



One Berkeley Comprehensive Plan **Growth Choices Workshop**

February 17, 2022



One Berkeley
COMPREHENSIVE PLAN

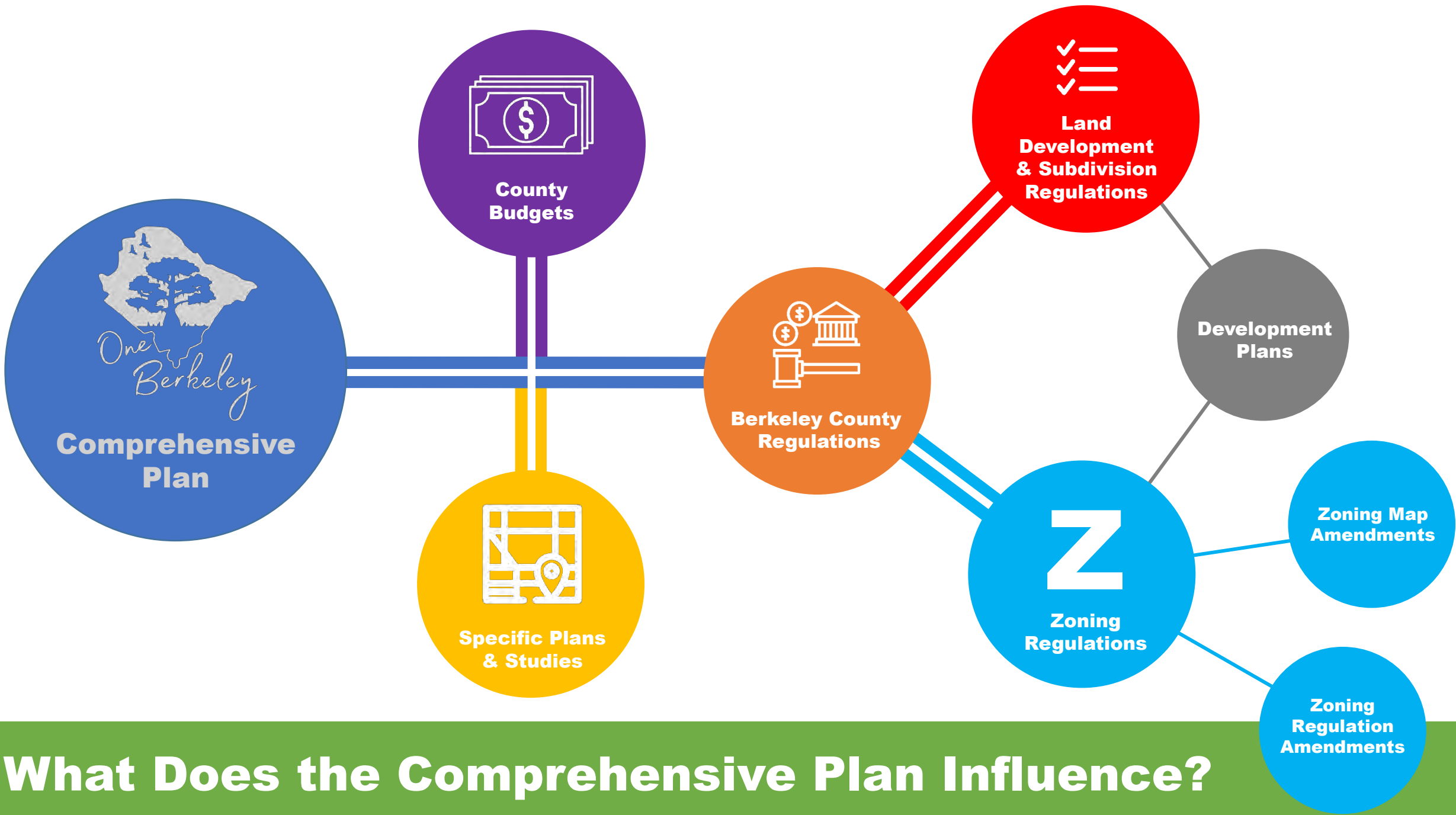
The Comprehensive Plan will be the official adopted statement for future conservation, growth, and development in Berkeley County. It will establish a long-term vision for the community, analyze existing conditions and emerging trends, set forth the framework for a future land use map that invites investment and does not overburden the County, and establishes a strategy for sensitive implementation.

Recommendations in the document will be used to set public policy and provide a more predictable environment for public investment, private development, and returns-on investment.

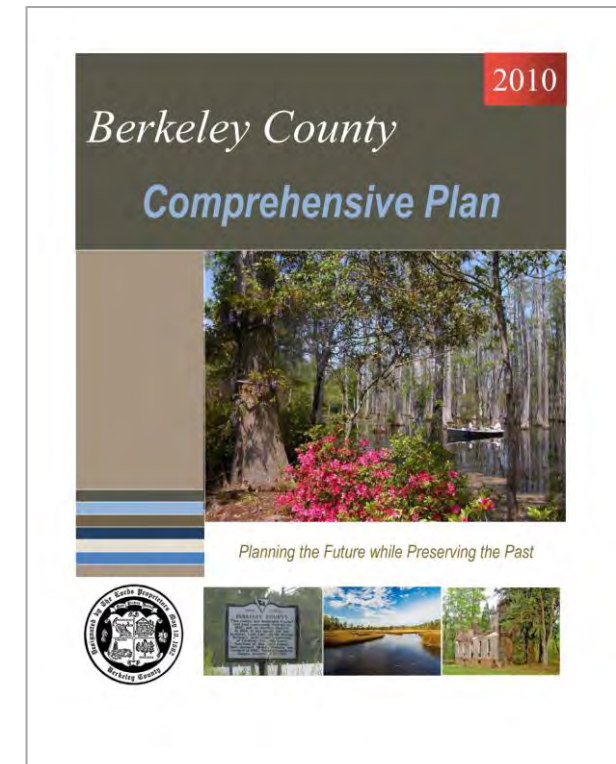
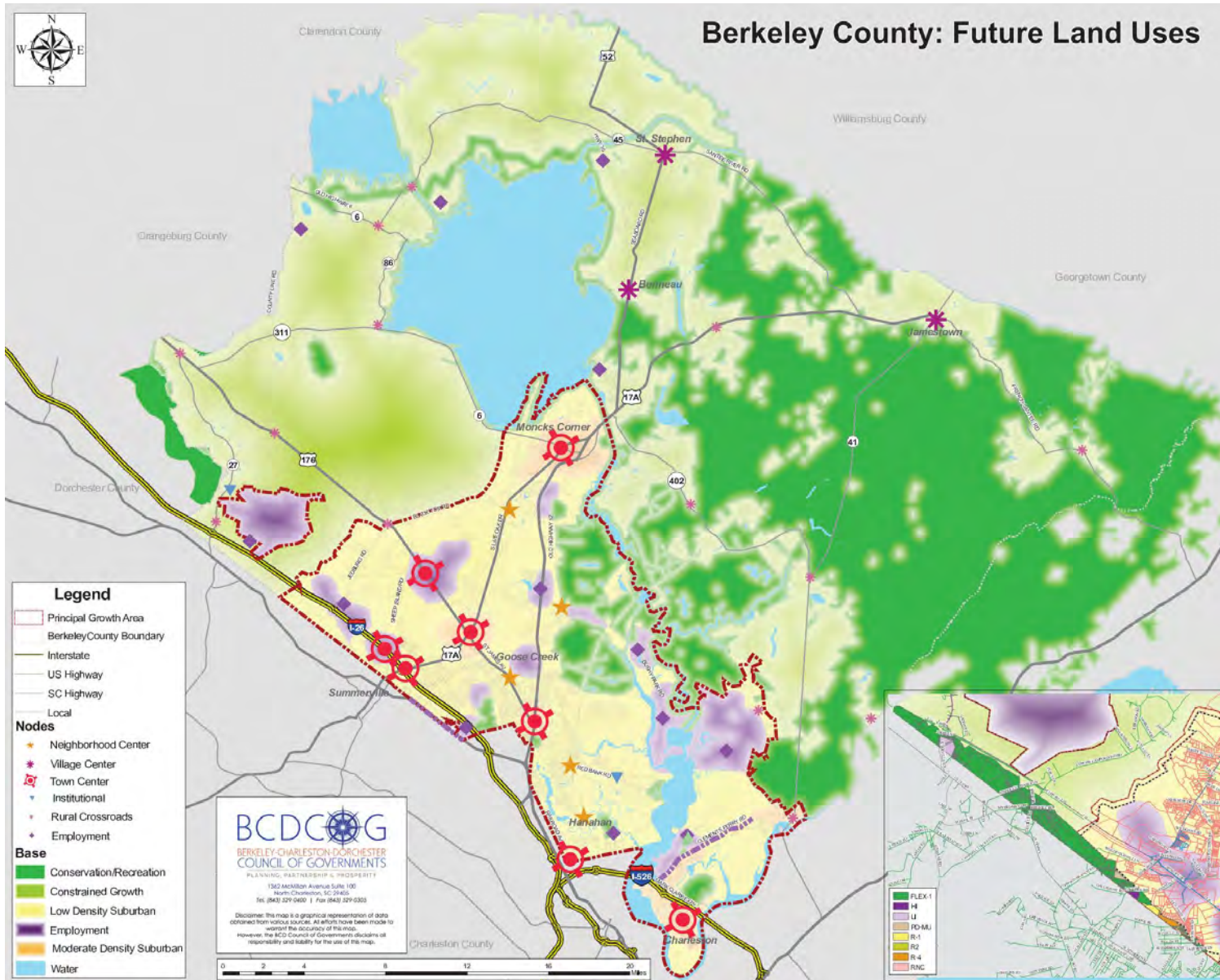
The long-term horizon (20 years) keeps the document somewhat general. However, the broad range of topics and issues addressed in the Plan make it a true playbook for County officials.



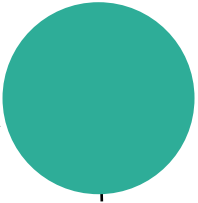
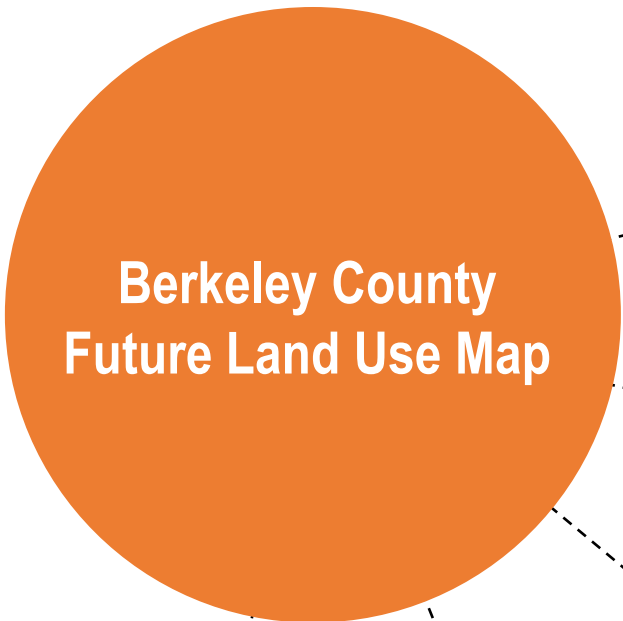
What is a Comprehensive Plan?



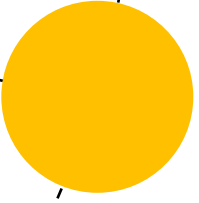
What Does the Comprehensive Plan Influence?



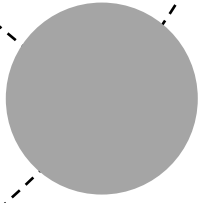
FLUM: the Heart of a Comprehensive Plan



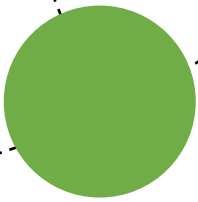
- Land Use Element**
- Preferred Development Patterns
 - Place Type Categories



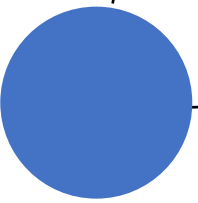
- Natural Resources Element**
- Conservation Strategy Map
 - Future Year Impacts (Demand / Supply)



- Community Facilities Element**
- Infrastructure Service Packs
 - Future Year Impacts (Demand / Supply)



- Transportation Element**
- Infrastructure Service Packs
 - Future Year Impacts (Demand / Supply)



- Priority Investment Element**
- Anticipated Revenue & Expenditures
 - Intergovernmental Coordination

**Build a
Strong
Foundation
for the Plan
with the
Future
Land Use
Map**



A hybrid scenario for Berkeley County will be developed from one or more parts of the four scenario concepts presented at the Growth Choices Workshop on February 17, 2022.

Community feedback from the Workshop and further work on the planning themes and topics by the Project Steering Committee will influence the hybrid scenario.

The hybrid scenario will be shared with the community in the draft Comprehensive Plan document released for public comment.

Choosing a “Best Path Forward” for the County



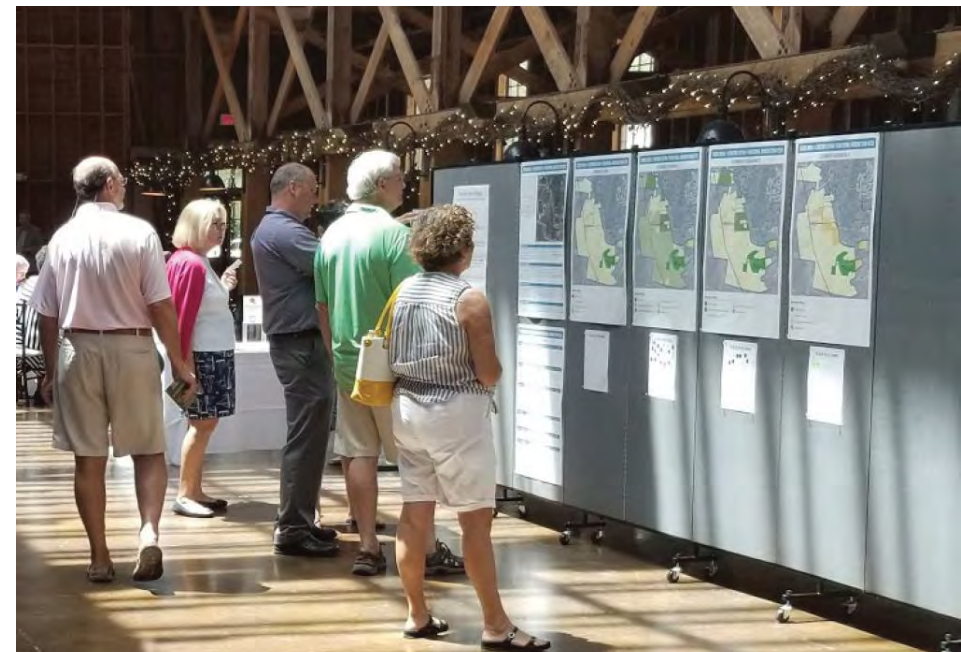
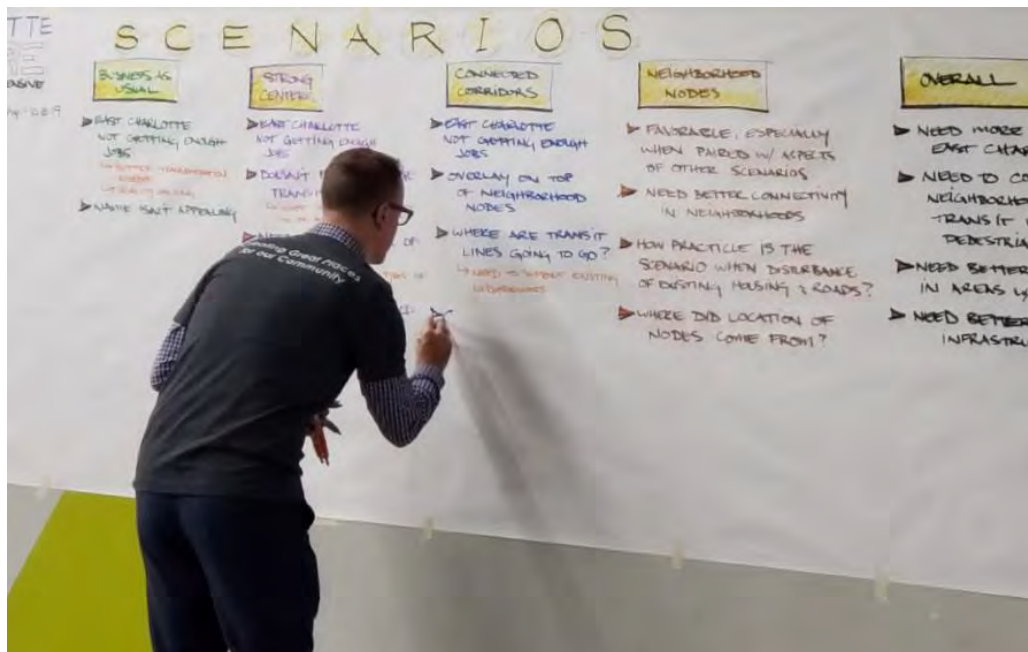
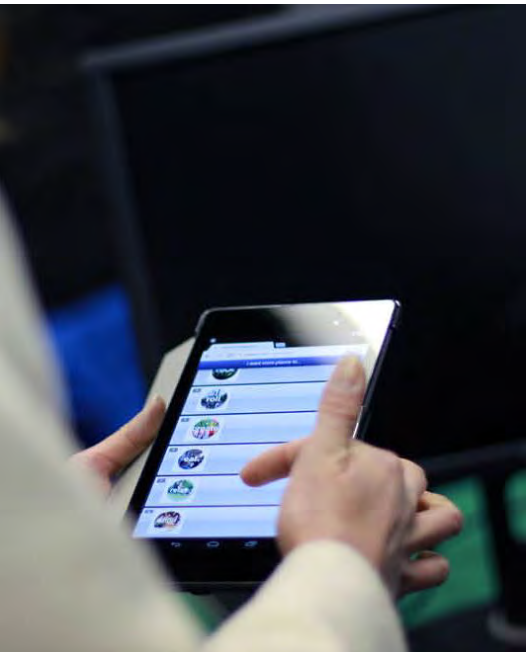
Growth Choices Workshop

The Growth Choices Workshop is an opportunity for you to learn about and provide feedback on different scenarios for growth, development, and preservation, and the related key decision points important to planning for the County's future.



What is the Growth Choices Workshop?

Monongalia County
Comprehensive Broadband
Plan and Feasibility Study



How Do I Participate?



