

FUTURE LAND USE ELEMENT

The primary tool for preserving Awendaw's rural character is through strategic land use planning. Due to the oftentimes contentious nature of future land use planning, it is important that the Town's top priority – the preservation of rural character – is clearly reflected in both the name and description of the future land use designations. However, it is important to note that these designations are intended to simply provide recommendations on general land use activities that should be encouraged within those areas, rather than specific uses. Like most other recommendations outlined in this plan, future land use designations will work to help preserve the rural character of the community.

Future land use planning is heavily influenced by the different elements of the community, particularly its natural resources, community facilities, infrastructure, and transportation network. Using current land use patterns as a starting point (see Land Use Element in Appendix A), the future land use designations take into consideration the existing or current conditions of the community, input from the public, stakeholders, and various committees and commissions, modern planning practices, and the goals and strategies outlined throughout this plan. Based on these considerations, there were seven future land use designations identified, each focusing on different character defining features of the community.

Conservation/Protected Lands: The Conservation/Protected Lands designation includes all properties owned by the National Forest Service, National Fish & Wildlife Service, and the Avian Conservation Center.

Parks: The Parks land use designation includes the Awendaw Town Park site and the property owned by the Charleston Parks Foundation.

Conservation Residential: This land use designation is intended to prioritize the preservation of natural resources and the community's rural character. Common land uses include single-family homes, manufactured homes, and agriculture. Conservation Subdivisions would be permitted in this district only. This would be the least dense residential district recommended in this plan.

Rural Residential: The Rural Residential land use designation serves as a transitional district between the Conservation Residential and Village Residential. This land use designation comprises mostly of smaller parcels concentrated along local streets or driveways. The most common land uses include single-family and manufactured homes. Ideal lot sizes would be anywhere between 1 to 2 acres.

Village Residential: The densest residential land use designation, Village Residential includes areas along the periphery of the Town's Commercial Nodes. Most of the recently approved residential subdivisions were included in this district largely due to the density of the development. Ideal lot sizes would be anywhere between 30,000 sf to 1 acre.

Village Center: This land use designation is primarily along US 17 and is intended to allow for certain commercial development that provide goods and services to residents and visitors.

Town Center: Similar to the Village Center, the Town Center area is almost entirely focused around US 17. It is recommended that permissible land uses be slightly different than the Village Center, with the Town Center focusing specifically on small shop service and retail units that serve residents and travelers.

