



Dorchester County
Planning Commission Workshop

**Future Land Use &
Local Policies for
Implementation**

July 10, 2007

Comprehensive Planning...

Should be:

- ✓ The "big picture."
- ✓ Long-range (20+ yrs.).
- ✓ Positive and pro-active.
- ✓ Inclusive & engaging.
- ✓ Goal-oriented & solution-driven.
- ✓ Guidance for future policy.

Should NOT:

- Target specific parcels or establishments.
- Focus on past problems.
- Antagonize or divide participants.
- Identify shortcomings of past plans or policy so as to be accusatory.
- Reflect current policy only for validation.

Land-use Planning to Policy

Carrots

- ✓ Road planning, design, and construction.
- ✓ Sanitary sewerage.
- ✓ School location.
- ✓ Parks & other public facilities.
- ✓ Priority investment areas or urban service areas.
- ✓ Capital improvements programming.
- ✓ Tree bank.
- ✓ Historic districts.
- ✓ Conservation easements (purchase or transfer of development rights).

Sticks

- Zoning.
- Parking requirements.
- Landscaping & tree protection standards.
- Design standards (incl. design review).
- Land development regs. (aka subdivision regulations).
- Floodplain management regs.
- Wetlands protection and other environmental standards.
- Civic land dedication.
- Impact fees.
- Infrastructure concurrency (“adequate public facilities”).
- Urban growth boundaries.

The Stick: Zoning

Pros

- ✓ Organizes compatible land uses.
- ✓ Regulates intensity of land uses based on natural conditions, access to public facilities.

Cons

- May result in “monotony of development” due to repetition of standards.
- May devalue land with greater development capacity.

The Carrot: Infrastructure Planning

- ✓ Making land-use planning compatible with infrastructure planning means setting zoning standards that reflect a plan and design for roads, sewer, schools, and parks.
- ✓ Road networks conversely provide mobility and access. Areas with higher intensity of land use need more access. E.g., traffic in a commercial area slows down.
- ✓ Road network planning will be recommended as part of the Transportation Element and will reflect decisions made for future land use.