**Ask Questions
After this
Presentation**

February 17, 2022



**Speak with Project
Team Members at the
Different Stations**

February 17, 2022



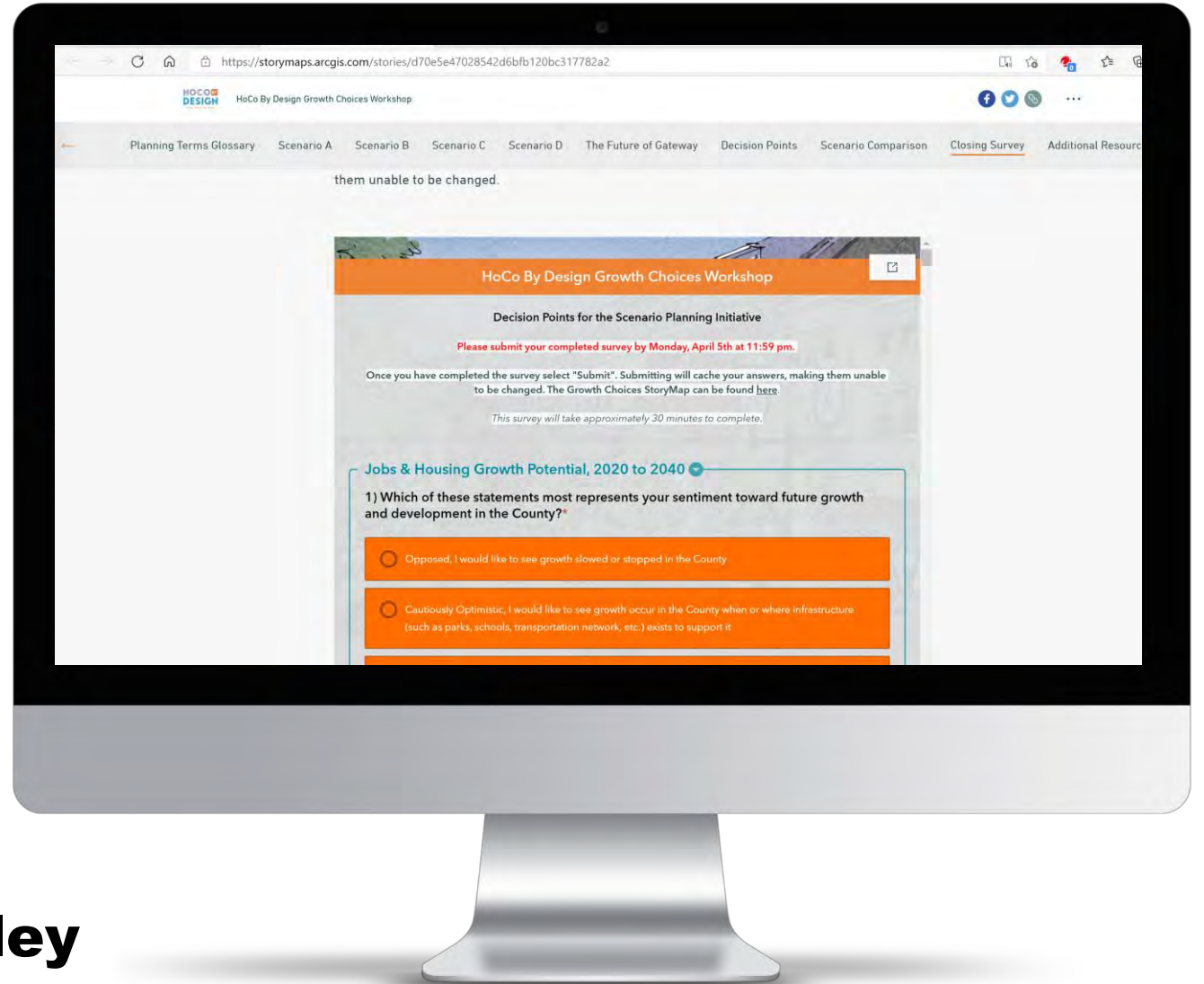
**Participate in the
Online Survey**

February 17-28, 2022

How Do I Participate?

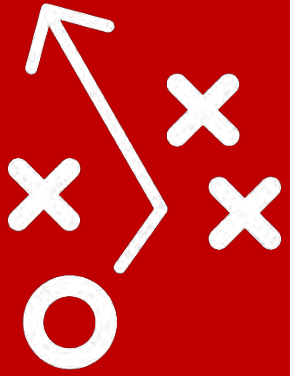


One Berkeley
COMPREHENSIVE PLAN



www.bcdco.com/one-berkeley

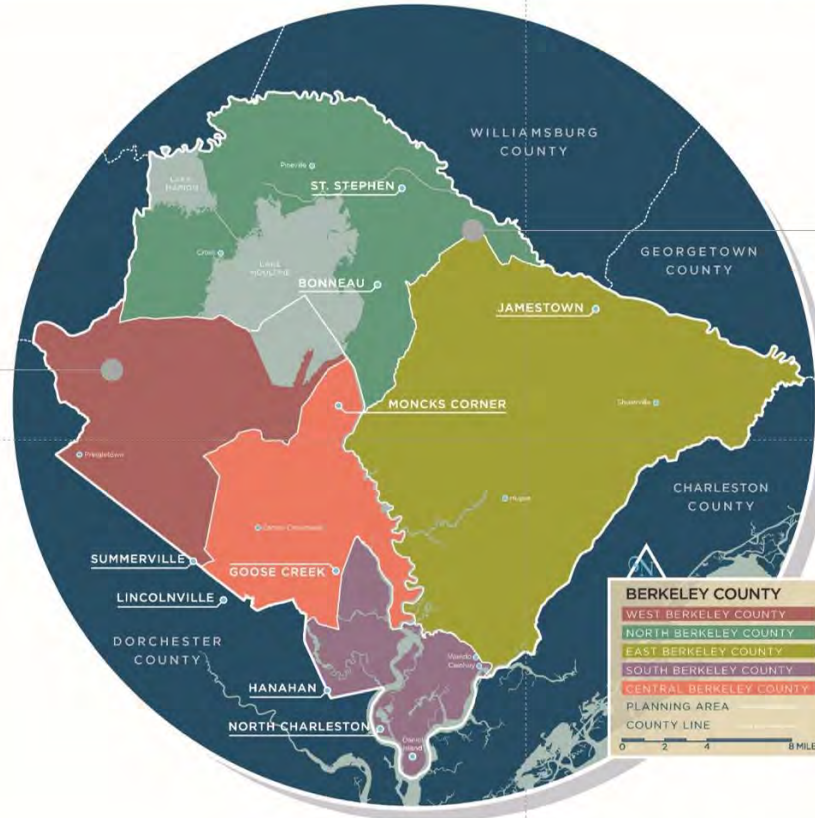
Online Survey for the Growth Choices Workshop



Big Issues (Decision Points) for the County's Future



Public Meetings



West:

- Retain rural character
- Improve cell and internet coverage
- Provide walkways and bikeways

North & East:

- Open to some growth, particularly affordable housing
- Want greater access to Lake Moultrie and recreational, entertainment options
- Improve internet coverage

South & Central:

- Recent development patterns unsustainable
- New housing encroaching on open space and outpacing infrastructure
- Appetite to implement impact fees and shift financing of service-related needs to developers

7 Public Meetings

WikiMaps "Place Types Exercise"

994 Comments Received

Categorized by 5 main topics

Grouped by Planning Area

Building on Prior Community Engagement for the Plan

OUR GREATEST ASSETS

Affordability

Public parks, trails & waterways
Quiet/Country/Rural
Large, open spaces
Clean, protected natural environment

Proximity to amenities

Not over-populated

Localized growth

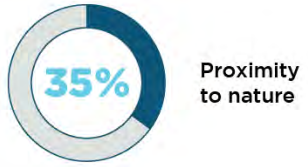
Historic Preservation and Awareness

Family-friendly

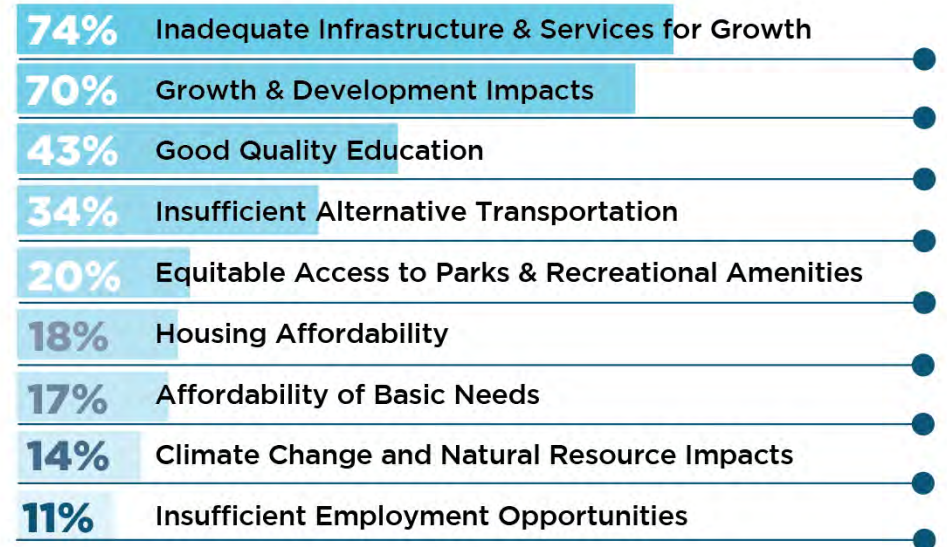
NUMBER OF RESIDENTS WHO HAVE PROVIDED INPUT ON THE PLAN'S DIRECTION

 **1,071**

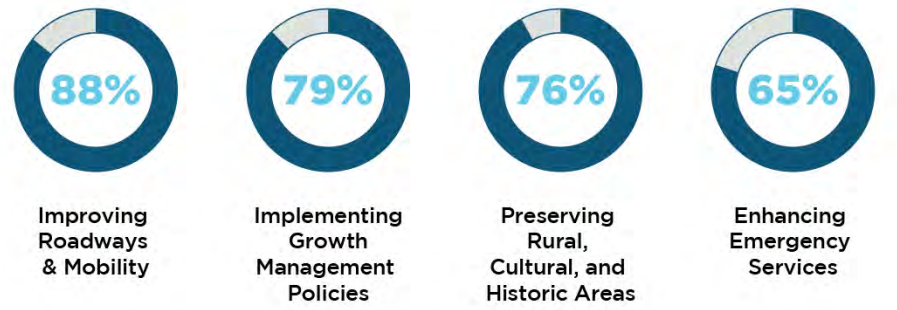
WHAT WE LOVE ABOUT BERKELEY COUNTY



OUR BIGGEST CONCERNS



OUR TOP PRIORITIES





Opportunities Identified

Area	Transportation & Infrastructure				Services, Facilities & Amenities					Housing & Land Use				Natural Resources		
	Improved roads (capacity, pavement, maintenance)	Expanded public transportation options	Non-motorist infrastructure for errands or leisure	Improved internet access, connectivity and speeds	Expanded recreational opportunities	Improved educational opportunities	Improved emergency services	More retail, restaurants, and entertainment options	Resources for small businesses and start-ups	Better growth management policies	Greater variety of housing options for varied preferences	More mixed-use development	Expanded employment opportunities	Preservation of rural, ag, cultural and historical areas	Creation or preservation of new open spaces	Improved stormwater mgmt and flood prevention
County	88%			54%		57%	65%			79%				76%	63%	61%
West BC	82%			64%		68%	77%		50%	84%				89%	61%	
North BC	86%			69%		57%	80%		55%	88%				92%	71%	53%
East BC	87%			78%		70%	83%		57%	70%			57%	91%	65%	57%
South BC	85%		52%	53%	53%	54%	63%			76%				72%	64%	62%
Central BC	90%			52%		57%	64%			80%				75%	63%	63%

Building on Prior Community Engagement for the Plan



Engage in Strategic Growth Management Practices:



- 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 enforce thresholds for development impact analyses and mitigation of developments on fiscal resources, the environment, infrastructure and public facilities and services.



Prioritize Highly-Valued Resources:



- 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.



Create Great Places for People:



- Cultivate contextually-compatible and strategically located employment growth areas that are served by multiple modes of transportation and align with community objectives in the adopted plan;
- Incorporate non-motorist infrastructure in new developments and promote in existing developments to facilitate safe, efficient, and affordable mobility options; and
- 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 – all in our own backyards.

**Magnitude, Timing &
Location of
Future Development**

**Character & Its Influence
on Everything Else
in the County**

**Commitment to Open
Space in Terms of Type,
Size & Connectedness**

**Preferred Home Choices
to Meet the Needs of a
Growing & Diverse
Community**

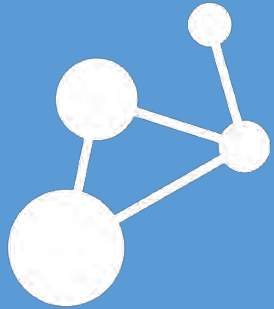
**Ability to Expand
Infrastructure to Keep
Pace with Future Growth**

**Preferred Travel Options
for Work, Shopping,
Leisure, Etc.**

**Rules, Requirements,
Policies or Fees to
Influence Future
Development**

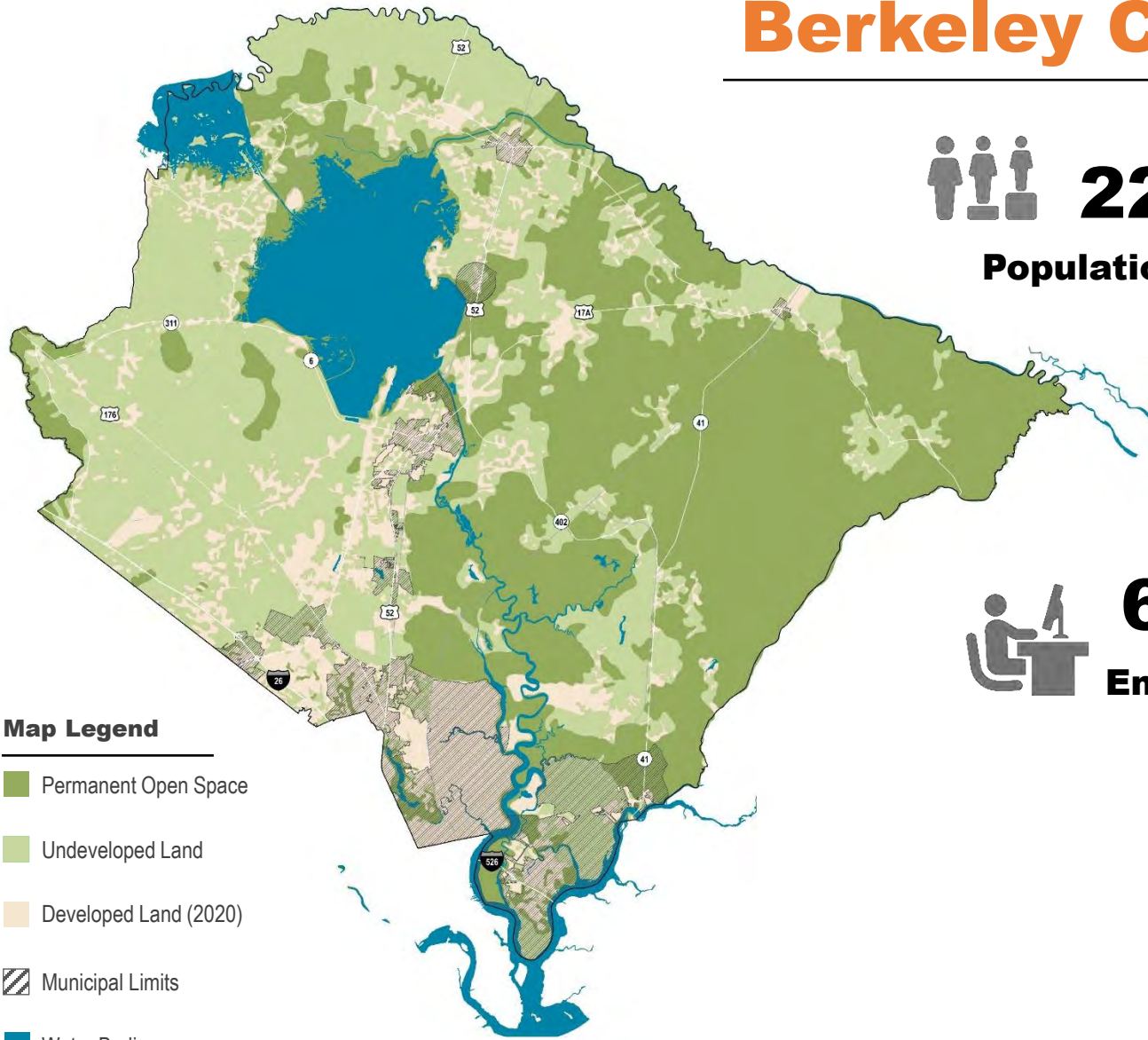
**Financial Implications to
the County & Its Residents**

Decision Point Topic Menu for the Different Scenarios



Alternative Growth Scenarios

Berkeley County Baseline Conditions



Map Legend

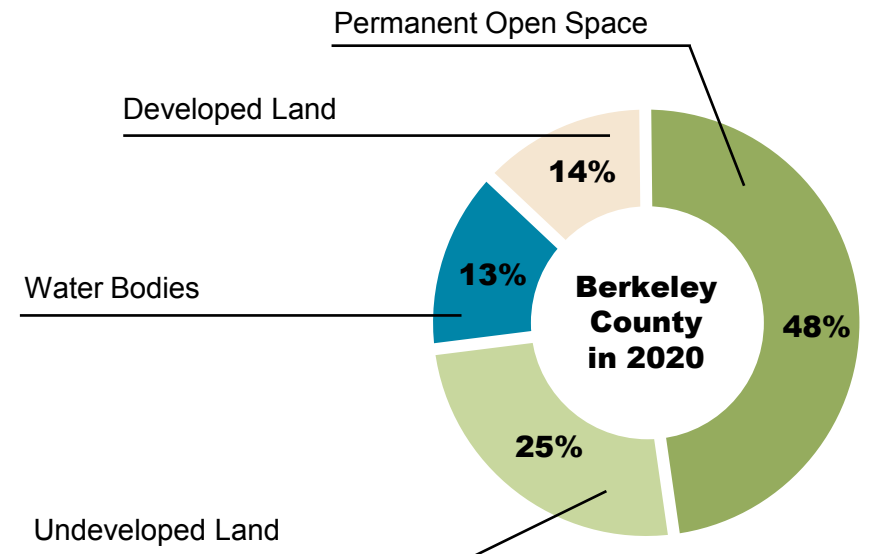
- Permanent Open Space
- Undeveloped Land
- Developed Land (2020)
- Municipal Limits
- Water Bodies

