

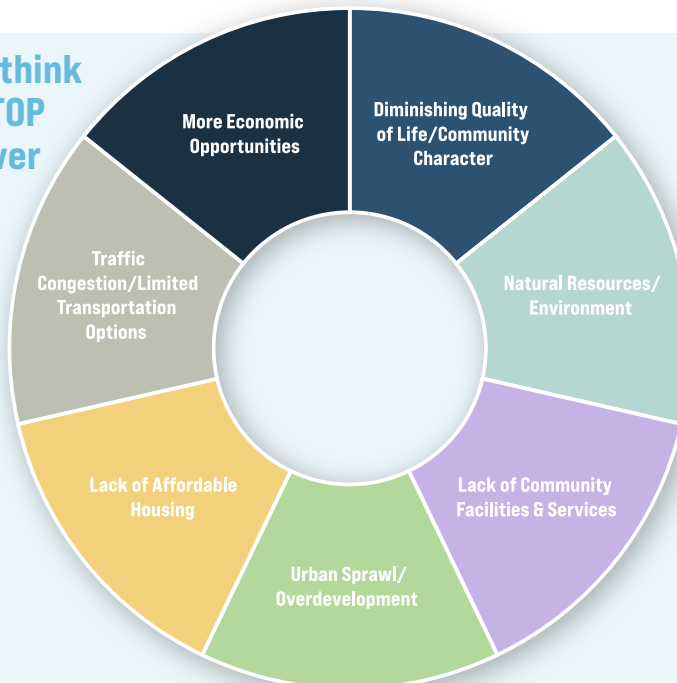
WHAT IS A COMP PLAN?



A Comprehensive Plan, or simply a Comp Plan, is a long-range planning document that highlights the shared vision of a community and outlines strategies and recommendations that work to achieve this vision. When implemented, these strategies and recommendations can work to:

- improve the quality of life of residents
- cultivate community pride and character
- foster economic growth
- protect historic, cultural, and natural resources, and
- invest in human and capital infrastructure

**What do you think
Awendaw's TOP
concern is over
the next
10 years?**



Why does a Community need a Comp Plan?

A Comp Plan is a highly influential document used to inform and guide governing and planning bodies in the decision-making process relating to economic policies, land use and zoning, infrastructure investments, public services, affordable housing, etc. Once adopted, this plan can open the door for funding and grant opportunities that could help implement some of the strategies and recommendations.

What is included in this Comp Plan?

- A Vision Statement
- A list of Guiding Principles to help guide the Town towards fulfilling the vision of the Community
- An inventory of Existing Conditions that identifies the strengths, weaknesses, and areas of opportunity for the community.

The Existing Conditions are comprised of ten Elements:

1. Population
2. Housing
3. Economic Development
4. Transportation
5. Community Facilities
6. Cultural Resources
7. Natural Resources
8. Resiliency
9. Land Use
10. Priority Investments

- An Implementation Plan which summarizes all other components of the Comp Plan into a list of action items that help achieve the community's vision

GUIDING PRINCIPLES

FOR THE FUTURE



01

COMMUNITY CHARACTER

The Awendaw Community is dedicated to preserving the Town's character as a rural, coastal, and forest community.

02

RURAL LIFESTYLE

The Awendaw Community recognizes and supports the fishing, wildlife, and forest lifestyles including the historic Gullah/Geechee people.

03

NATURAL ENVIRONMENT

The Awendaw Community seeks to preserve, protect, enhance, and restore the Town's riparian corridors, woodlands, and wetlands to protect its wildlife and natural habitat, and to maintain its scenic bay vistas.

04

BUILT ENVIRONMENT

The Awendaw Community believes that the built environment should be subordinate, sensitive, and complementary to the natural environment.

05

RURAL DENSITY

The Awendaw Community strives to avoid the suburbanization of its Town by limiting rural residential density to a maximum of 3.48 units per acre in only the densest locations on HWY 17 and then decreasing sharply to 1.45 du/acre and to 1 du/acre as you move toward town peripheries.