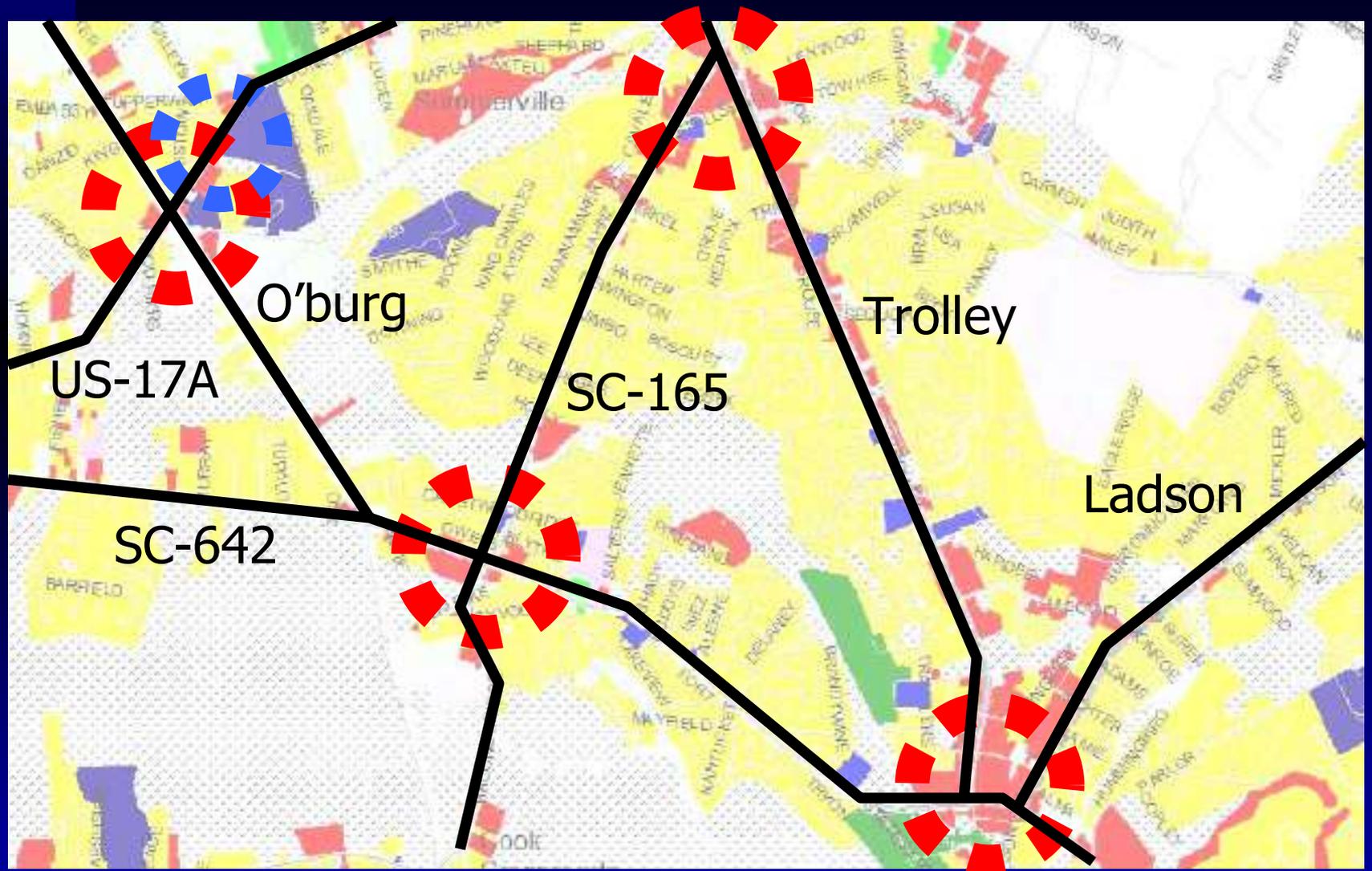
Linking Land-use Planning with Infrastructure Planning



Linking Land-use Planning with Infrastructure Planning (cont'd)



Linking Land-use Planning with Infrastructure Planning (cont'd)



The Stick: Tree Protection

Pros

- ✓ Improves property values throughout a district.
- ✓ Buffers allow zoning to be more flexible.
- ✓ Could be used to direct development away from pristine natural lands.

Cons

- Increases land development costs.
- May burden good design if rigidly or uniformly administered.

The Carrot: Tree Banking

- ✓ Allowing developers to pay a fee in lieu of replanting a tree allows the County several benefits:
 - A heavily forested tract is better protected, as the penalty for cutting it matches the impact.
 - Lands of less quality (less treed, or pine plantations) are more attractive for development that clears large areas.
 - The County retains a fund to plant trees in public areas, including schools, parks, roadsides, etc. Adjacent areas become more desirable.

Enhancing the "Urban Forest"



Enhancing the “Urban Forest” (cont’d)



- ✓ Main Street was redesigned to get people TO downtown Greenville rather than just through it.

Stick: Infrastructure Concurrency

Pros

- ✓ Adequate public facilities standards ensure services and infrastructure are not overburdened (basic premise of planning).
- ✓ Impact fees keep local taxes down.

Cons

- Increases land development costs, resulting in higher new home prices.
- Low projections for growth may limit housing supply and guide development to unplanned areas (thus defeating purpose of APFO).

Carrot: Priority Investment Areas

- ✓ Landowners and developers ALWAYS want to know where infrastructure improvements can be expected.
- ✓ Even better, a capital improvements program (CIP) provides a certain timeline (within 5 years).
- ✓ Deciding on locations for development in advance is much better than a public fight over each project... for developers and politicians alike.
- ✓ "Priority investment areas" is a new element the State now requires in a comprehensive plan.
- ✓ "PIAs" are receiving areas in a "transfer of development rights" program.