 **229,861**
Population

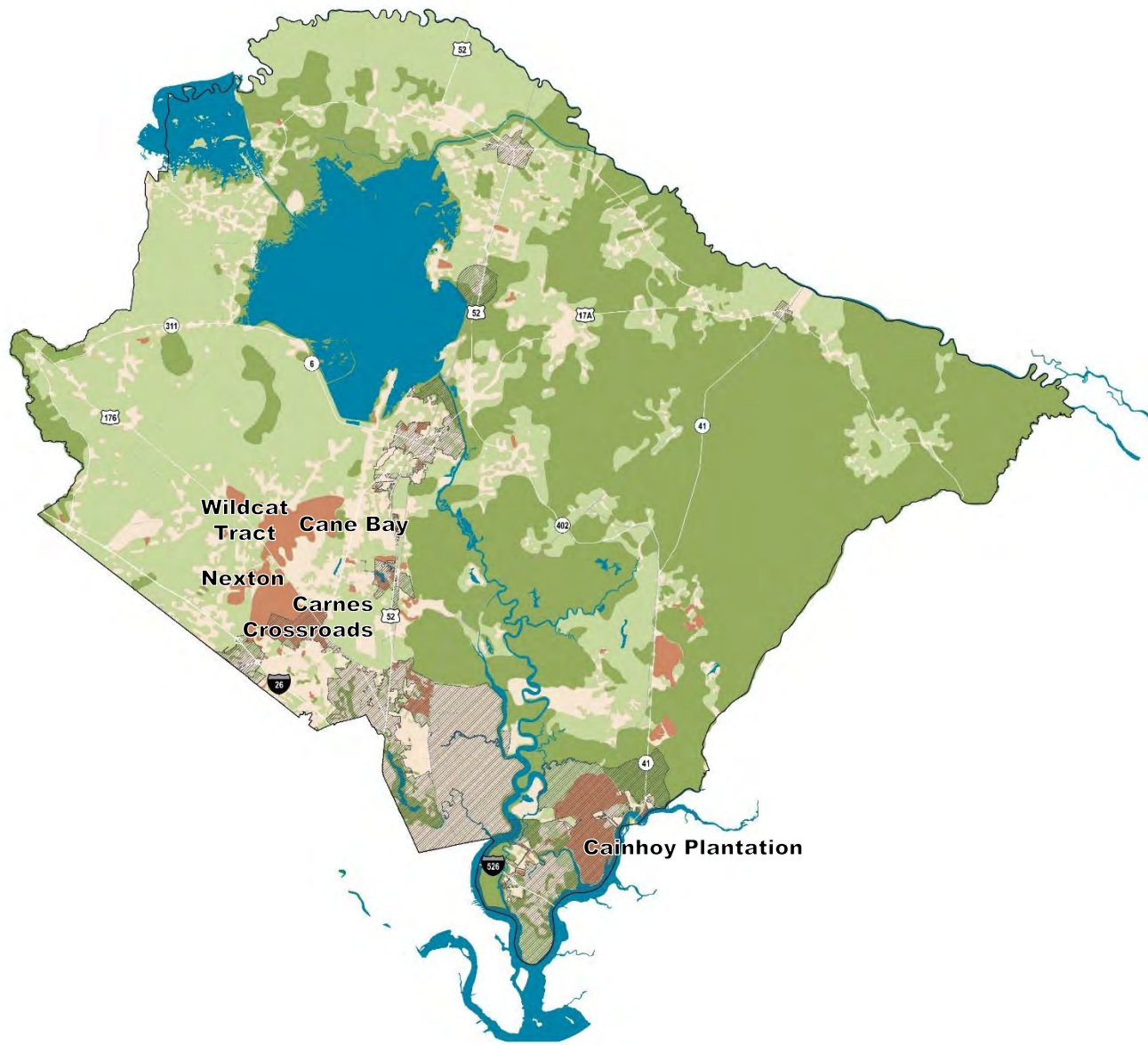
 **84,461**
Dwelling Units

 **54,337,000**
Non-Residential Square Feet
(Retail • Office • Industrial • Institutional)

 **60,274**
Employees



Frame of Reference for the Scenario Comparisons



Committed Development*:

Residential Categories

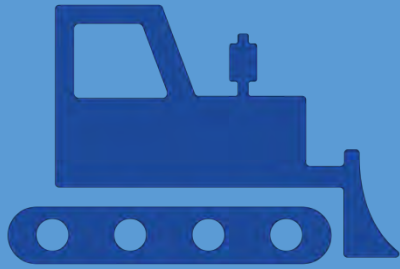
Single Family Detached	38,929 d.u.
Single Family Attached	3,717 d.u.
Stacked Multifamily	7,000 d.u.

Non-Residential Categories

General Commercial	855,000 s.f.
Office/Medical	466,000 s.f.
Industrial	2,573,000 s.f.

* = Represents expected build-out at this time based on information available to staff (not full build-out in approved entitlements)

Frame of Reference for the Scenario Comparisons



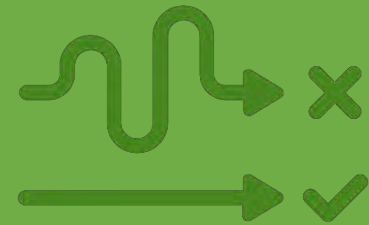
Committed Development (A)



Trend Development
(B)

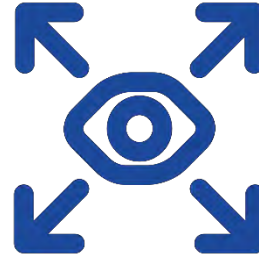


Accelerated Trend
Development
(C)



Managed Growth
(D)

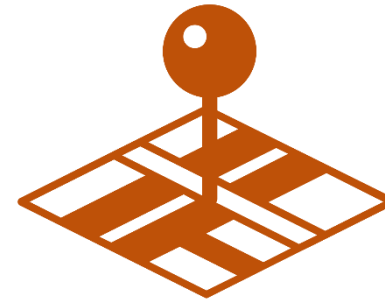
How are the Scenarios the Same?



Planning Area



Committed
Development Inventory



Existing
Development Patterns



Existing Land
in Permanent Open Space

How are the Scenarios Different?



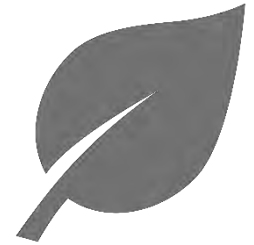
Development Types



Development Locations



Development Intensities & Patterns



Open Space Preservation



Supporting Infrastructure



Anticipated Growth



The County's ability to reclassify and reprioritize individual 'land use', 'density', and 'infrastructure' topics as contributing factors for a defined 'community character' should lead to more intentional outcomes for Berkeley County as it grows and develops — with clear terms and expectations for its character, history, uniqueness, and authenticity.

Character Areas Considered for the FLUM in Berkeley County

Open Space



Permanent Open Space

Recreation Open Space

Rural Living



Rural Residential

Working Farm & Forestland

Rural Crossroads

Suburban Neighborhoods



Mobile Home Community

Large-Lot Residential

Small-Lot Residential

Mixed-Density Neighborhood

Master Planned Community

Town Home Community

Multifamily Community

Suburban Centers



Neighborhood Commercial

Highway Commercial

Civic or Institutional

Office

Light Industrial

Heavy Industrial

Mega Industrial

Walkable Activity Centers



Urban Neighborhood

Neighborhood Activity Center

Innovation Center

Community Activity Center

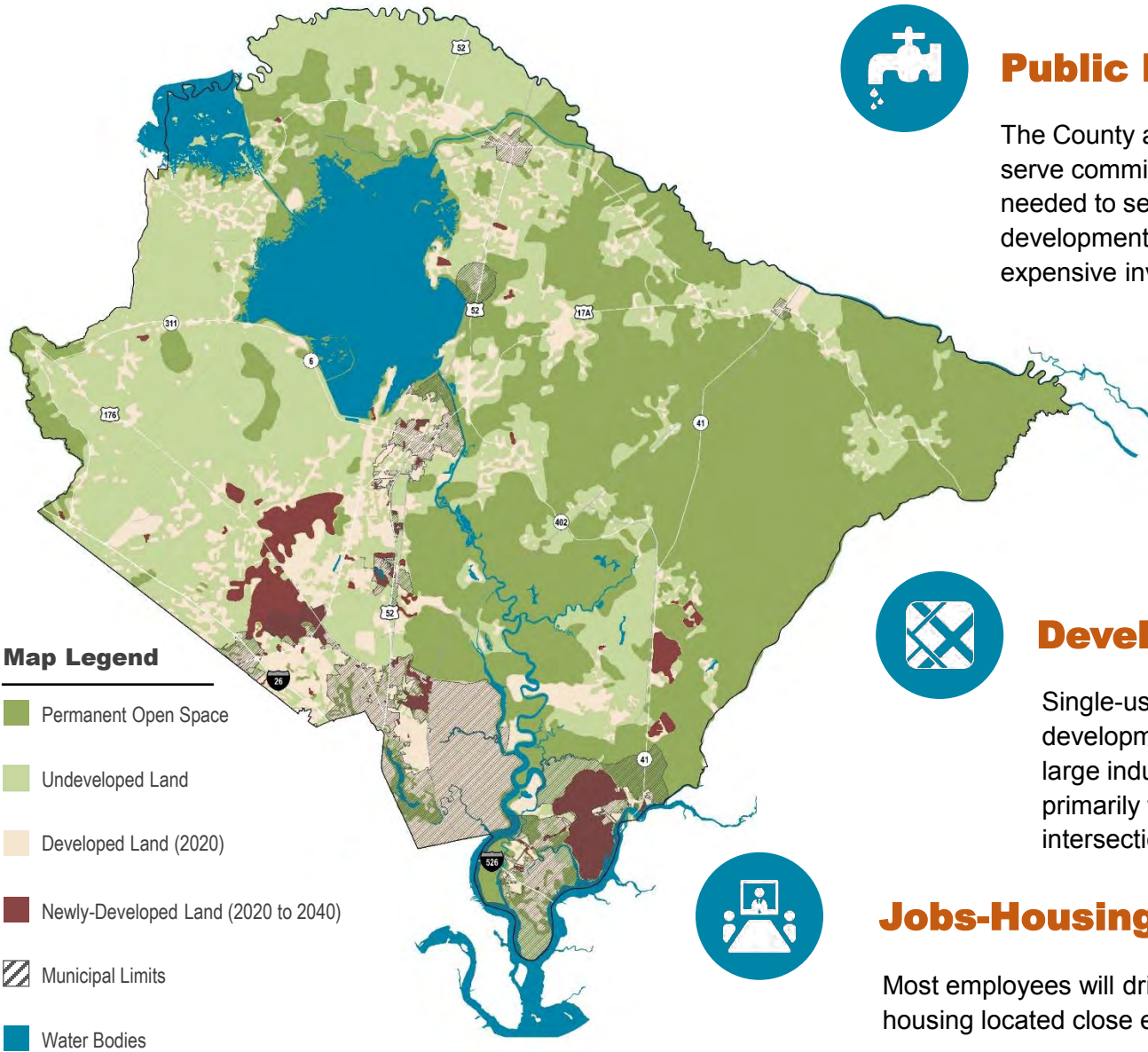
Regional Activity Center

Transit-Oriented Development

Municipal Centers (Downtowns)

Character Areas Considered for the FLUM in Berkeley County

SC A | Committed Development



Public Facilities & Services

The County and their partners have planned their services areas for water, sewer, and schools to serve committed development (entitled) projects. It is assumed capacity will exist at the time it is needed to serve the entitled development approved in various development master plans (or their development-phasing plans). It is also assumed cost-sharing strategies are in place to offset some expensive investments for the County to serve the developments.



Environmental Stewardship

A significant amount of land in the County is permanently preserved as open space as of 2020. The amount of new open space preserved in the County remains relatively unchanged in the future if growth is not expanded beyond entitled development areas.



Development Footprint

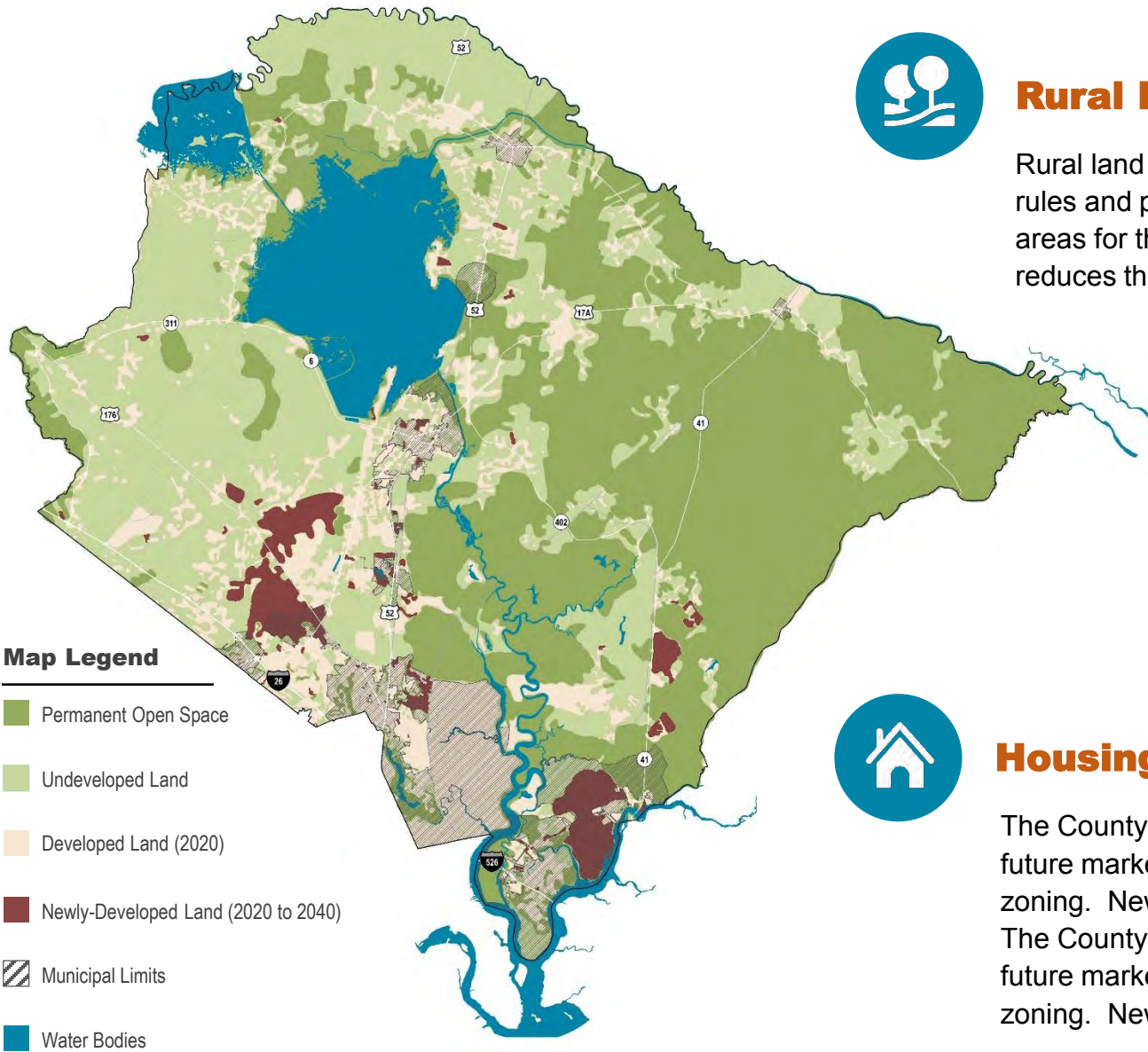
Single-use, suburban development patterns and intensities are common in committed development; exemplified by suburban neighborhoods, highway strip commercial, and large industrial buildings. Mixed-use, walkable activity centers are not prevalent, and primarily focused inside different municipal limits or a limited number of specific intersection nodes in the County.



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).

Scenario A | Committed Development



Map Legend

- Permanent Open Space
- Undeveloped Land
- Developed Land (2020)
- Newly-Developed Land (2020 to 2040)
- Municipal Limits
- Water Bodies



Rural Land

Rural land preservation becomes an unintended benefit for Berkeley County as a result of rules and policies that limit development to previously-approved projects. Confining growth areas for the planning horizon, in part because of limited available infrastructure capacities, reduces threats to surrounding landscapes.



Viable Travel Options

Cars will be the primary mode of transportation for residents in the County. Investments in Interstate 26, various highways, and local roads will be needed to meet demands generated by the committed development. Transit remains a low-priority in the future.

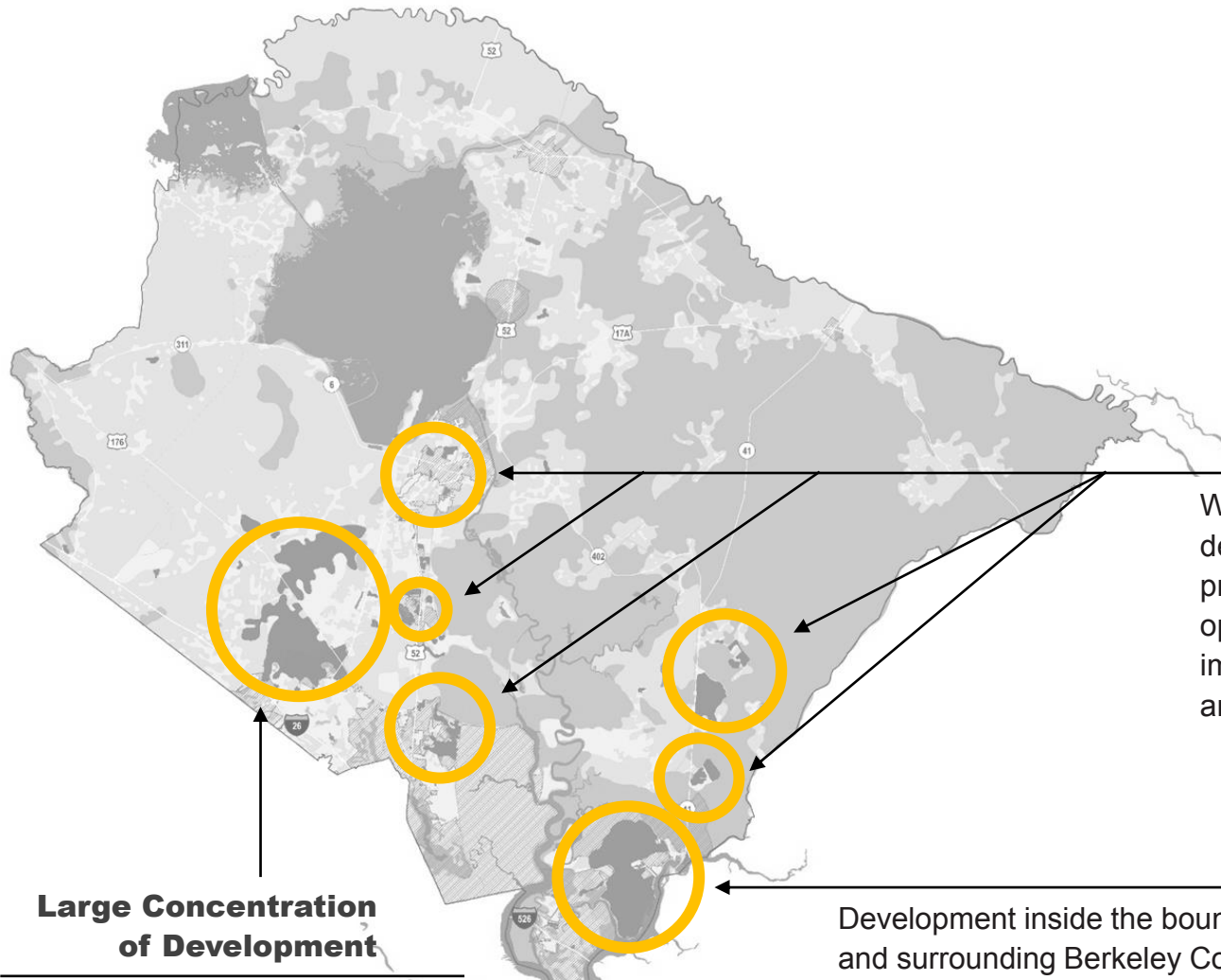


Housing Mix

The County will see even more large-lot, single-family neighborhoods to meet future market demands — some of which may be in rural areas under current zoning. New neighborhoods would average fewer than three homes per acre. The County will see even more large-lot, single-family neighborhoods to meet future market demands — some of which may be in rural areas under current zoning. New neighborhoods would average fewer than three homes per acre.