GUIDING PRINCIPLES

FOR THE FUTURE



06

CIRCULATION

The Awendaw Community promotes safe and convenient circulation for all modes of travel throughout the Town; on Town roads, trails, and paths.

07

COMMERCIAL SERVICES

The Awendaw Community desires commercial services and facilities which meet the frequently recurring needs of the residents and the occasional needs of highway travelers.

08

SAFETY

Awendaw strives to protect persons and property from unreasonable exposure to natural hazards.

09

COMMUNITY CULTURE

Awendaw favors a community culture that encourages citizen involvement, individual expression, and diversity.

10

SUSTAINABILITY

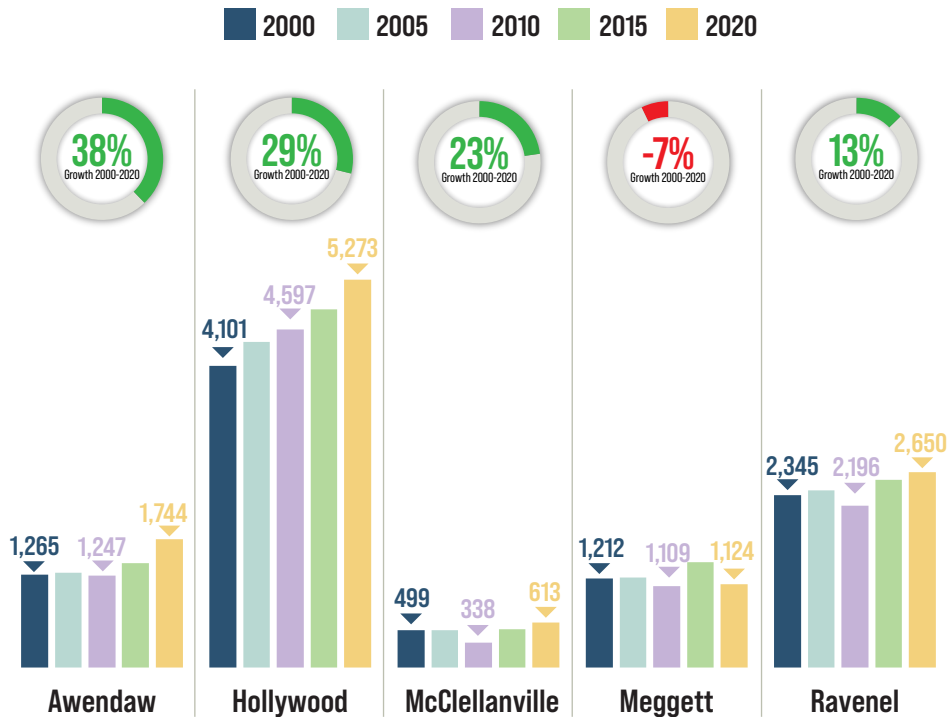
The Awendaw Community seeks to be a good steward of the land. The goal is to promote the conservation of resources.



