

DRAFT ACTION PLAN

Guiding Principle/Growth Management and Infrastructure Concurrency: The County will engage in Strategic Growth Management Practices

Goal #	Recommended Policies	Recommended Strategies	Action Area	Time-frame	Responsible Parties
GM-1	<p>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</p>	<p>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.</p>	Process		
GM-2	<p>Decision Making: The County will identify means for and implement streamlined, transparent, and fiscally responsible development decision-making on land development proposals</p>	<p>(A) Define and regulate "Developments of County Significance" with a heightened review process and requirement for additional community engagement (prior to entitlement)</p>	Process		
		<p>(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</p>	Process		
GM-3	<p>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</p>	<p>(A) Develop a comprehensive Transportation Plan for the County's road network to determine future needs for things such as</p> <ul style="list-style-type: none"> • 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 expansion • 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. <p>(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</p>	Study/ Ordinance and Plan Amend- ments		
GM-4	<p>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</p>	<p>(A) Identify and Codify a series of measurable 'development thresholds' for assessing and mitigating the impact of development applications.</p>	Land Dev Regs		
		<p>(B) Establish a 'Development Impact Assessment' Form or System to identify the impacts of developments and whether they meet/exceed adopted "development thresholds"</p>	Process		
		<p>(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.</p>	Process		

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	Time-frame	Responsible Parties
C/P-1	<p>Communities: The County will protect the character of its diverse and distinct communities</p>	<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"> 1. Employ targeted zoning techniques that seek to protect the special character of unique communities through supplemental or enhanced performance standards or development requirements 2. Consider additional zoning categories for Historic Settlement Communities to protect the historic and cultural integrity of designated historic settlement areas. 	ZO Update		

C/P-2	<p>Natural Environment: The County will conserve its rural countryside, open space, trees, water resources, natural and wildlife habitats</p>	<p>(A) Review and amend requirements as needed to incorporate Environmental Performance Standards applicable to all zoning and land development regulations 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.</p>	ZO Update		
		<p>(B) Employ targeted zoning techniques that seek to protect special character and/or resource areas through supplemental or enhanced performance standards or development requirements.</p> <ol style="list-style-type: none"> Assess tools to assist with directing/redirecting intense development away from special resource protection areas (wetlands, forests, farmlands, etc.) <ul style="list-style-type: none"> 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 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 Ensure regulations incentivize residential conservation or cluster-style development patterns 	ZO Update		
		<p>(C) Establish a Conservation Plan for Berkeley County</p> <ol style="list-style-type: none"> Engage stakeholders and residents in a planning initiative to identify conservation priorities and define an action plan for implementation 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:
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	Time-frame	Responsible Parties
C/P-3	<p>Cultural and Historic Resources: The County will protect and preserve its culturally and historically-significant areas</p>	<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>	Comp Plan		
		<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.)a 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 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>	ZO Update		

C/P-4	Recreation Resources: The County will expand its public recreational amenities and access thereto countywide	(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 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	Study/Plan Adoption ZO Update		
		(B) Develop a comprehensive County Recreation Plan 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.	Study/Plan Adoption		
		(C) Conduct a Needs Assessment and Feasibility Study for establishment of a centrally located, year-round, multi-use County Recreation Facility 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	CIP		
		(D) Establish a County Recreation Department 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	CIP		

**Guiding Principle/Great Places:
Create and preserve great places within the County**

Goal #	Recommended Policies	Recommended Strategies	Action Area	Time-frame	Responsible Parties
GP-1	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	(A) Encourage contextually appropriate growth in Rural Areas 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).	ZO Update		
		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	Process/ CIP		
		(B) Coordinate among County departments to ensure alignment and coordination of the County's Strategic Plans and the One Berkeley Comprehensive Plan 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		
		(C) Amend rural zoning districts as necessary to align standards with rural preservation goals and growth objectives <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		

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 	ZO Update		
		<ol style="list-style-type: none"> 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 	Process		
		<p>(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.</p>	ZO Update		
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		
		<p>(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</p>	CIP		