Scenario A | Committed Development

Intended Growth Areas



Cumulative Impacts

While most of the focus is on build out of large, mega developments in the County, there are several smaller projects already approved that together will create measurable opportunities and impacts for the community. The cumulative impacts of projects along US Highway 52 and SC Highway 41 are being monitored.

Cainhoy Plantation Development

Development inside the boundaries for Cainhoy Plantation will literally transform this area of Charleston and surrounding Berkeley County. 18,000 residential dwelling units are entitled in this location; however, County planning staff anticipated up to 11,000 units will be built over the twenty-year planning horizon, 2020 to 2040. Both opportunities and impacts from this development will be tremendous. Officials anticipated significant traffic congestion in the area — especially on and near Clements Ferry Road.

Large Concentration of Development

The overwhelming majority of committed development noted for Berkeley County is focused on the area between Summerville, Goose Creek, and Moncks Corner. Major developments in this area include: Cane Bay, Nexton, Carnes Crossroads, and the Wildcat Tract. Together, these projects may account for over 20,000 new residential dwelling units over the twenty-year planning horizon, 2020 to 2040.

Scenario A | Committed Development

Performance Measures of the COMMITTED DEVELOPMENT SCENARIO

This scenario answers the question, "What happens if we only allow what has already been approved as of 2020, and nothing more, through 2040"?

Population Change

Population will increase by approximately 122,000 new individuals from the 2020 baseline population of 229,861. The total population in 2040 will increase to approximately 351,000. This is a 53% increase from the 2020 baseline, or about 2.65% per year over 20 years.



Job Growth

Committed Development will add approximately 5,000 new jobs to the existing 60,274 jobs in 2019, totaling about 65,000 jobs in 2040. This is an 8% increase from the 2020 baseline job numbers.

8%

ACCESS TO AMENITIES BY 2040

Percent of all homes within 1/2-mile of existing parks and 1/4-mile of existing transit

64%

36%

ADDED INFRASTRUCTURE BY 2040

Newly Added Roadway, Sewer, and Water Line Miles

527-MILES

556-MILES

562-MILES

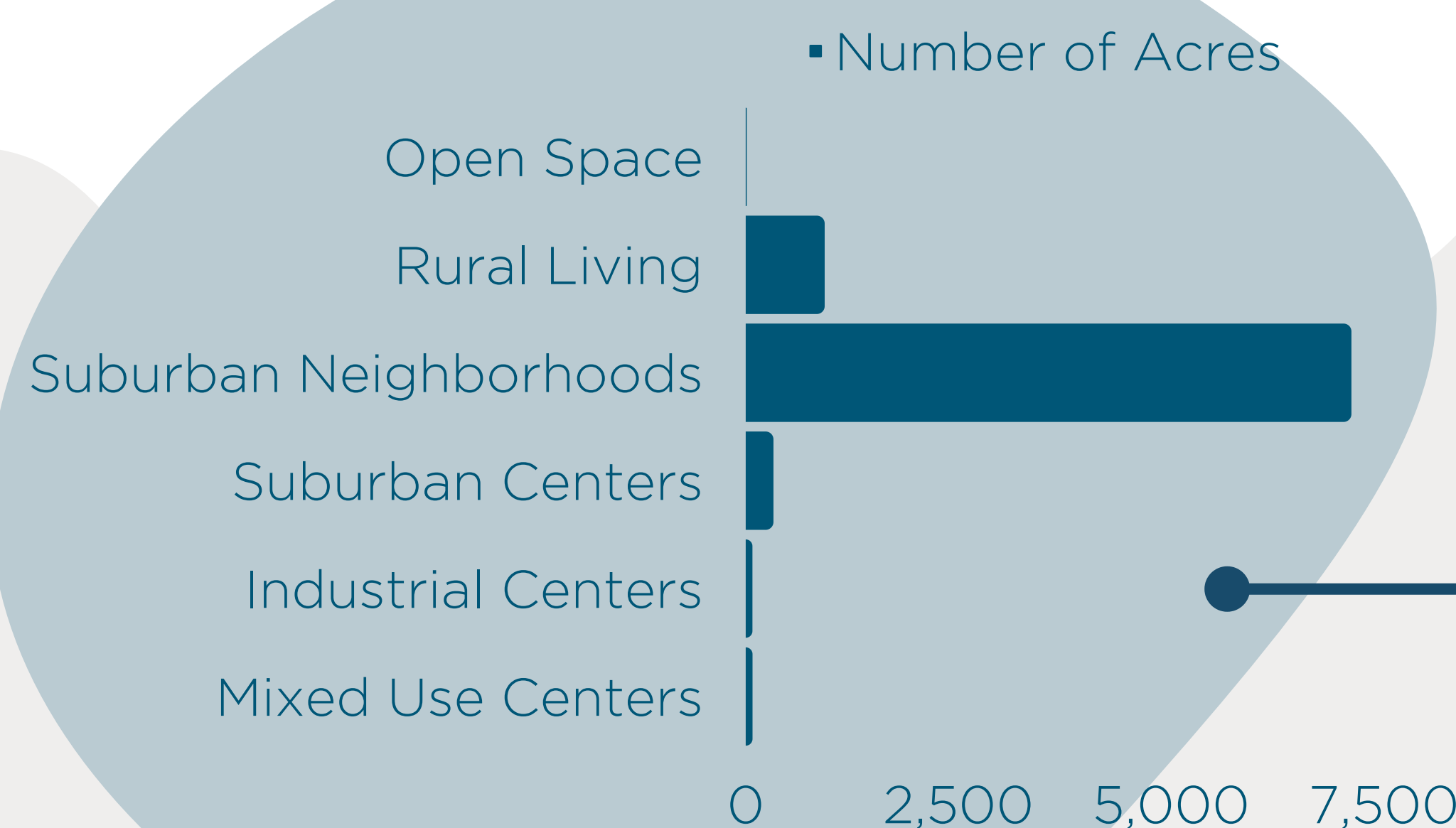
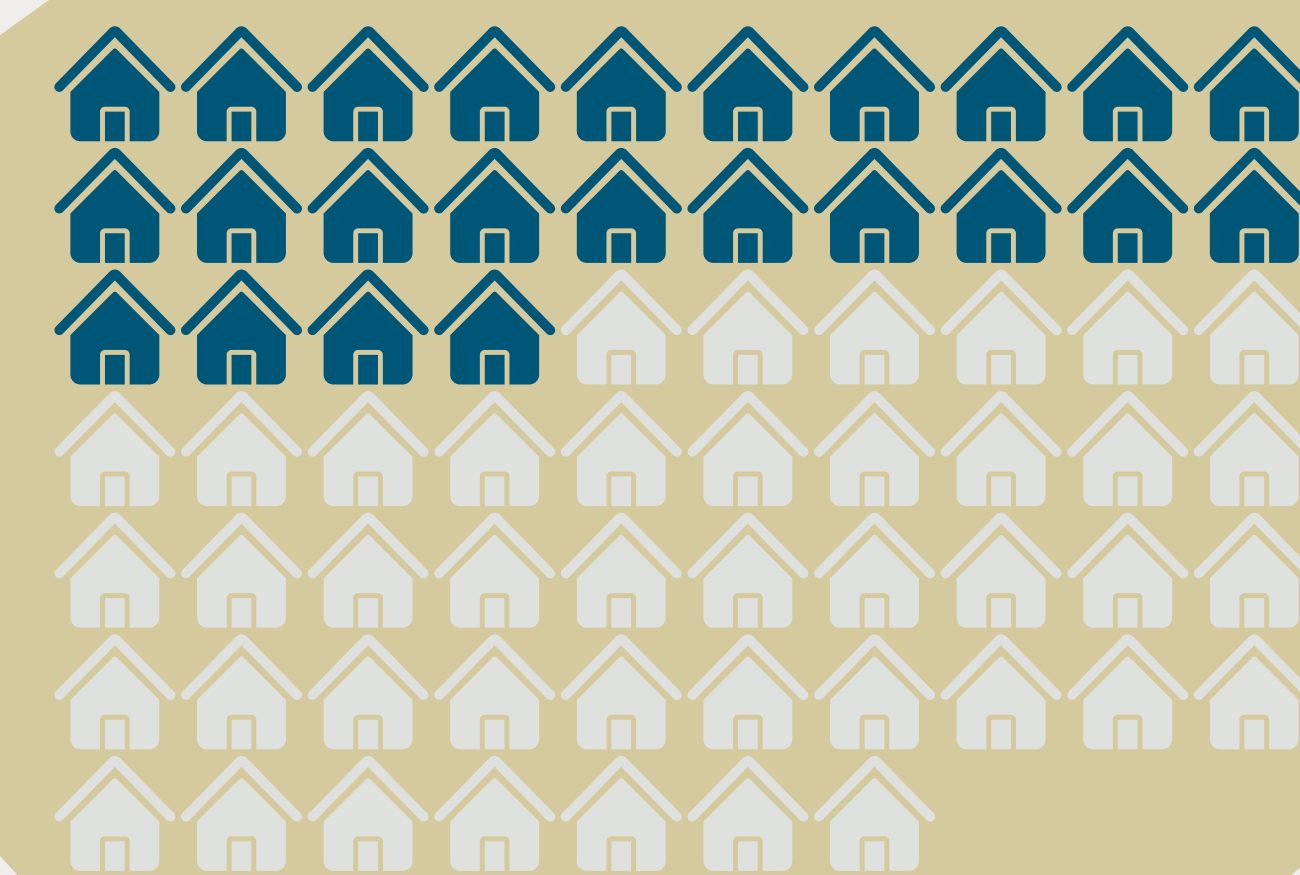
FINANCIAL RETURN ON COMMITTED DEVELOPMENT

Anticipated Return on Investment (Net Return ÷ Cost)

1.38

Housing Units

In 2020, the County had approximately 84,461 total housing units. Committed Development will add 49,600 units resulting in a total of about 134,000 units by 2040, or a 59% increase.



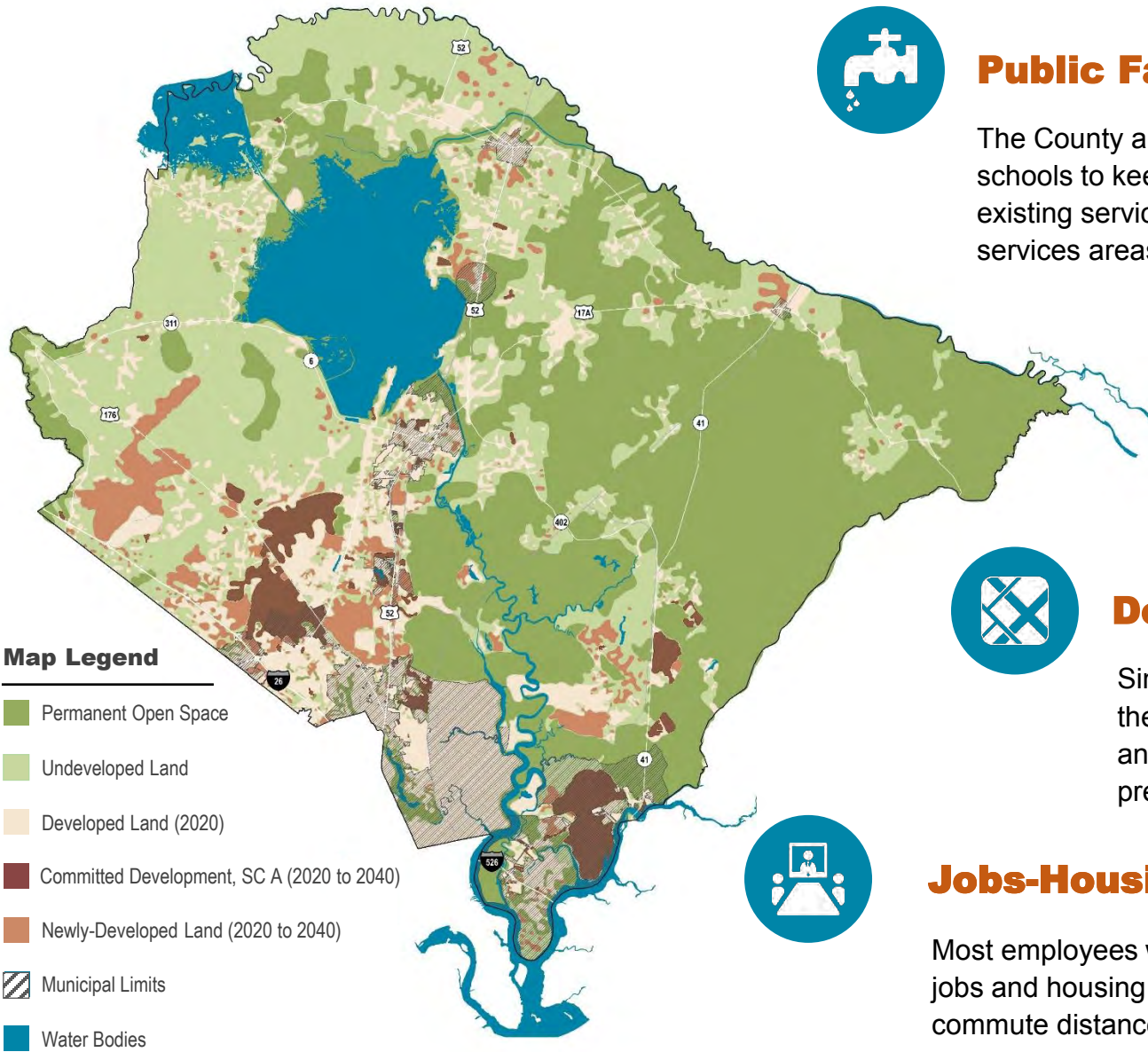
Of the total 689,323-acres in the County, about 14% of land was already developed in 2020. An additional 8,505 acres of development are committed through 2040.

+8,505
NEWLY DEVELOPED
COUNTY ACRES

Development Types

The 8,505 newly developed acres can be categorized into six primary development types: Open Space, Rural Living, Suburban Neighborhoods, Suburban Centers, Industrial Centers, and Mixed Use Centers.

SC B | Trend Development



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.



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 the scenario.



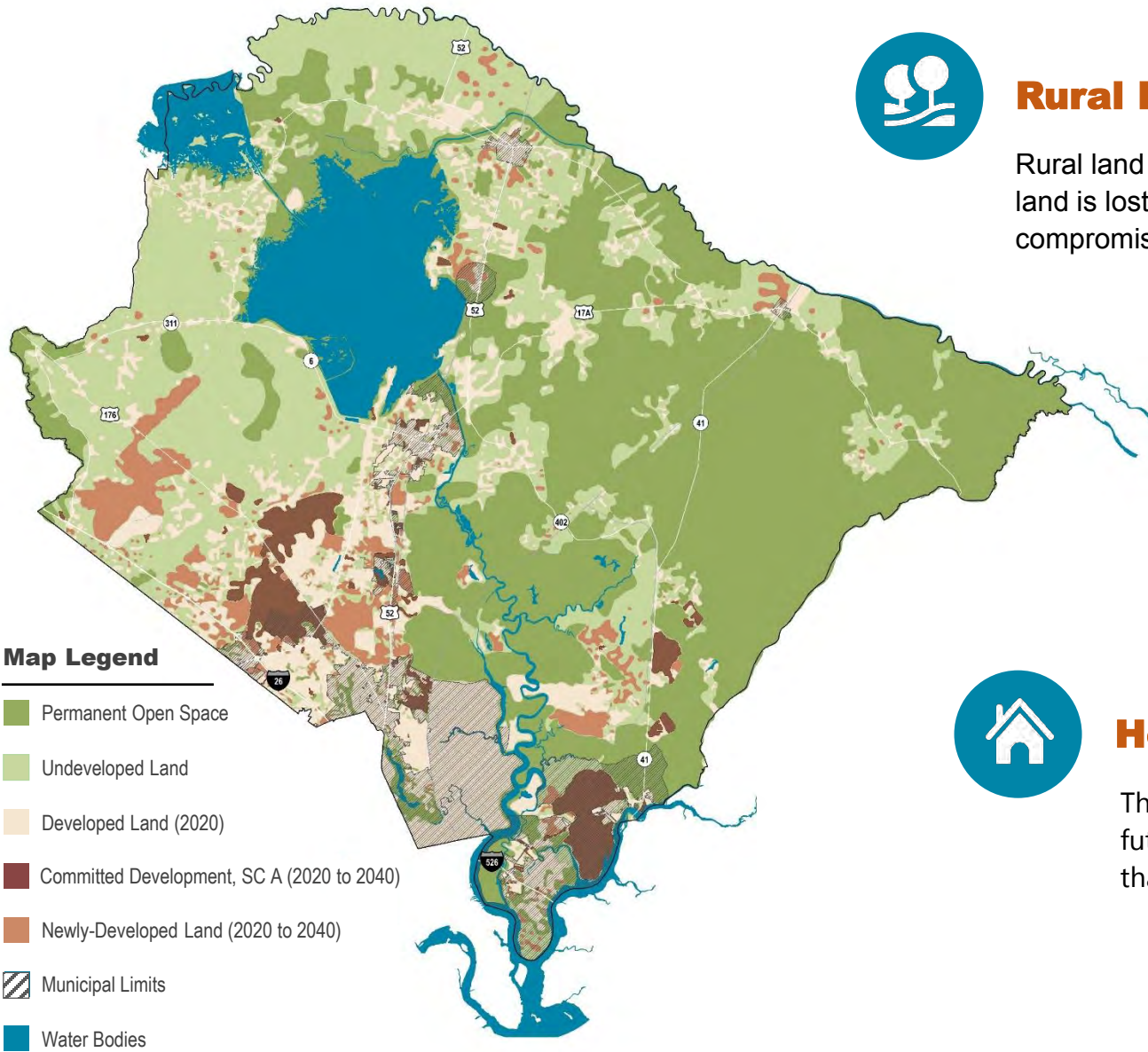
Development Footprint

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.