The Building Blocks of Land-use Planning



Restricted Growth Areas



Restricted Growth Areas

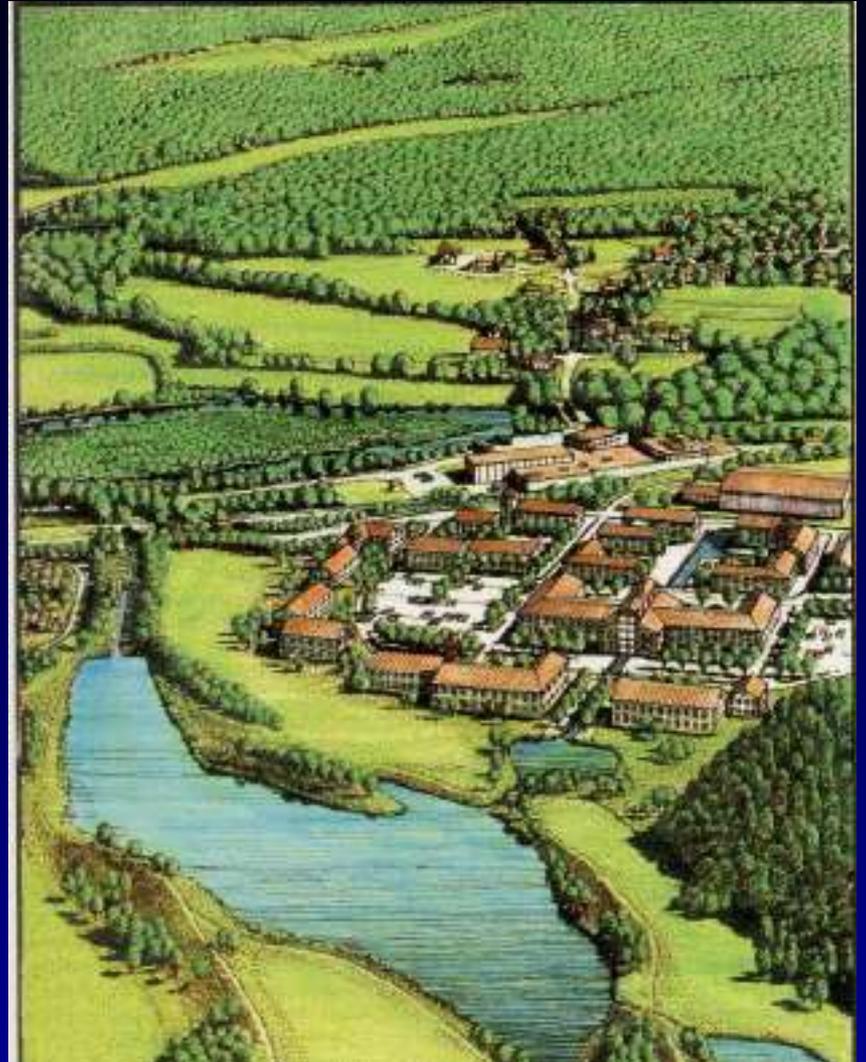
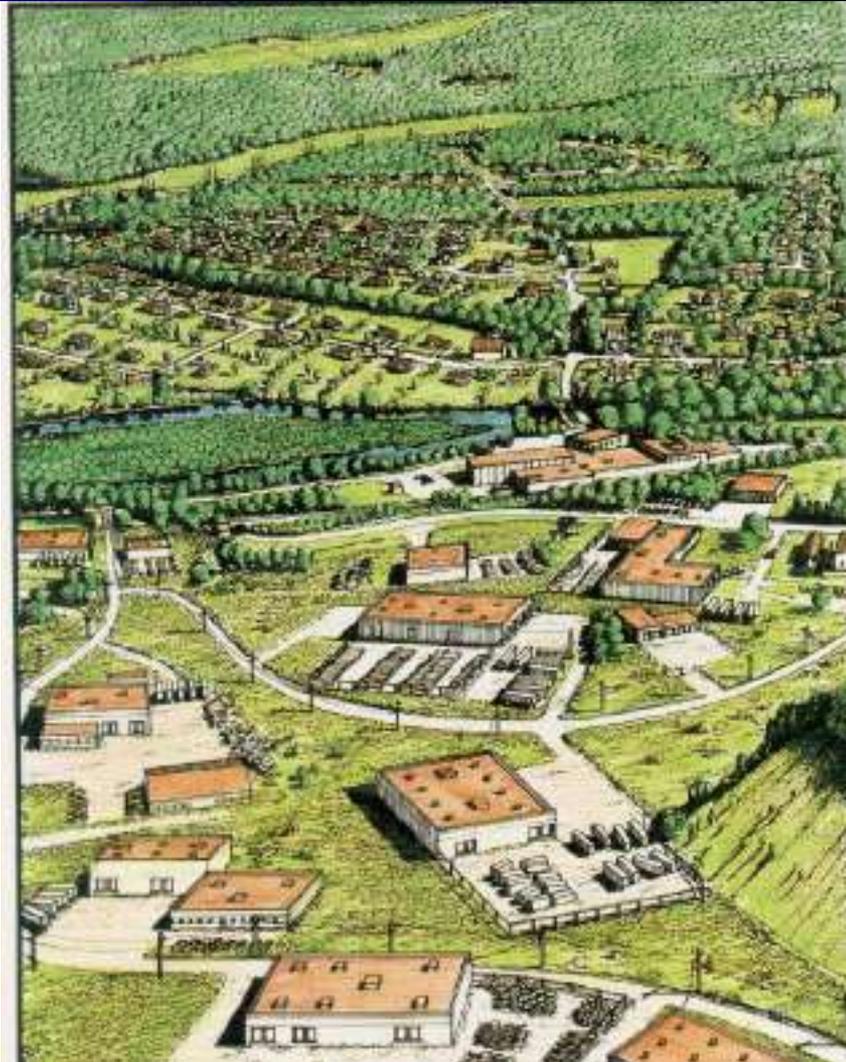
More...