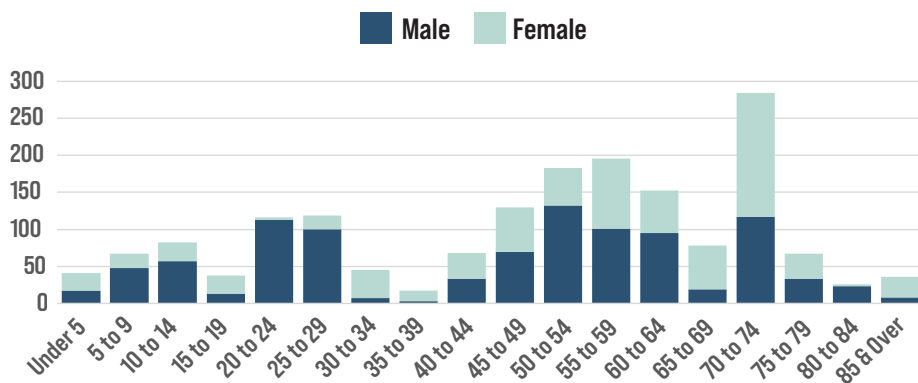
DEMOGRAPHIC AND HOUSING TRENDS



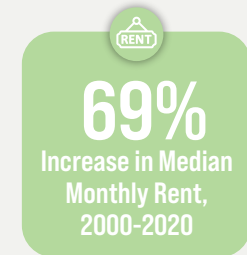
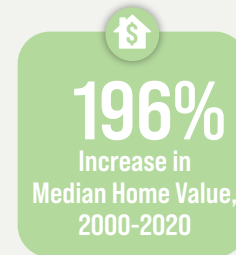
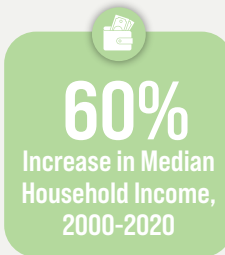
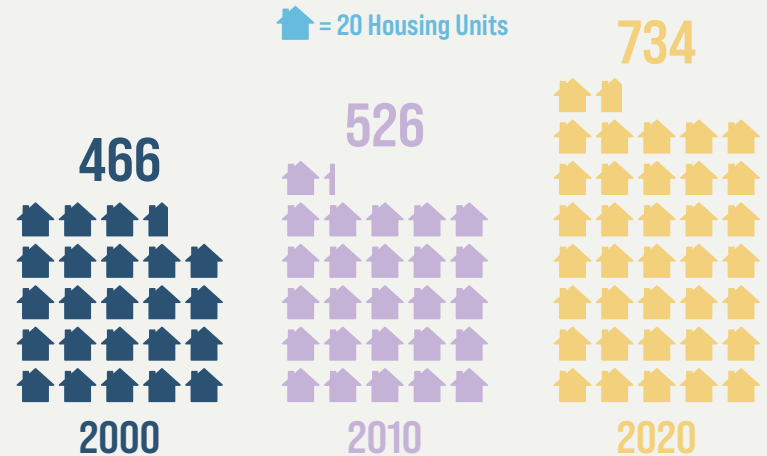
Total Population Comparison, 2000-2020



Population Distribution by Age & Sex, 2020

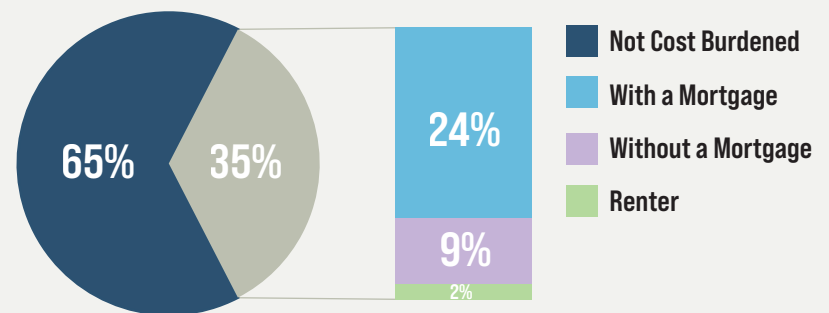


Change in the Total Number of Housing Units, 2000-2020



Percent of Cost Burdened Households, 2020

Households are considered cost burdened when they spend more than 30% of their income on rent, mortgage and other housing needs.

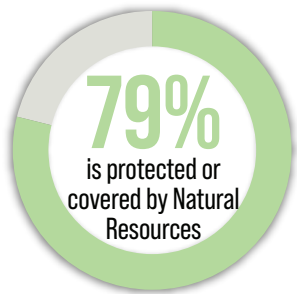
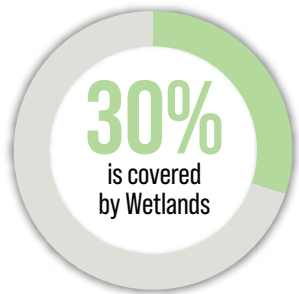
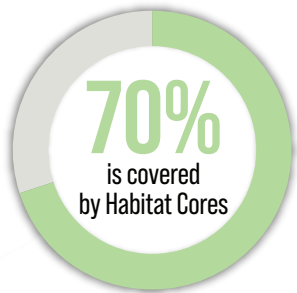