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).



Rural Land

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



Viable Travel Options

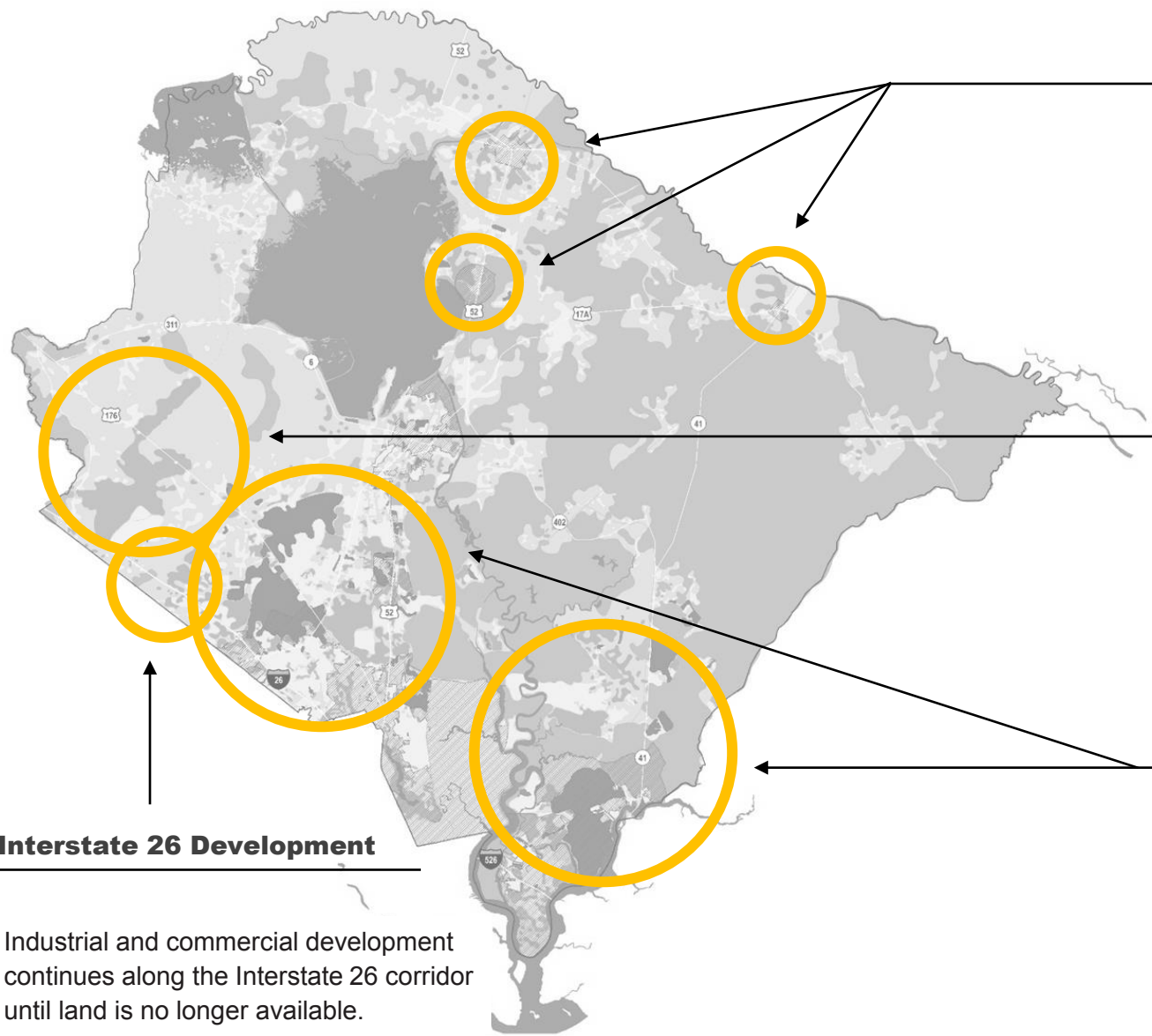
Cars will be the primary mode of transportation for residents in the County. Investments in Interstate 26 and various US and SC Highways will be needed to keep up with growth. Transit remains a low-priority in the scenario.



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.

Scenario B | Trend Development



Slow-Growth in Northern Communities

Most of the County’s incorporated communities in the north – St. Stephen, Jamestown, and Bonneau – will see very little development pressures for the period between 2020 and 2040.

Western Berkeley County Growth Pressures

Areas east of Camp Hall will develop in the future as infrastructure is extended in the area – in particular the Palmetto Railroad. Areas along US Highway 176 and Volvo Car Drive continue to transform into a residential and industrial enclave within the County.

Development Around Large Planned Neighborhoods

The scenario assumes all committed development from Scenario A is completed, and new planned developments are attracted to the County, in part, because of their proximity to future employment areas.

Interstate 26 Development

Industrial and commercial development continues along the Interstate 26 corridor until land is no longer available.

Scenario B | Trend Development

Performance Measures of TREND DEVELOPMENT SCENARIO

This scenario answers the question, "What happens by 2040 if we continue developing in the same way as we have been in the recent past?" It shows the "business-as-usual" scenario.

Reported measures include baseline and committed development numbers.

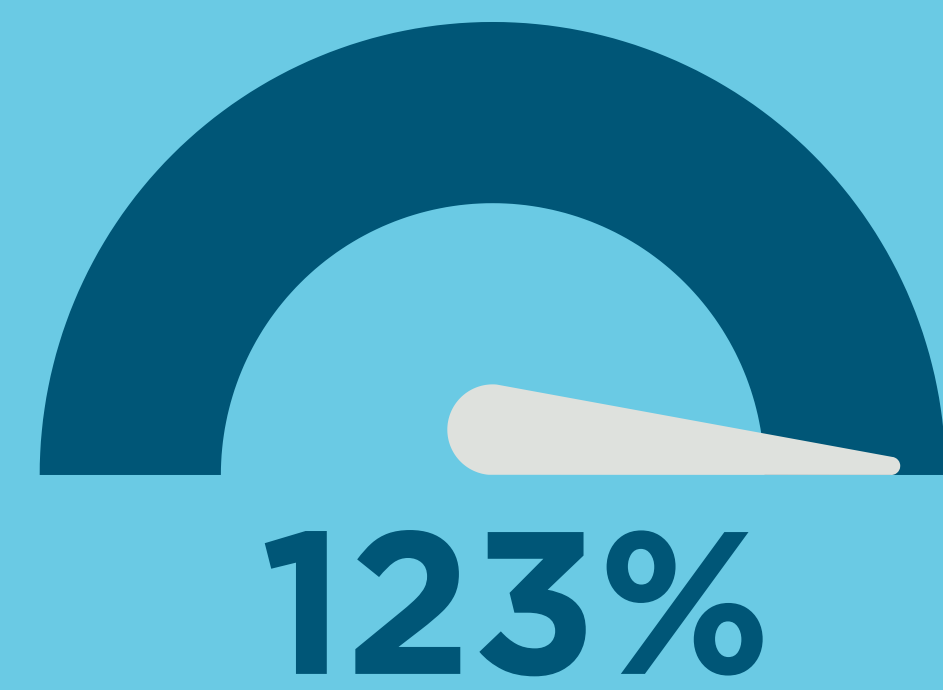
Population Change

Population would increase by approximately 48,000 more individuals from the baseline and committed population subtotal of 351,000, totaling about 399,000. This is a 74% increase from the 2020 baseline population, or 3.7% per year over 20 years.



Job Growth

Trend Development will add another 69,200 more jobs to the baseline and committed subtotal of 65,000, totaling about 134,500 jobs in 2040. This is a 123% increase from the 2020 baseline.



ACCESS TO AMENITIES BY 2040

Percent of all homes within 1/2-mile of existing parks and 1/4-mile of existing transit

46%

27%

ADDED INFRASTRUCTURE BY 2040

Newly Added Roadway, Sewer, and Water Line Miles

911-MILES

960-MILES

897-MILES

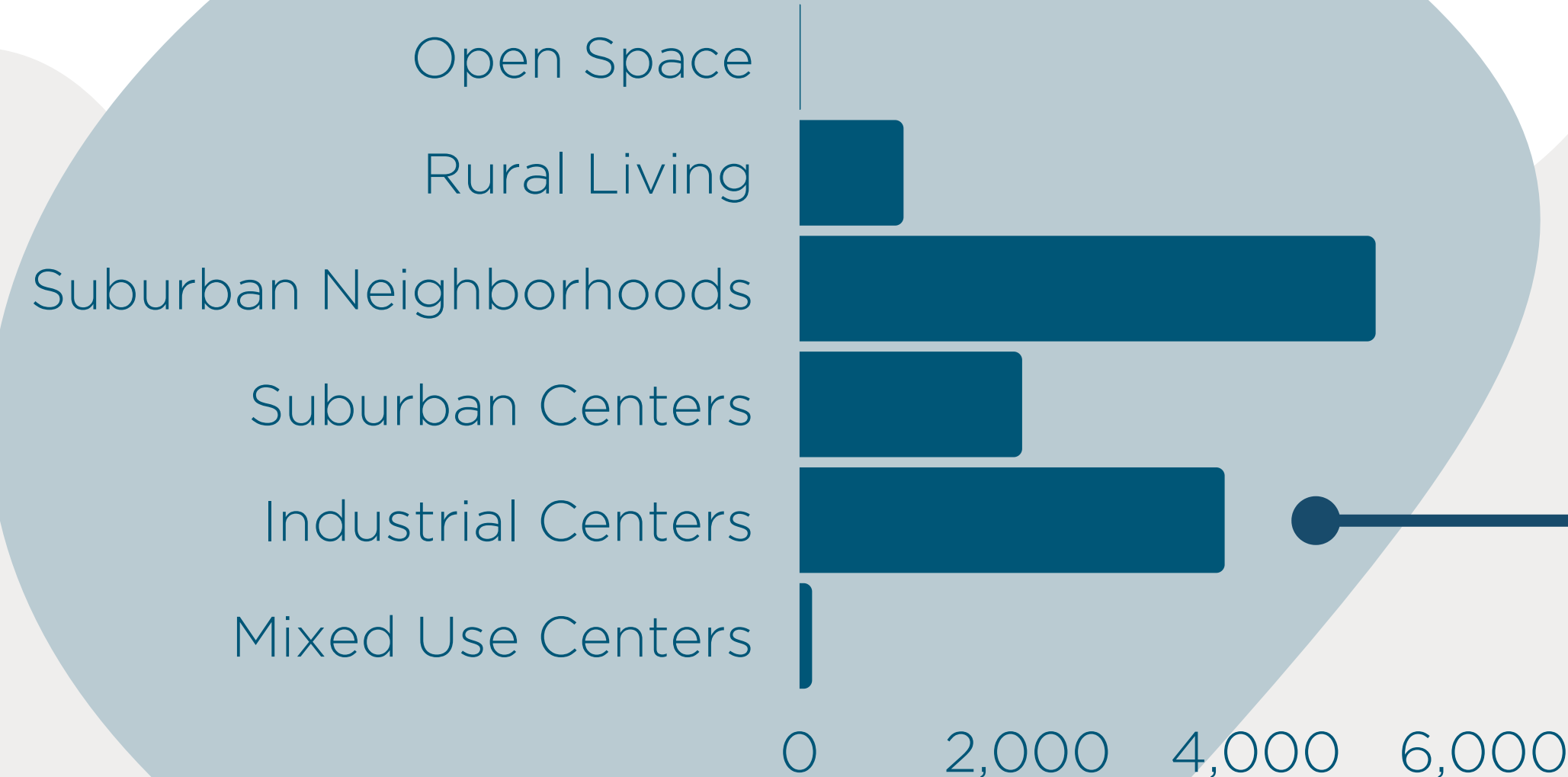
FINANCIAL RETURN ON COMMITTED DEVELOPMENT

Anticipated Return on Investment (Net Return ÷ Cost)

1.51

Housing Units

Existing and committed housing totaled 134,000 units. Trend Development will add another 19,600 housing units, resulting in a total of 154,000 units by 2040, or an 82% increase from 2020.

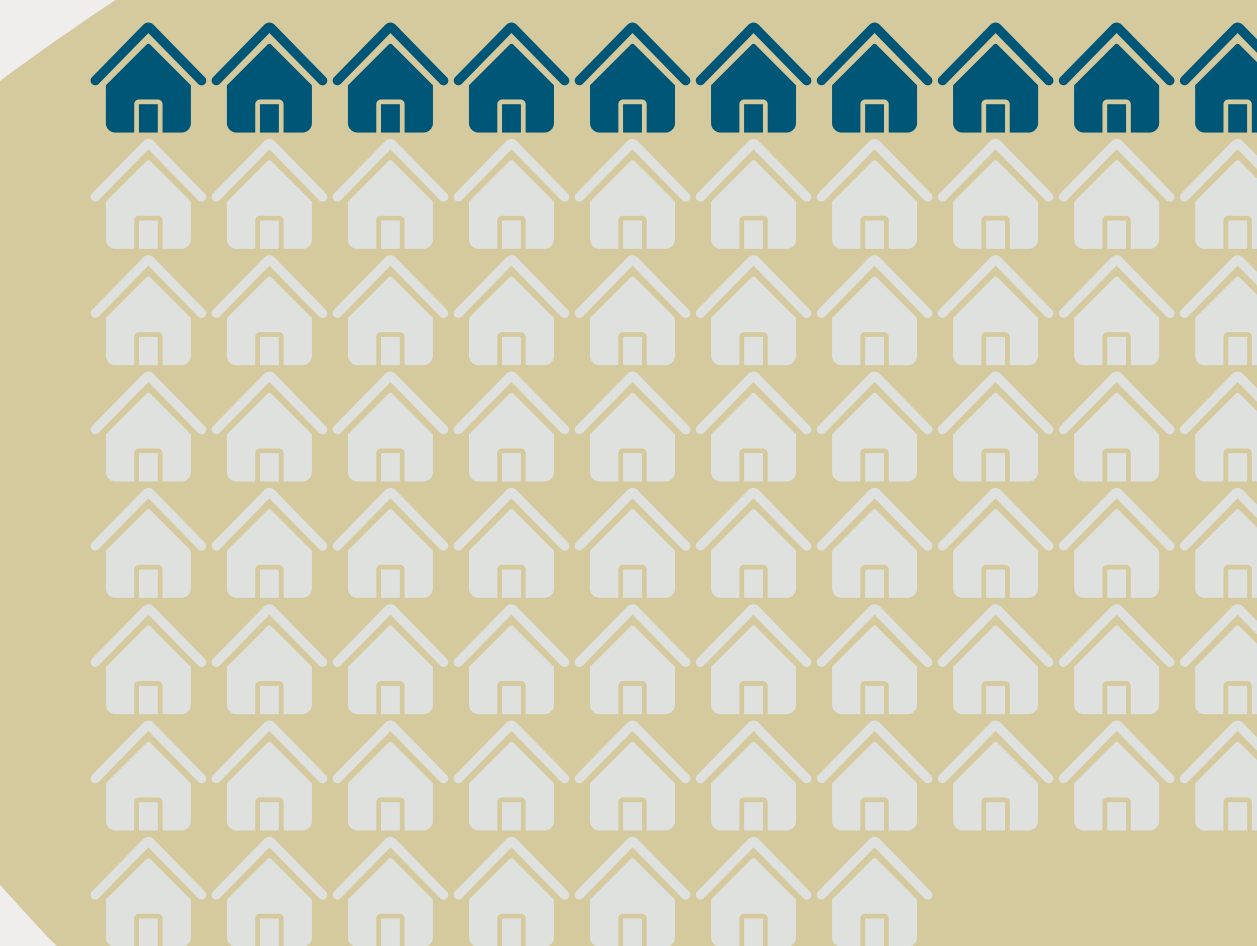


Of the total 689,323-acres in the County, about 14% of land was already developed in 2020. In addition to the 8,505 committed acres, another 11,730 acres of development would occur in the Trend Scenario

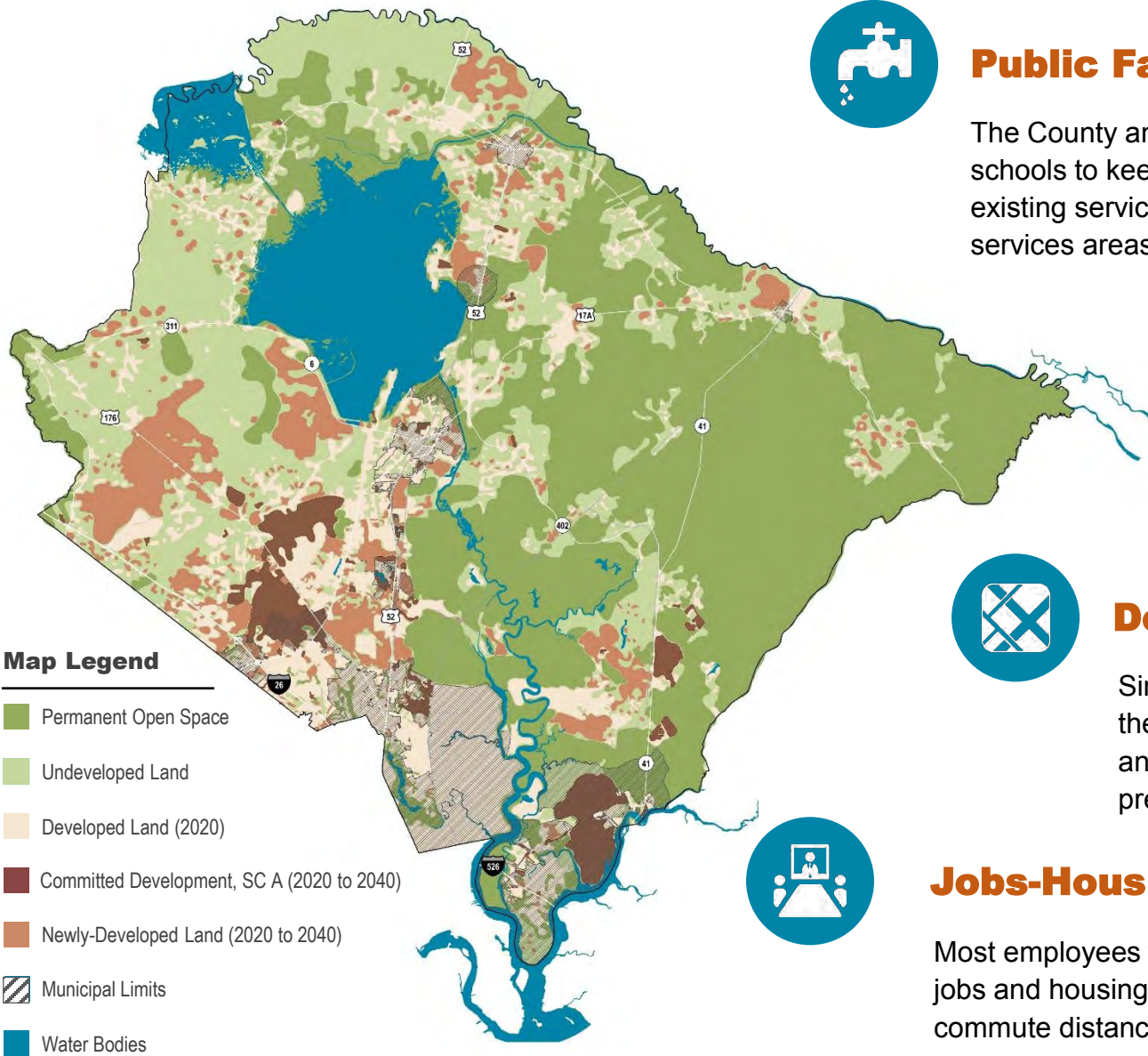
+11,730
NEWLY DEVELOPED
COUNTY ACRES

Development Types

The 11,730 newly developed acres can be categorized into six primary development types: Open Space, Rural Living, Suburban Neighborhoods, Suburban Centers, Industrial Centers, and Mixed Use Centers.