- ✓ Careful regulation of *intensity* of land use & development.
- ✓ Standards in land development standards for rural areas (prevent, don't require suburban dev't).
- ✓ Conservation easements.

Less...

- Regulation of land *uses*.
- Infrastructure planning (don't extend lines, roads to far-flung areas).
- So, no impact fees.
- Tree protection (need not stop routine thinning).

Constrained Growth Areas



Constrained Growth Areas



Constrained Growth Areas

More...

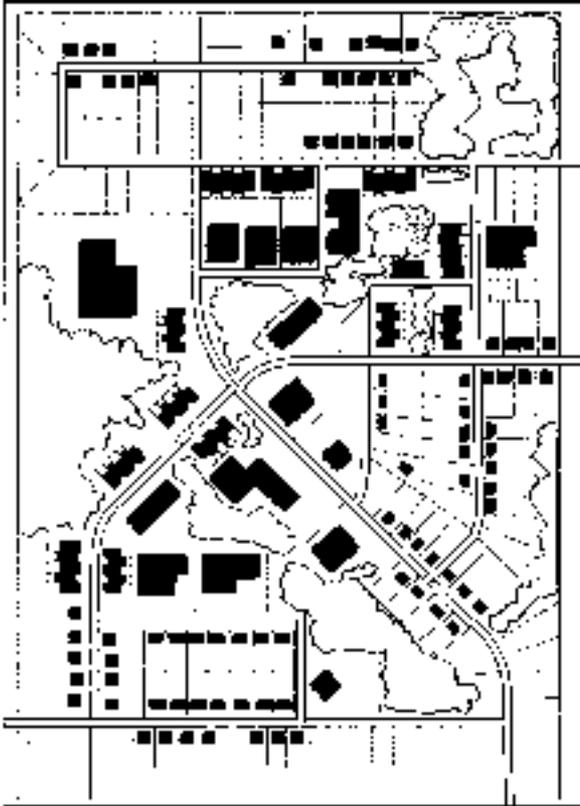
- ✓ Careful regulation of *intensity* of land use & development.
- ✓ Conservation easements (PDR and TDR).
- ✓ Environmental standards (trees, wetlands, etc.).
- ✓ Selective planning of infrastructure.

Less...