NATURAL RESOURCES INVENTORY

Natural Resources, like streams, wetlands, and forested lands, provide vital functions that help maintain a balanced and sustainable ecosystem, such as help mitigate flooding, provide habitat for plants and wildlife, improve air and water quality, and reduce erosion. Adjacent to the Francis Marion National Forest and Cape Romain National Wildlife Refuge, Awendaw has an abundance of natural resources with 79% of the Town is either protected land and/or covered by a natural resource. As development and urban sprawl continues to threaten the natural resources in and surrounding the Town, policies and regulations that protect vulnerable resources and limit the impacts of urban development should be considered.

By the Numbers: Land in Awendaw



Awendaw Natural Resource Inventory

- Protected Lands
- Wetland & Intact Habitat Core
- Awendaw Boundary

EXPANDING ECONOMIC OPPORTUNITY & TOURISM



WHAT TYPES OF BUSINESSES WOULD YOU LIKE TO SEE IN AWENDAW?

Service-Based Businesses
(i.e., restaurants, grocery stores, salon/barber)

Professional or Medical Offices

General or Boutique Retail

Eco-Retail and Eco-Tourism

Auto-Centric
(i.e., gas stations, fast food, car washes)

Light Industry or Manufacturing

Other (Write on Sticky Note and Add Below)



WHERE WOULD YOU LIKE TO SEE MORE BUSINESSES IN YOUR COMMUNITY?

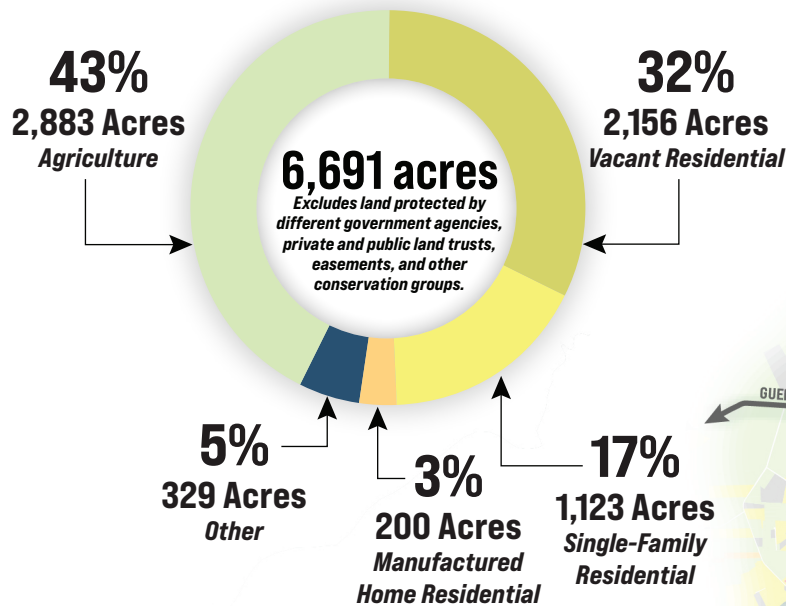
Potential Commercial Nodes 
Community Facilities 
Cape Romain National Wildlife Refuge 

LAND USE



About 35% of land area in Awendaw is protected by different government agencies, private and public land trusts, easements, and other conservation groups. The remaining area of land (about 6,650 acres) is comprised almost entirely of **Single-Family Residential**, **Vacant Residential**, **Manufactured Home Residential**, and **Agriculture**.

These areas have the greatest potential for future growth and development to occur in Awendaw.



Preparing for the Future...

Growth is inevitable.

Say the Town of Awendaw needs to add 300 housing units over the next 10 years to accommodate future population growth. Where would you like to see this growth and development occur? What types of units would you prefer?