SC C | Accelerated Trend Development



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.



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.



Development Footprint

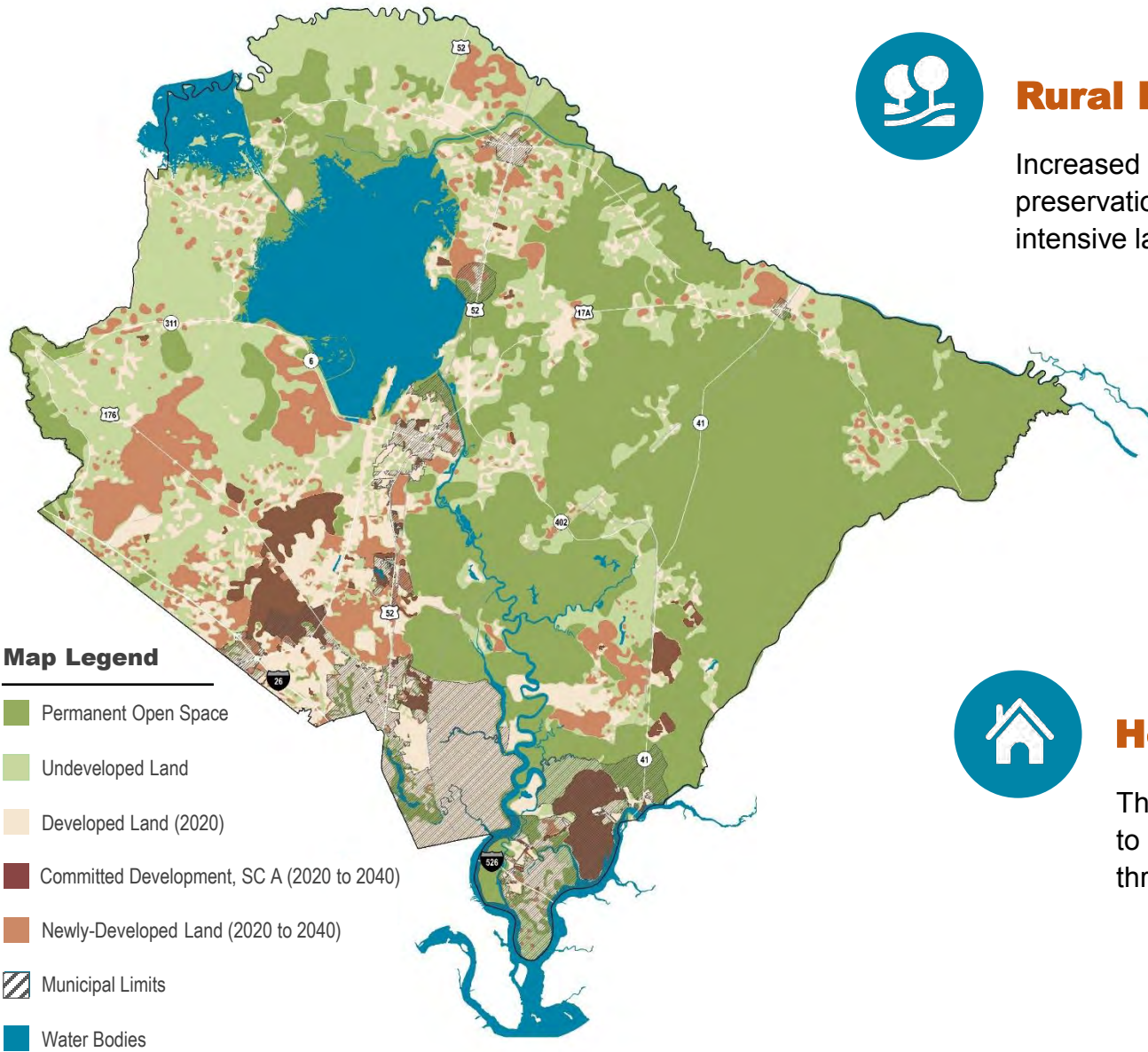
Single-use, low-density development patterns and intensities spread throughout the County; exemplified by suburban neighborhoods, highway strip commercial, and large industrial buildings. Mixed-use, walkable activity centers are not prevalent, and primarily focused inside different municipal limits.



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).

Scenario C | Accelerated Trend Development



Rural Land

Increased growth pressures extend into rural areas, and further degrades rural character preservation efforts. Significant conversion of agriculture and vacant lands to more intensive land uses occurs in an ad hoc “rural sprawl” development pattern.



Viable Travel Options

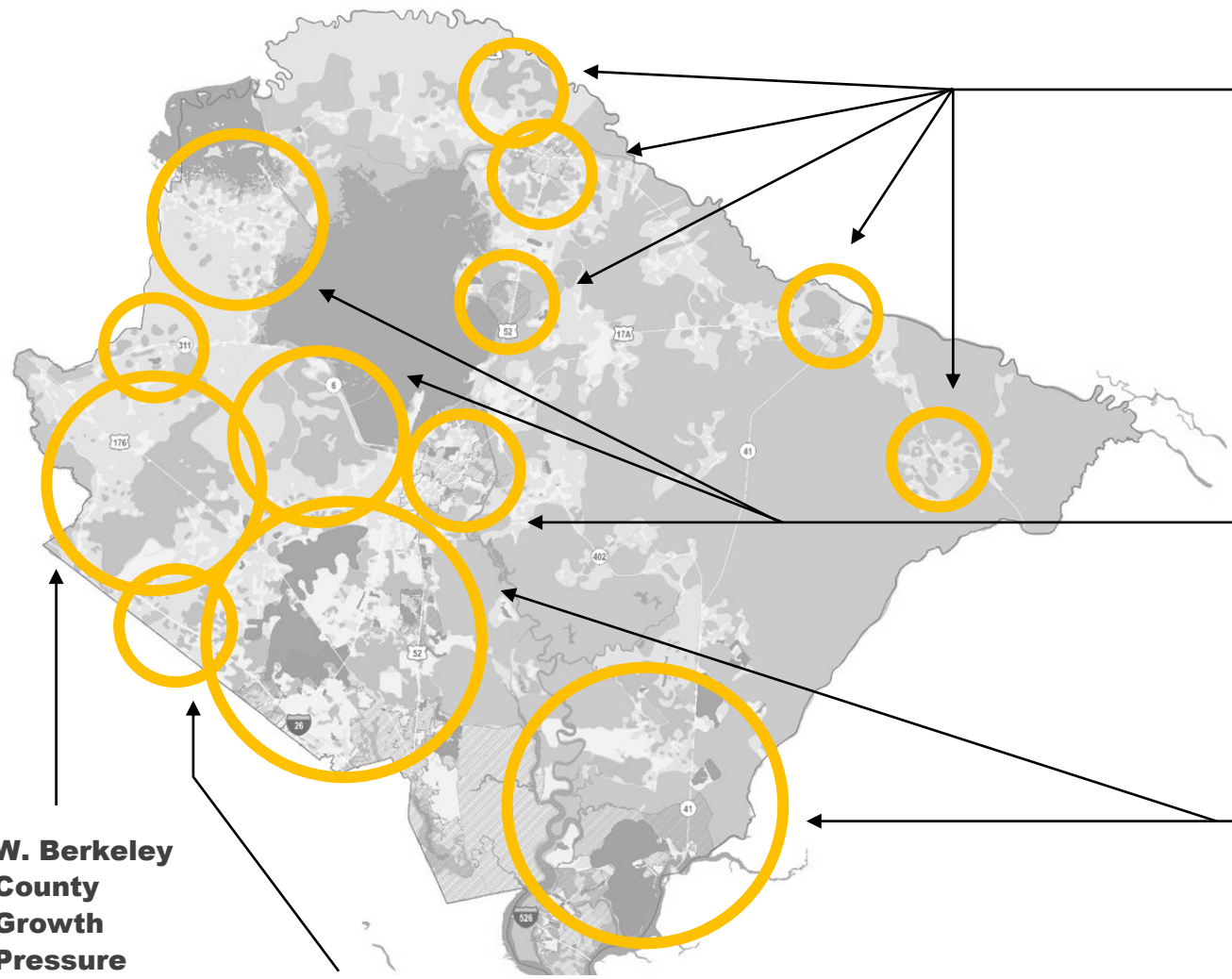
Cars will be the primary mode of transportation for residents in the County. Investments in Interstate 26 and various US and SC Highways will be needed to keep up with growth. Transit remains a low-priority in this scenario.



Housing Mix

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

Scenario C | Accelerated Trend Development



Faster Growth in Northern Communities

Most of the County's incorporated communities in the north – St. Stephen, Jamestown, and Bonneau – will see moderate development pressures for the period between 2020 and 2040. Spillover growth in less-developed areas of the north will also occur as future year growth forecasted for the County increases significantly.

Low-Density, Sprawl Development Patterns

New development continues to sprawl outward from existing communities, and/or leapfrogs into new areas that require expensive infrastructure investments to increase service areas.

Development Around Large Planned Neighborhoods

The scenario assumes all committed development from Scenario A is completed, and new planned developments are attracted to the County, in part, because of their proximity to existing neighborhoods and jobs.

W. Berkeley County Growth Pressure

Areas east of Camp Hall will develop in the future as infrastructure is extended in the area – in particular the Palmetto Railroad. Areas along US Highway 176 and Volvo Card Drive continue to transform into a residential and industrial enclave within the County.

Interstate 26 Development

Industrial and commercial development continues along the Interstate 26 corridor until land is no longer available.

Scenario C | Accelerated Trend Development

Performance Measures of ACCELERATED TREND DEVELOPMENT SCENARIO

This scenario answers the question, "What happens by 2040 if growth in the County approaches the maximum end of the forecasted range?" Reported measures include baseline and committed development numbers.

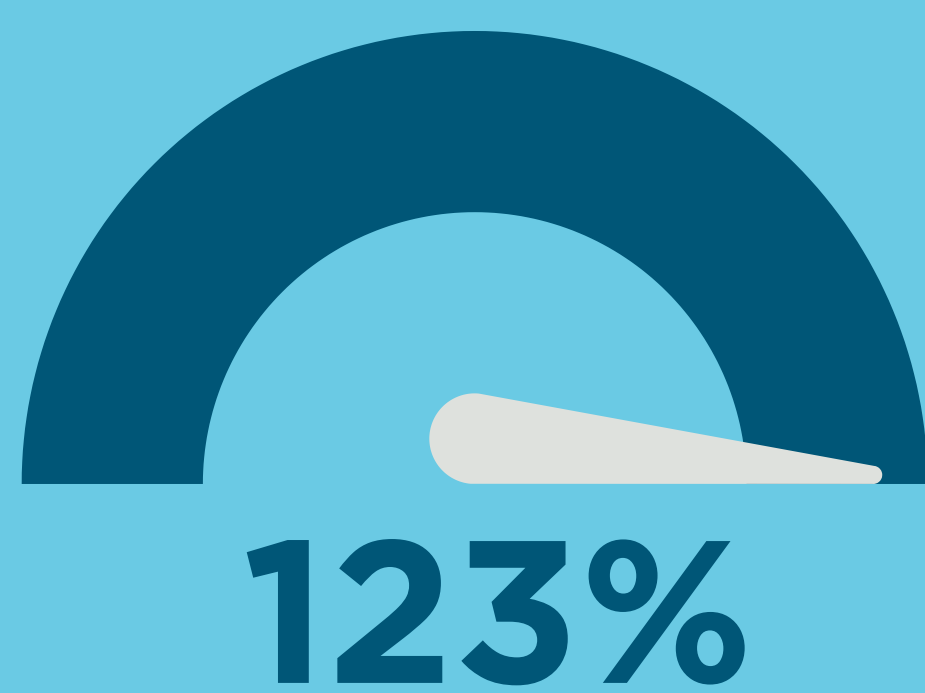
Population Change

Population would increase by approximately 117,000 more individuals from the baseline and committed population subtotal of 351,000, totaling 468,000. This is a 104% increase from the 2020 baseline population, or 5.2% per year over 20 years.



Job Growth

Accelerated Trend Development will add another 69,200 more jobs to the baseline and committed subtotal of 65,000, totaling 134,500 jobs in 2040. This is a 123% increase from the 2020 baseline.



ACCESS TO AMENITIES BY 2040

Percent of all homes within 1/2-mile of existing parks and 1/4-mile of existing transit

52%

30%

ADDED INFRASTRUCTURE BY 2040

Newly Added Roadway, Sewer, and Water Line Miles

1,243-MILES

1,292-MILES

998-MILES

FINANCIAL RETURN ON COMMITTED DEVELOPMENT

Anticipated Return on Investment (Net Return ÷ Cost)

1.39

Housing Units

Existing and committed housing totaled 134,000 units. Accelerated Trend Development would add another 47,500 units, resulting in a total of 181,500 units by 2040, or a 115% increase from 2020.



Development Types

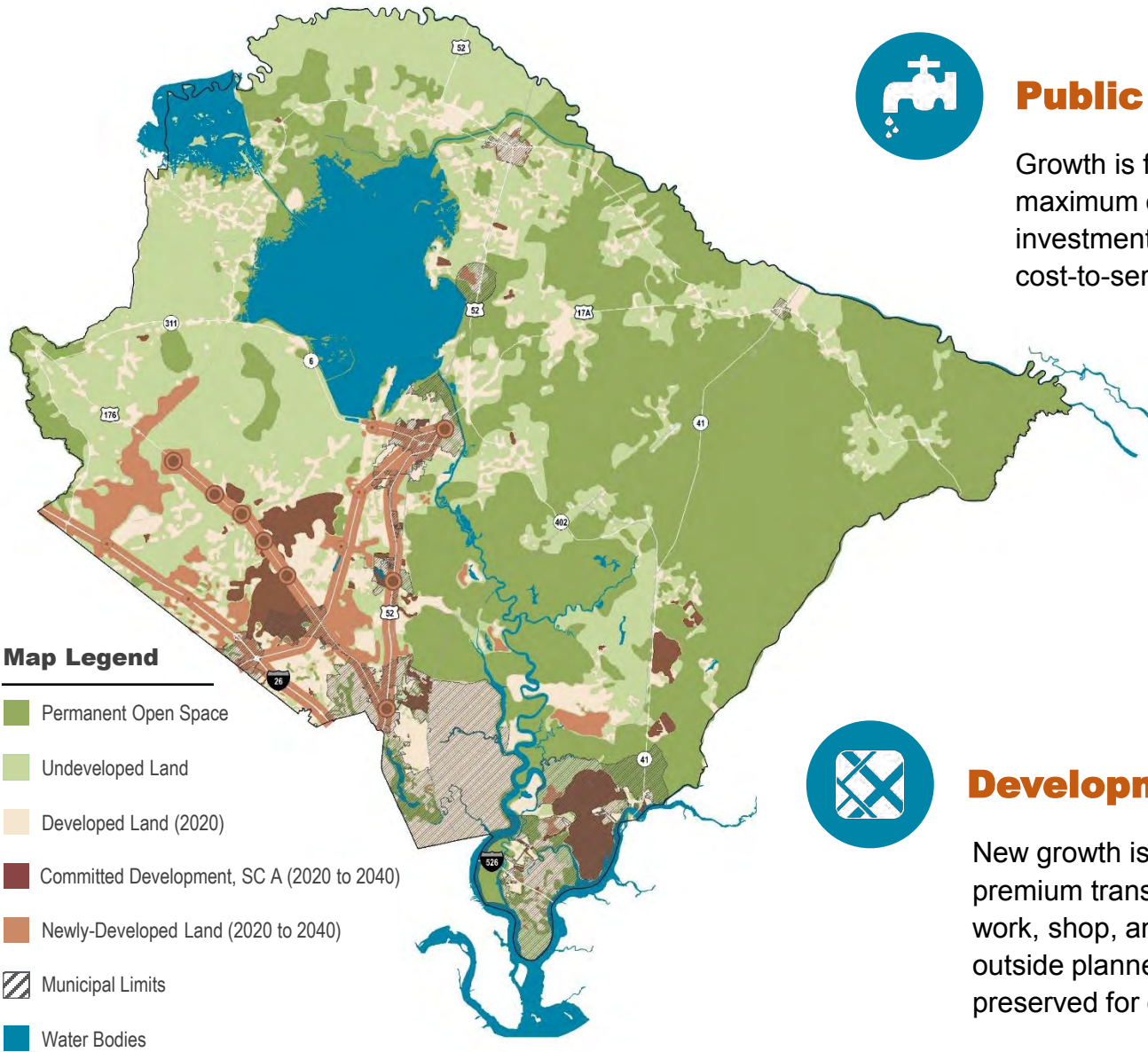


Of the total 689,323-acres in the County, about 14% of land was already developed in 2020. In addition to the 8,505 committed acres, another 16,537 acres of development would occur in the Accelerated Trend Scenario

+16,537
NEWLY DEVELOPED
COUNTY ACRES

The 16,537 newly developed acres can be categorized into six primary development types: Open Space, Rural Living, Suburban Neighborhoods, Suburban Centers, Industrial Centers, and Mixed Use Centers.

