public services and facilities, access to basic amenities, job opportunities and a variety of recreational outlets.

We know that being a great place to live does not happen by luck or happenstance, but rather, by careful planning. Our shared vision for the future is to remain a county comprised of many communities with unique identities, from the peaceful woods and rural farmlands to the bustling, interconnected neighborhoods, and for county residents everywhere to enjoy the high quality of life that brought or has kept them here.

How the plan was developed

One Berkeley is based on ideas voiced by the Berkeley County community. Development of *One Berkeley* involved a community visioning process with two series of public meetings, surveys and open-ended opportunity for input on the *One Berkeley* website.

For a detail summary of input visit www.oneberkeley2020.com or use the QR Code



One Berkeley seeks to achieve a balance between preservation of the County's highly valued resources and future growth. The principles below were used to guide development of *One Berkeley* and reflect the Plan's Goals and Objectives.

GUIDING PRINCIPLE/GOAL 1

The County will Engage in Strategic Growth Management Practices that:

- Foster communication and cooperation among County leaders, decision-makers, businesses, and new and existing residents alike, to collaboratively address needs and concerns of the community;
- Implement streamlined, transparent, and fiscally responsible development decision-making;
- Prioritize investment in public infrastructure, facilities, and services concurrent with new development to maintain operational integrity and quality of life standards; and
- Establish and apply thresholds for development impact analyses and mitigation of developments on fiscal resources, the environment, infrastructure and public facilities and services.

GUIDING PRINCIPLE/GOAL 2

The County will Prioritize Preservation of its Highly-Valued Resources, including:

- The character of the county's diverse and distinct communities;
- The rural countryside, open space, trees, water resources, natural and wildlife habitats;
- Culturally and historically-significant areas; and
- Expansion of public recreational amenities and access thereto countywide.

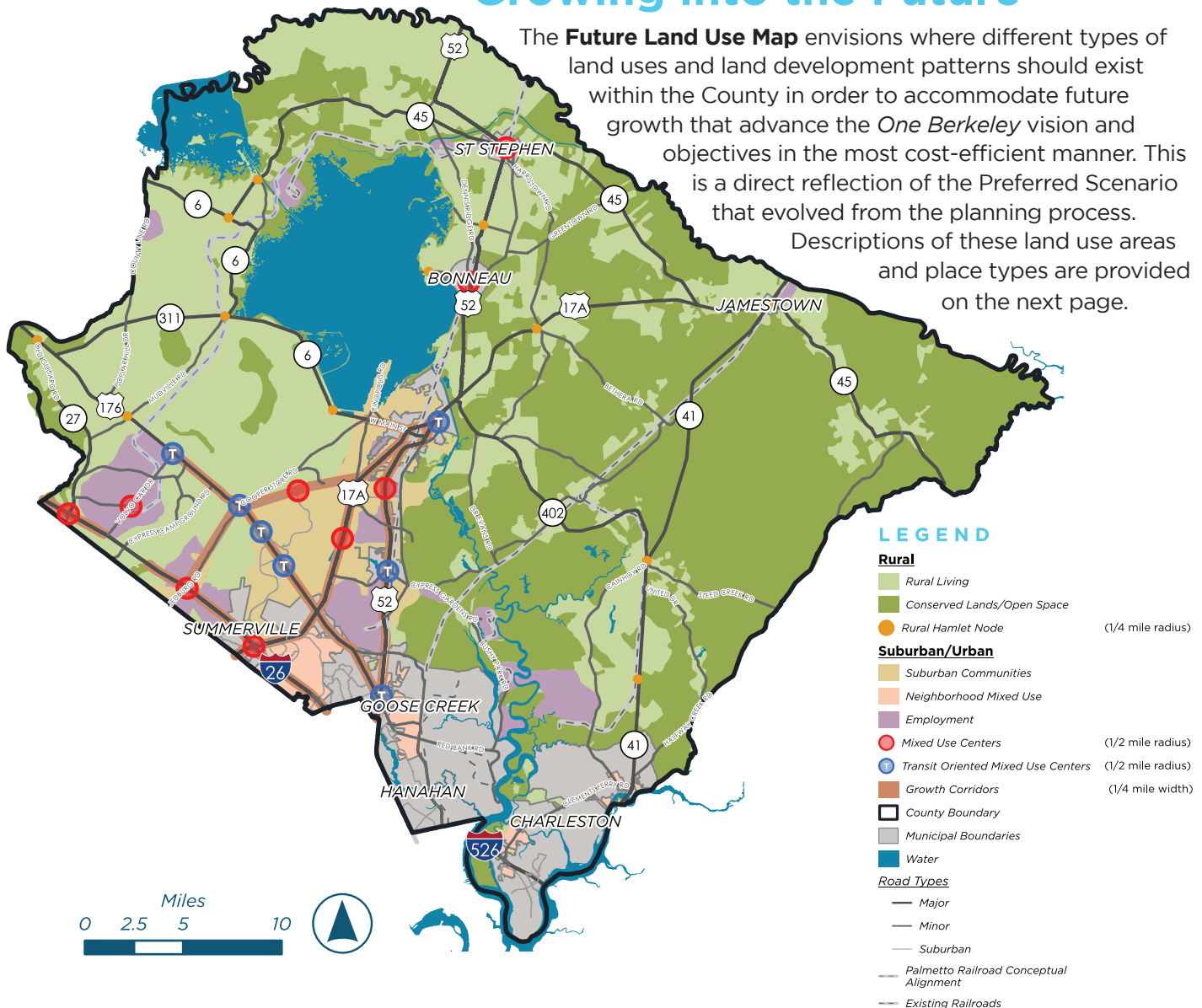
GUIDING PRINCIPLE/GOAL 3

The County will Create Great Places for People that:

- Cultivate contextually-compatible and strategically located residential and employment growth areas that are served by multiple modes of transportation and align with community objectives in the adopted plan;
- Encourage family-friendly, mixed-use neighborhoods with a variety of housing options and amenities where residents can live, play, work, dine, shop, and enjoy a high quality of life in Berkeley County.
- Incorporate non-motorist infrastructure in new developments and promote in existing developments to facilitate safe, efficient, and affordable mobility options.

