

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 ½ 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.