SC D | Managed Growth



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



Public Facilities & Services

Growth is focused into existing water, sewer, and school district service areas to the maximum extent possible. This helps reduce or eliminate additional government investments to extend infrastructure into new areas to support future development. The cost-to-serve new development is reduced by using existing resources.



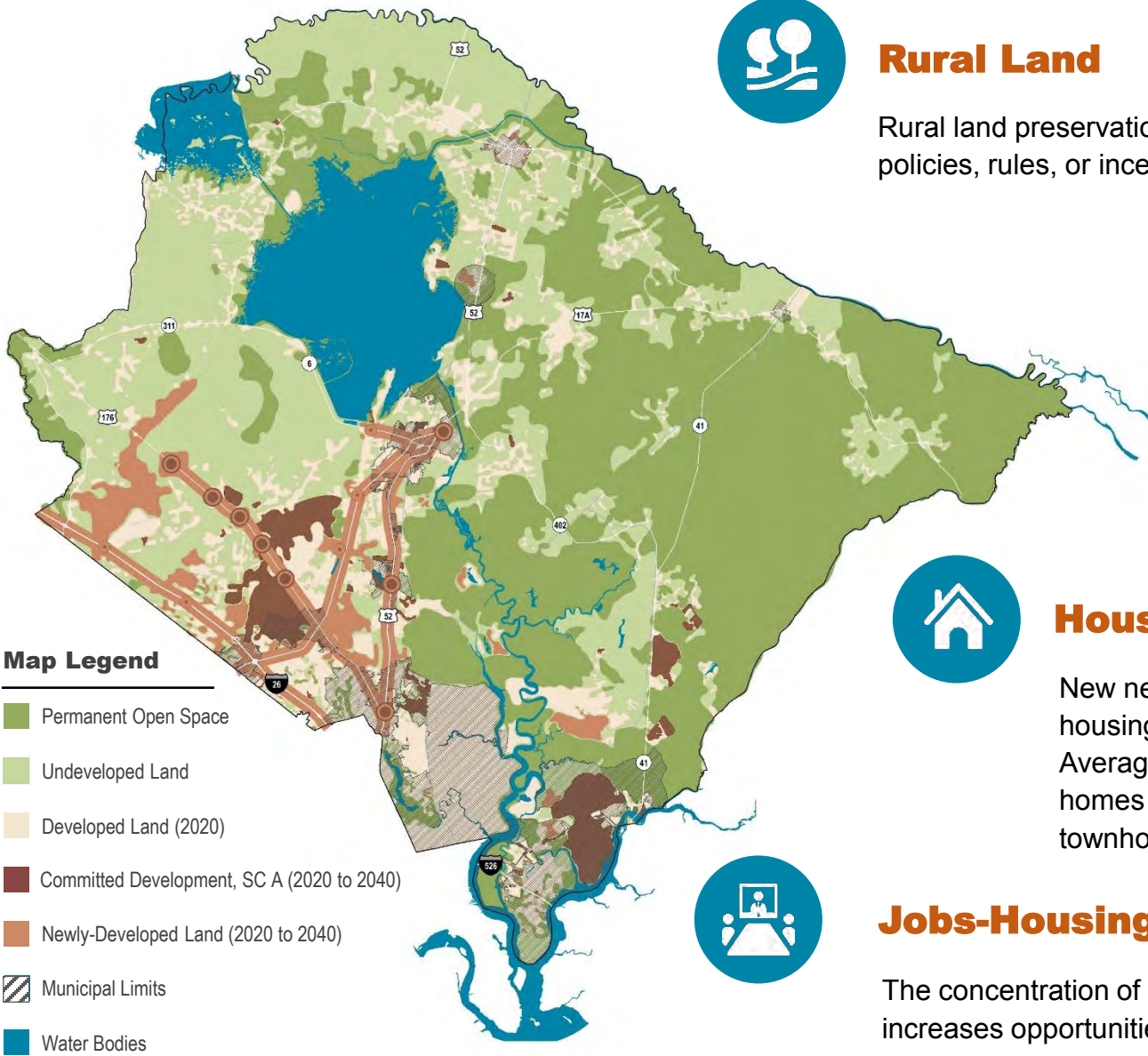
Environmental Stewardship

The County shows a renewed interest in environmental stewardship across different communities. Local governments and private land conservation groups work together to highlight the need to preserve natural areas. The amount of land in the region held as permanent open space (parks, greenways, etc.) increases.



Development Footprint

New growth is focused into compact, walkable activity centers concentrated along premium transportation corridors (bus rapid transit). Nearby opportunities to live, work, shop, and be entertained draw people to (sub)urbanizing areas. Land outside planned activity centers and surrounding transition areas is primarily preserved for open space, farmland, or rural living.



Rural Land

Rural land preservation is a high priority for the County. Rural areas are protected using policies, rules, or incentives that promote farming or rural stewardship.



Viable Travel Options

Cars are the primary mode of transportation for residents in the County. However, investments in premium transit (bus rapid transit) are increased in more targeted areas to meet daily commuting needs. Regional bus service connects riders with premium transit corridors. Mixed-use, walkable development in planned activity centers shorten trip lengths and increase the number of viable travel mode options.



Housing Mix

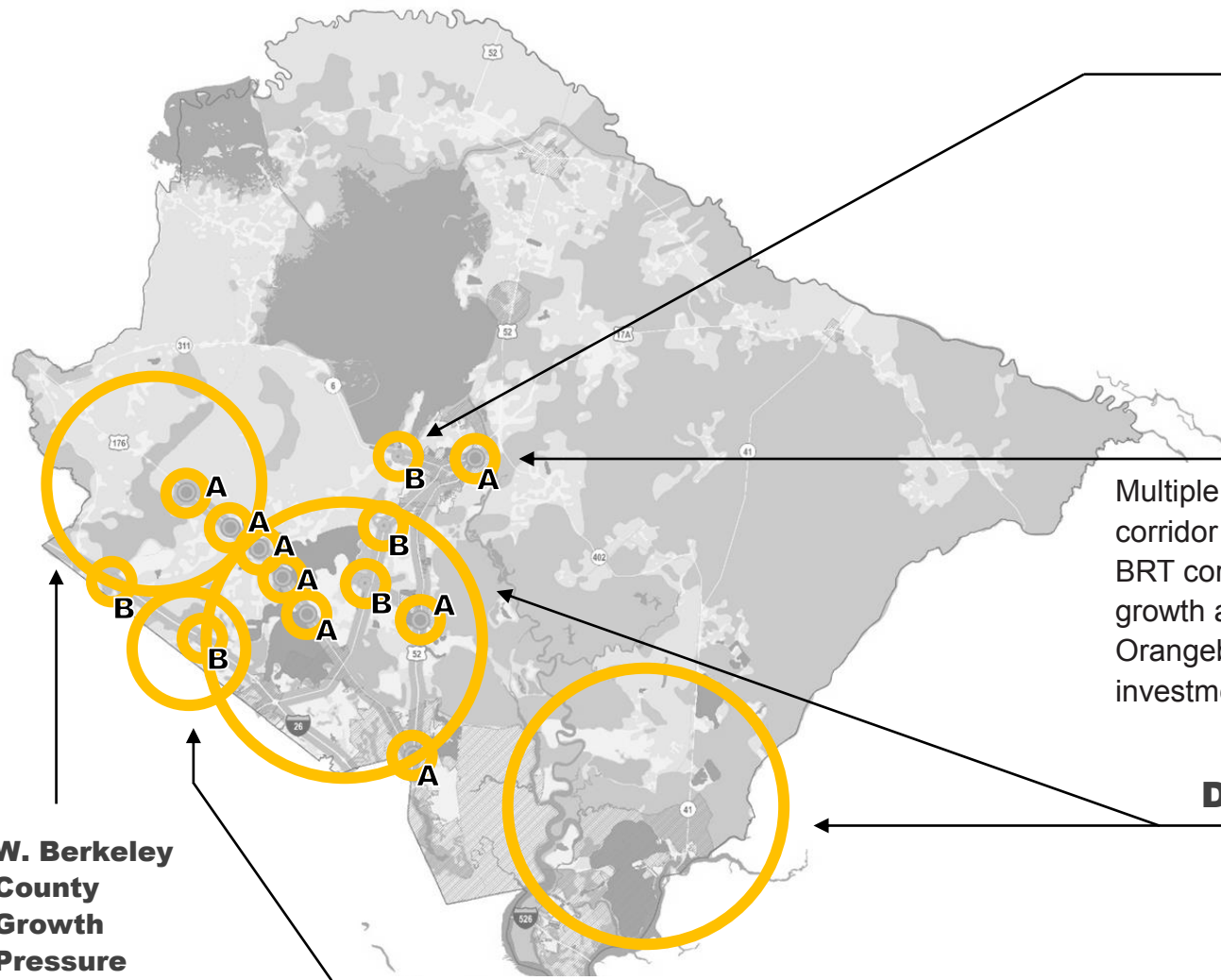
New neighborhood design and housing choices favor a shift to greater variety of housing options in the community (and often times in the same neighborhood). Average residential densities in designated growth areas range between 4 to 20 homes per acre; emphasizing small-lot, single-family detached housing, townhomes, condominiums, and apartments.



Jobs-Housing Proximity

The concentration of mixed-use, walkable activity centers in key areas of the County significantly increases opportunities to link jobs and housing in close proximity.

Scenario D | Managed Growth



Mixed-Use Development Activity Centers (B)

Multiple mixed-use, walkable activity centers are planned along Interstate 26 and US Highway 17A to concentrate new development in the County. A more compact development area concentrates infrastructure investments and aims to realize different efficiencies and economies-of-scale.

Transit-Oriented Development Nodes (A)

Multiple station areas for a bus rapid transit (BRT) are planned along the US Highway 52 corridor as an extension of the region’s planned service south of Berkeley County. A new BRT corridor along the US Highway 176 creates a “development spine” for the priority growth area generally bounded by Interstate 26, US 52, US 176, and the Berkeley-Orangeburg County Line. A more compact development area concentrates infrastructure investments and aims to realize different efficiencies and economies-of-scale.

Development Around Large Planned Neighborhoods

The scenario assumes all committed development from Scenario A is completed, and new planned developments are attracted to the County, in part, because of their proximity to existing neighborhoods and jobs.

W. Berkeley County Growth Pressure

Areas east of Camp Hall will develop in the future as infrastructure is extended in the area – in particular the Palmetto Railroad. Areas along US Highway 176 and Volvo Card Drive continue to transform into a residential and industrial enclave within the County.

Interstate 26 Development

Industrial and commercial development continues along the Interstate 26 corridor until land is no longer available.

Performance Measures of MANAGED GROWTH DEVELOPMENT SCENARIO

This scenario answers the question, "What happens by 2040 if the County implements land development regulations consistent with public feedback?" Reported measures include baseline and committed development numbers.

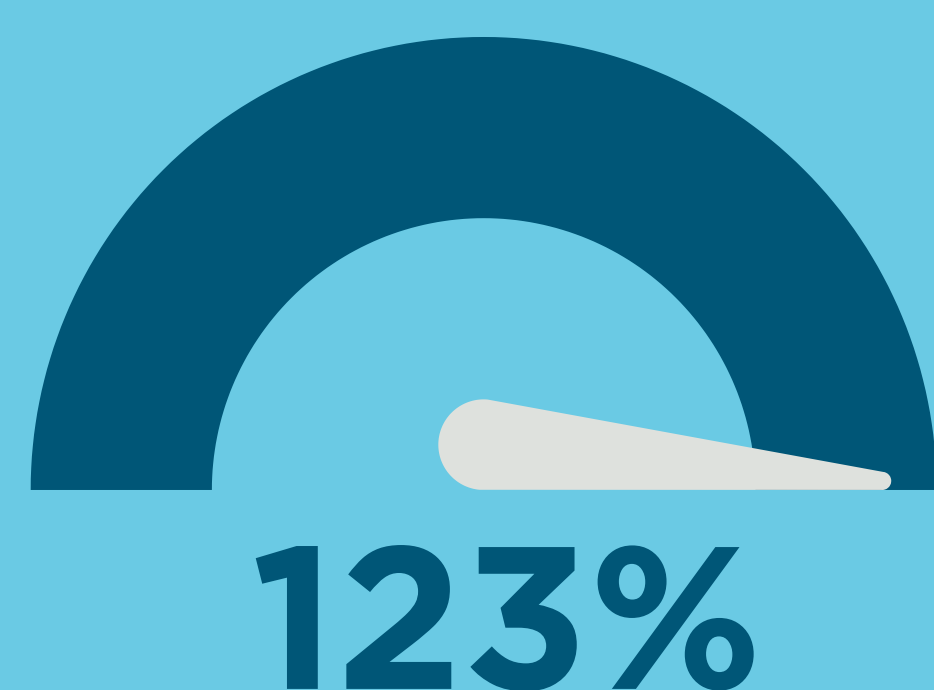
Population Change

Population would increase by approximately 117,000 more individuals from the baseline and committed population subtotal of 351,000, totaling 468,000. This is a 104% increase from the 2020 baseline population, or 5.2% per year over 20 years.



Job Growth

The Managed Growth scenario would add another 69,200 more jobs to the baseline and committed subtotal of 65,000, totaling 134,500 jobs in 2040. This is a 123% increase from the 2020 baseline.



ACCESS TO AMENITIES BY 2040

Percent of all homes within 1/2-mile of existing parks and 1/4-mile of existing transit

57%

37%

ADDED INFRASTRUCTURE BY 2040

Newly Added Roadway, Sewer, and Water Line Miles

981-MILES

1,076-MILES

1,098-MILES

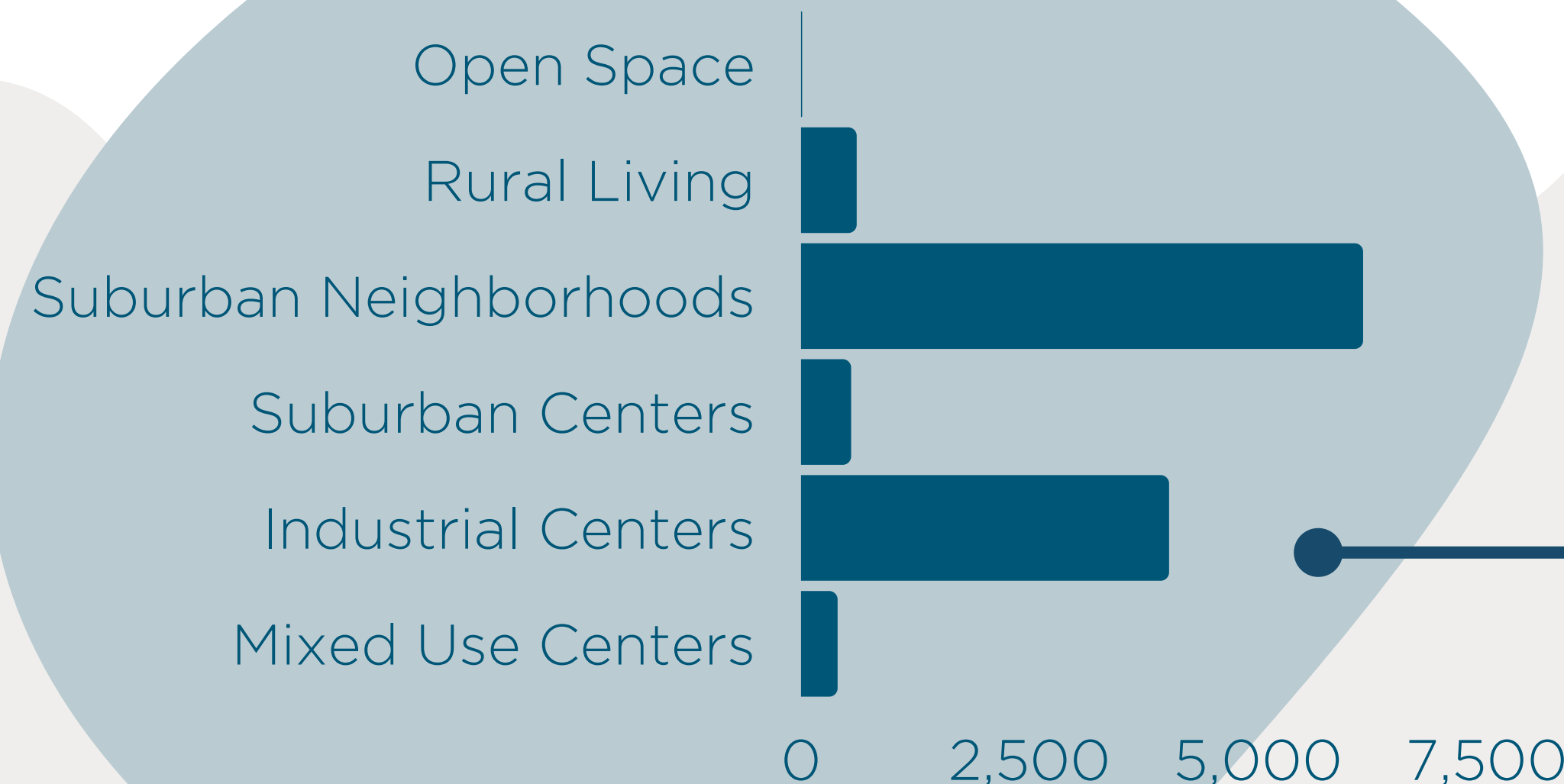
FINANCIAL RETURN ON COMMITTED DEVELOPMENT

Anticipated Return on Investment (Net Return ÷ Cost)

1.48

Housing Units

Existing and committed housing totaled 134,000 units. Managed Growth would add another 47,500 units, resulting in a total of 181,500 units by 2040, or a 115% increase from 2020.



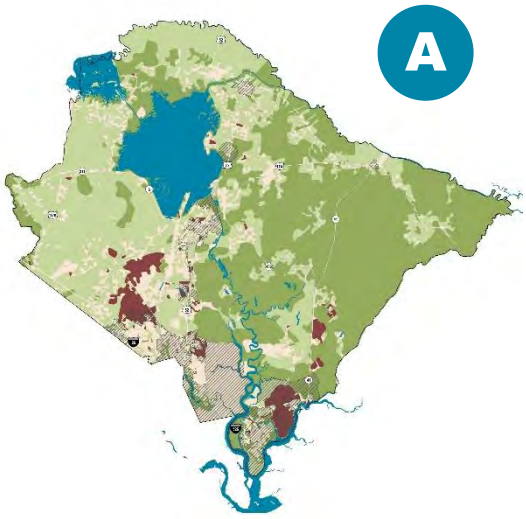
Of the total 689,323-acres in the County, about 14% of land was already developed in 2020. In addition to the 8,505 committed acres, another 11,706 acres of development would occur in the Managed Growth Scenario.