Growing into the Future

The **Future Land Use Map** envisions where different types of land uses and land development patterns should exist within the County in order to accommodate future growth that advance the *One Berkeley* vision and objectives in the most cost-efficient manner. This is a direct reflection of the Preferred Scenario that evolved from the planning process. Descriptions of these land use areas and place types are provided on the next page.



Priority Investments

In developing the *One Berkeley* comprehensive plan, capital improvement initiatives and/or programs were discussed as priorities for the County to initiate in support of the *One Berkeley* vision.

As discussed in the *One Berkeley* Plan, the following are identified Priorities for the County to pursue and invest in in the future:

- **Open Space Preservation/Conservation Plan**
- **Comprehensive Recreation Plan and Program**
- **Rewrite of Zoning/Land Development Regulations**
- **Comprehensive Transportation Plan**
- **Affordable Housing Study**
- **Capital Improvement Program (CIP)**
- **Economic Development and Marketing**



Land Use Designations and Place Types

The Future Land Use map on the previous page identifies locations for preferred land uses and place types that distribute conservation, residential, non-residential, mixed-use, employment, and institutional land uses such that growth can be accommodated efficiently.

Below are summaries, for full definitions go to OneBerkeley2020.com

Rural Living areas include agricultural lands, which may or may not be developed with working farms, rural homesteads, existing rural or legacy communities, and other complementary uses. These areas are not currently served, or programmed to be served, by public utilities as well as existing rural and legacy communities that embody cohesive rural residential character and, in many instances, are served by public water.

Suburban Communities are predominately developed with residential neighborhoods and communities, with supportive neighborhood playgrounds, open spaces and commercial areas. These areas are designated for such development at densities and locations where they can be served efficiently by infrastructure, facilities and services, and transportation networks, providing for connectivity to one another and aligning open spaces to preserve habitat corridors identified by the County's Green Infrastructure Plan.

Conserved Lands/Open Space areas are designated for conservation and/or open space currently in public ownership or conserved by private conservation easements. These land areas are undevelopable or have limited and are prioritized for greater protection from adjacent development activities to conserve their integrity.

Neighborhood Mixed Use areas have evolved with development that is neither predominantly residential or non-residential. One Berkeley policies and strategies encourage redevelopment of these areas with walkable mixed use activity areas that connect commercial goods and services with residential neighborhoods that have a mix of housing densities and types.

Rural Hamlet Nodes are designated at crossroads of secondary road intersections in the rural areas, where an unincorporated community exists and is identified by the location of a store, church, school or community center. Future development within a one-quarter mile radius of these nodes should include community, institutional and/or context appropriate commercial uses that are compatible with the character of surrounding rural living areas or communities.

Mixed-Use Centers are nodes where a mix of residential and non-residential uses are concentrated within one-half mile of the intersection of major roads along growth corridors. These include a mix of residential uses along with community shopping areas and may be developed with different characteristics and intensities, including urbanized neighborhoods with mixed-use buildings, mixed-use neighborhoods, and/or town centers.

Growth Corridors traverse the County where the majority of existing and new suburban/urban developments have occurred or are planned. Future development should align with One Berkeley policies particularly concentrating development at the designated mixed-use activity and transit-oriented (TOD) development nodes, access management, and multi-modal accommodations.

Transit Oriented Centers/Nodes are designated along US52 and US176, two growth corridors where premium transit service is planned and should be supported by future development of mixed-use, walkable centers with more intense mixed-use buildings and residential or commercial uses within one-half mile of the identified node and future transit station.

General Commercial/Office areas can be found where commercial uses, small shopping centers and or office buildings currently exist independent of neighborhoods in the vicinity. The uses are more destination oriented, service uses that have a regional draw. Existing general commercial/office areas are currently found within suburban communities, neighborhood mixed use areas and/or employment areas. Future general commercial/office areas can be further developed with more intensity and connectivity to residential areas.

Employment areas are identified where large industrial and/or employment uses are concentrated or planned for development. These areas are served with supportive infrastructure such as public water and sewer, as well as transportation facilities that accommodate freight movement. They are developed with manufacturing facilities, transportation and warehouse facilities, or are mega-industrial sites such as Nucor Steel or Camp Hall. Parcels associated with employment uses are generally large enough to include buffers that ensure that negative impacts on adjacent properties are mitigated. These areas are not conducive to mixed use development, however in some cases, less intensive employment and commercial service establishments may develop as ancillary uses to conveniently serve those employed in the same vicinity.

For the more detailed action plan of strategies to achieve the County's vision please visit:

OneBerkeley2020.com or

Call Berkeley County Planning and Zoning at 843.719.4095