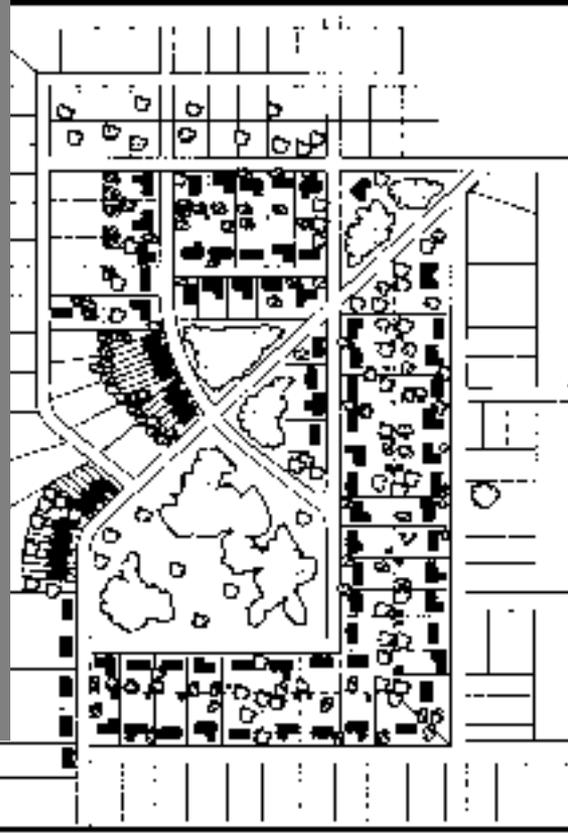
- Road and sewer capacity.
- Smaller schools (to serve smaller communities).

Managed Growth Areas

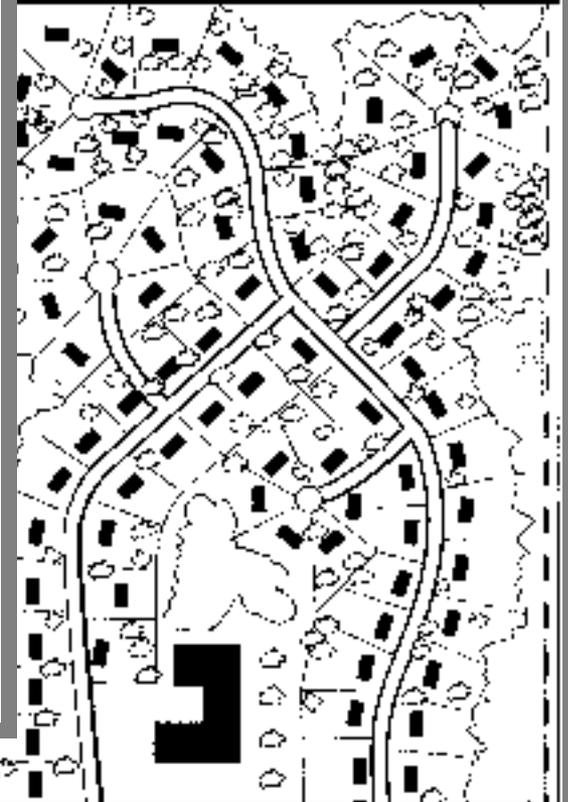
Urban Neighborhood



Traditional Neighborhood



Suburban Neighborhood



Managed Growth Areas

More...

- ✓ Management of compatible land uses.
- ✓ Infrastructure planning with concurrency.
- ✓ Priority investment areas (in part to receive transferred development rights from rural areas).

Less...

- Limitation on land-use *intensity* (let the market decide – help keep new home prices down).
- Conservation easements (too costly – provide greenspace with parks instead, require dedication).

Employment Growth Areas



Employment Growth Areas

More...

- ✓ Management of compatible land uses.
- ✓ Infrastructure planning with concurrency.
- ✓ Priority investment areas (need good access to infrastructure).

Less...

- Residential development (preempt conflicts like truck traffic).
- Design standards – use buffering instead, if needed.
- Less environmental regulation – these areas should be on high ground.

Questions?

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Linking Land-use Planning with Infrastructure Planning (cont'd)