+11,706
NEWLY DEVELOPED
COUNTY ACRES



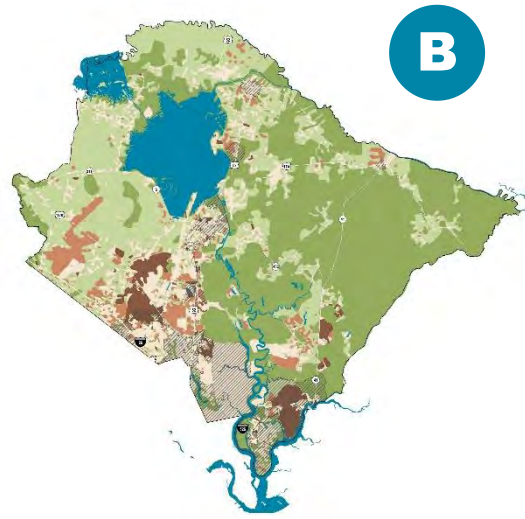
Development Types

The 11,706 newly developed acres can be categorized into six primary development types: Open Space, Rural Living, Suburban Neighborhoods, Suburban Centers, Industrial Centers, and Mixed Use Centers.



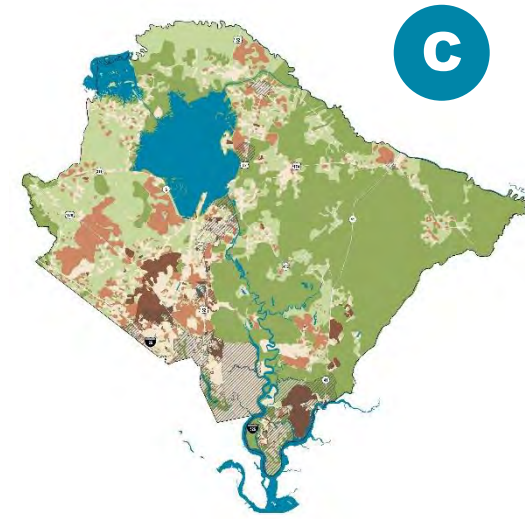
Committed Development

Population (2040)	351,000
Employment (2040)	65,000
Total Housing Units (2040)	134,000
New Development Footprint Context (2040)	
<i>Rural Living</i>	11%
<i>Suburban Neighborhoods</i>	83%
<i>Suburban Centers</i>	4%
<i>Industrial Centers</i>	1%
<i>Mixed-Use Centers</i>	1%



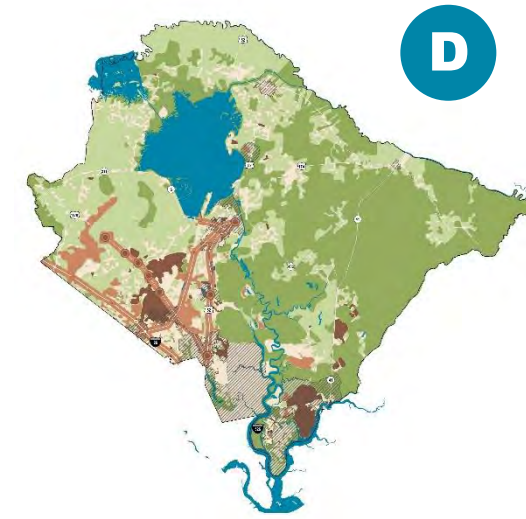
Trend Development

Population (2040)	399,000
Employment (2040)	134,500
Total Housing Units (2040)	154,000
New Development Footprint Context (2040)	
<i>Rural Living</i>	8%
<i>Suburban Neighborhoods</i>	43%
<i>Suburban Centers</i>	16%
<i>Industrial Centers</i>	32%
<i>Mixed-Use Centers</i>	1%



Accelerated Trend Development

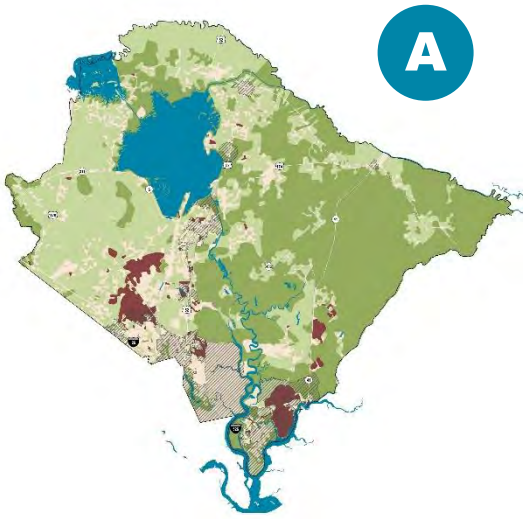
Population (2040)	468,000
Employment (2040)	134,500
Total Housing Units (2040)	181,500
New Development Footprint Context (2040)	
<i>Rural Living</i>	14%
<i>Suburban Neighborhoods</i>	44%
<i>Suburban Centers</i>	14%
<i>Industrial Centers</i>	27%
<i>Mixed-Use Centers</i>	1%



Managed Growth

Population (2040)	468,000
Employment (2040)	134,500
Total Housing Units (2040)	181,500
New Development Footprint Context (2040)	
<i>Rural Living</i>	5%
<i>Suburban Neighborhoods</i>	52%
<i>Suburban Centers</i>	5%
<i>Industrial Centers</i>	34%
<i>Mixed-Use Centers</i>	4%

Side-by-Side Scenario Comparison



A

Committed Development

New Home Construction Choices (2040)

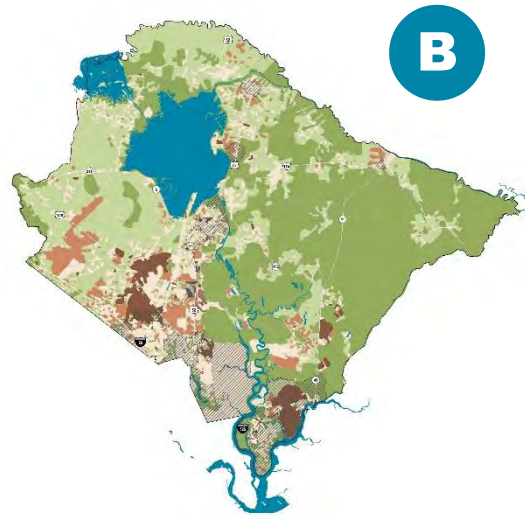
<i>Single-Family Detached</i>	79%
<i>Townhome, Duplex or Triplex</i>	7%
<i>Apartment or Condominium</i>	14%

Commitment to Open Space No Change

Increase in Development Footprint +8,505 acres

Access to Amenities (2040)

<i>Homes within 1/2-Mile of Existing Parks</i>	64%
<i>Homes within 1/4-Mile of Existing Transit</i>	36%



B

Trend Development

New Home Construction Choices (2040)

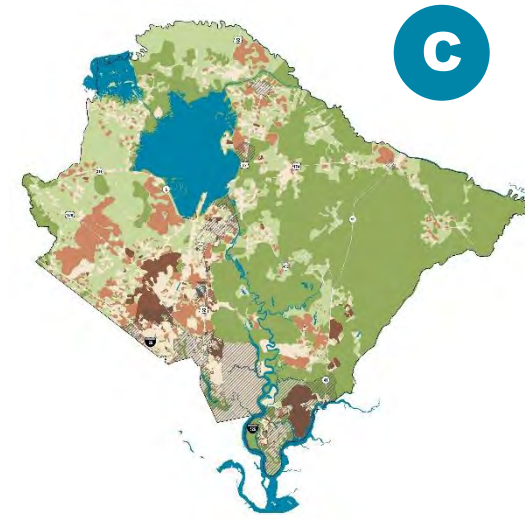
<i>Single-Family Detached</i>	83%
<i>Townhome, Duplex or Triplex</i>	6%
<i>Apartment or Condominium</i>	11%

Commitment to Open Space No Change

Increase in Development Footprint +11,730 acres

Access to Amenities (2040)

<i>Homes within 1/2-Mile of Existing Parks</i>	46%
<i>Homes within 1/4-Mile of Existing Transit</i>	27%



C

Accelerated Trend Development

New Home Construction Choices (2040)

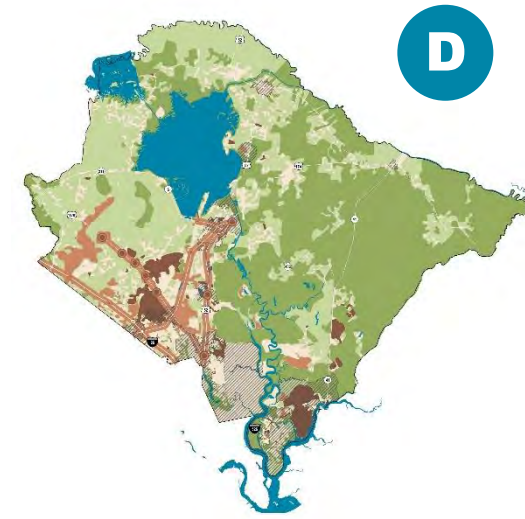
<i>Single-Family Detached</i>	83%
<i>Townhome, Duplex or Triplex</i>	6%
<i>Apartment or Condominium</i>	11%

Commitment to Open Space No Change

Increase in Development Footprint +16,537 acres

Access to Amenities (2040)

<i>Homes within 1/2-Mile of Existing Parks</i>	52%
<i>Homes within 1/4-Mile of Existing Transit</i>	30%



D

Managed Growth

New Home Construction Choices (2040)

<i>Single-Family Detached</i>	60%
<i>Townhome, Duplex or Triplex</i>	20%
<i>Apartment or Condominium</i>	20%

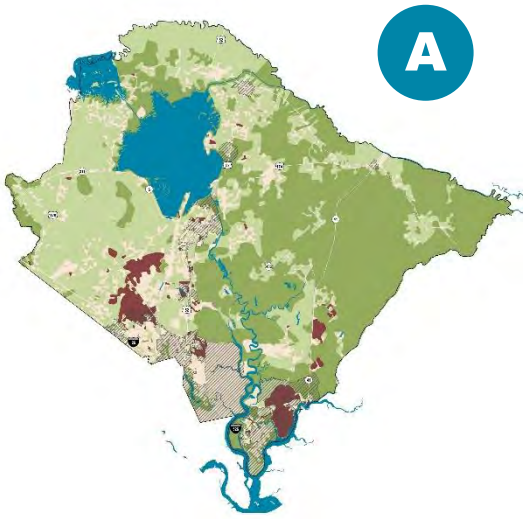
Commitment to Open Space Big Increase

Increase in Development Footprint +11,706 acres

Access to Amenities (2040)

<i>Homes within 1/2-Mile of Existing Parks</i>	57%
<i>Homes within 1/4-Mile of Existing Transit</i>	37%

Side-by-Side Scenario Comparison



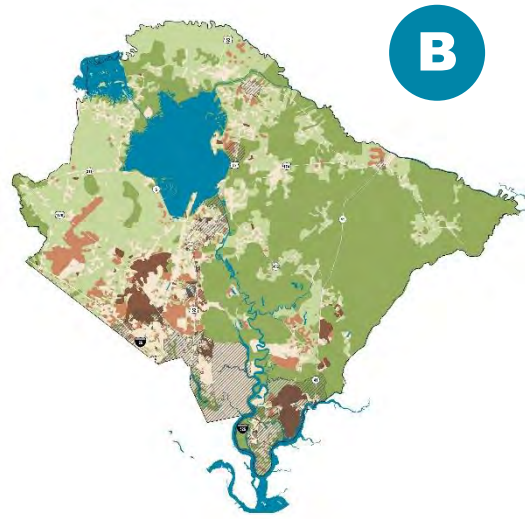
A

Committed Development

Increased Infrastructure Needs (2040)

<i>New Road Centerline Miles</i>	527
<i>New Water Line Miles</i>	556
<i>New Sewer Line Miles</i>	562

Financial Return-on-Investment Index 1.38



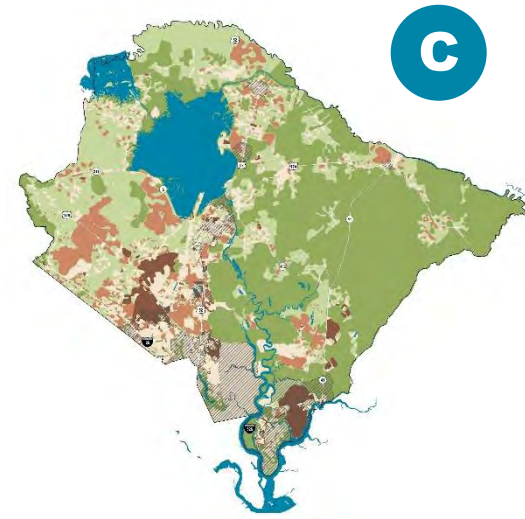
B

Trend Development

Increased Infrastructure Needs (2040)

<i>New Road Centerline Miles</i>	911
<i>New Water Line Miles</i>	960
<i>New Sewer Line Miles</i>	897

Financial Return-on-Investment Index 1.51



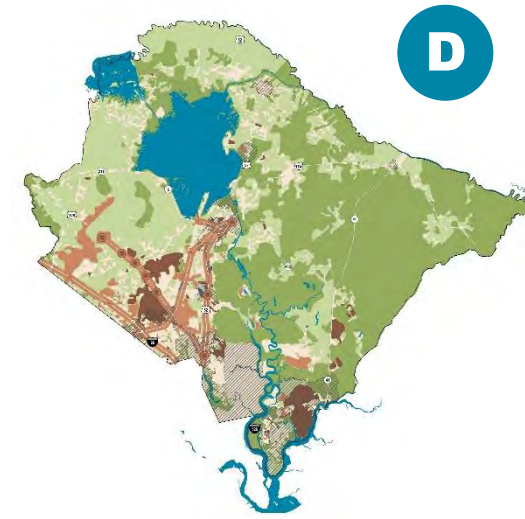
C

Accelerated Trend Development

Increased Infrastructure Needs (2040)

<i>New Road Centerline Miles</i>	1,243
<i>New Water Line Miles</i>	1,292
<i>New Sewer Line Miles</i>	998

Financial Return-on-Investment Index 1.39



D

Managed Growth

Increased Infrastructure Needs (2040)

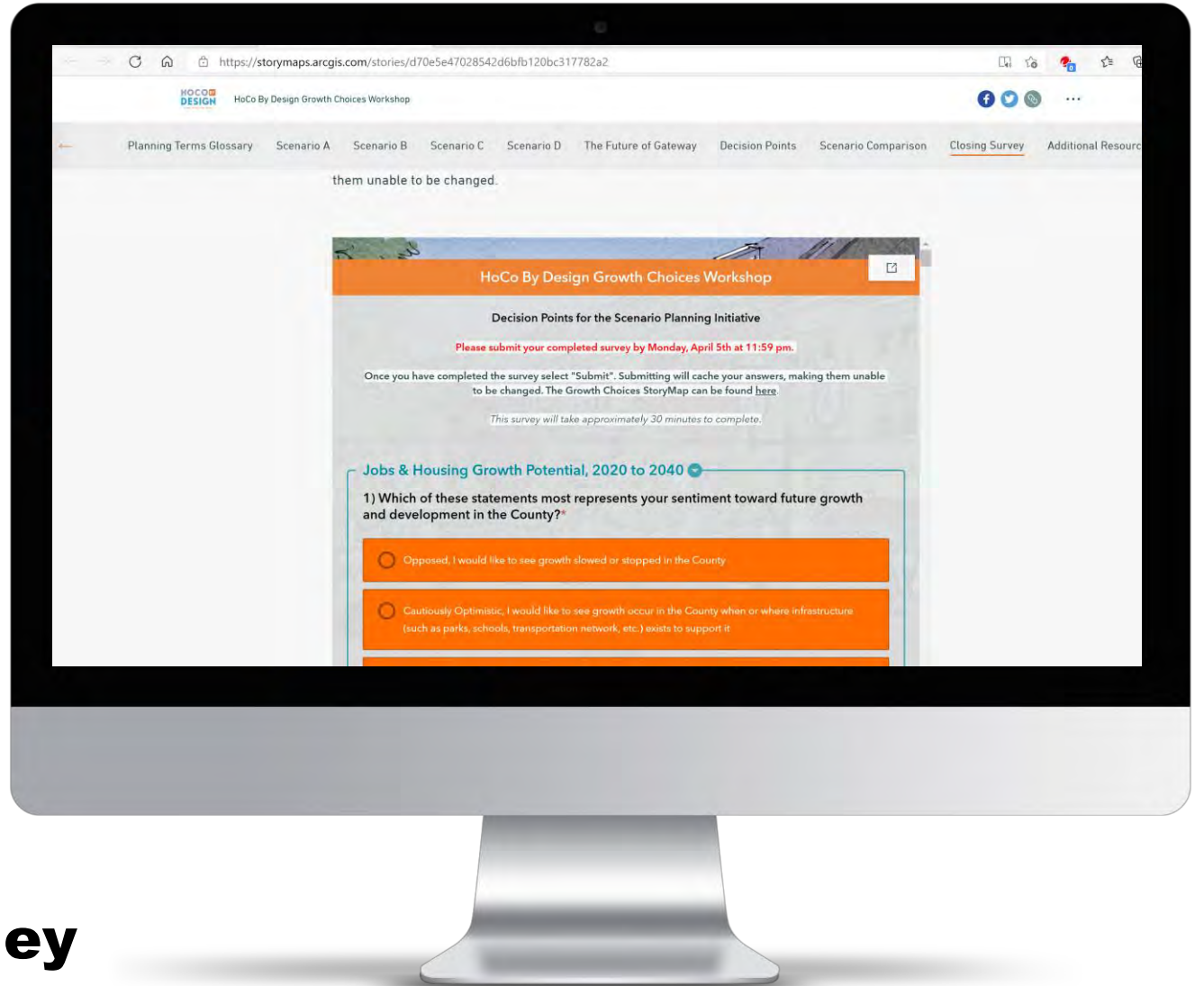
<i>New Road Centerline Miles</i>	981
<i>New Water Line Miles</i>	1,076
<i>New Sewer Line Miles</i>	1,098

Financial Return-on-Investment Index 1.48

Side-by-Side Scenario Comparison



One Berkeley
COMPREHENSIVE PLAN



www.bcdco.com/one-berkeley

Link to Online Survey & Reference Material