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Appendix B

Quantitative Summary of Land Use



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B. Quantitative Summary of Land Use

Existing land use data for the study area were compiled from land use, zoning, and parcel data obtained from local jurisdictions.¹ The various jurisdictions use different classifications; therefore, the data were broadly re-classified and generalized for the purposes of this study. Furthermore, a qualitative assessment of field observations and aerial assessment using Google Earth and Streetview was used to supplement the data and to reflect current and on-going development activity, which may not be accurately represented in the current data. Any other inconsistencies or missing information within the parcel data will be evaluated rectified as the project advances to the next phase.

Table B.1 reports the data sources applied for land use classification within each county.

Table B.1 Study Area Land Use Classification Data Source

Generalized land use category	Berkeley County	Charleston County	Dorchester County
Residential - Single Family	Parcel data variables, field survey, and aerial assessment	Parcel data variables, field survey, and aerial assessment	Parcel data variables, field survey, and aerial assessment
Residential - Multifamily			
Agriculture/Forestry	Field survey and aerial assessment		
Commercial/Retail/Services			
Government			
Industrial/Manufacturing/Waste			
Institutional			
Mixed Use			
Not Classified			
Office			
Recreation/Cultural/Open Space			
Transportation/Utilities			
Vacant			

Table B.2 provides the description of the generalized land use categories.

¹ For parcels obtained from county assessor offices, a parcel is considered to fall within the study area if its center of mass falls within the boundary, which is set to be mostly half-mile away from the proposed corridor. In the northern terminus of the corridor, the half-mile boundary is extended to capture proposed design alternatives. The determination is made within ERSI ArcMap.

Table B.2 Study Area Land Use Classification Data Source

Land Use	Categories from Charleston County	Definition
Residential - Single Family	101 - RESID-SFR	Single family detached, or two family residential uses (not attached with common wall) at typical urban and/or suburban densities
	170 - RESID-ROW, 120 - RESID-TWH, 130 - RESID-DUP/TRI, 220 - SPCLTY-TAMBERG,	Row Houses, Town Homes, Duplexes/Triplexes, Towns appraised as apartments
Residential - Multifamily	121 - GROUP-LIV, 160 - RESID-CNU, 165 - CONDO COMMON, 167 - CONDO COMMON COMM, 200 - SPCLTY-APT, 210 - SPCLTY-SMA, 225 - SPCLTY-CNU-TMSBRG,	Higher-density housing with 3 or more units on one lot. (Note Group Living quarters may be deemed SFR or other depending on development configuration)
	22- Mobile Home, 110 - RESID-MBH, 140 - MH-PARKS,	Mobile home on individual parcel or mobile home park
Agriculture/ Forestry	800 - AGRICULTURAL	Rural areas used for agricultural purposes, including productive agricultural lands to be preserved for future farming or ranching activities. Though no such use within study area.
Commercial/ Retail	500 - General Commercial, 530 - SPCLTY-RTL, 580 - SPCLTY-RST, 910 - COM-DEV-ACRS, 630 - SPCLTY-WHS, 150 - HOTELS, 700 - SPCLTY-HTL 250 - SPCLTY-COMMCONDO,	Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys).
Government	671 - GOVT-BLDG	Civic and governmental uses.
Industrial/ Manufacturing/ Waste	304 - MFG/INDUST, 630 - Warehouse	Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, research and development, and storage of hazardous materials
Institutional	681 - SCHOOLS, 691 - RELIGIOUS, 711 - MUSEUM-CULT	Areas reserved for education, public administration, health care, and other institutional uses.
Mixed Use	NA	An area that is appropriate for a mix of residential and non-residential uses.
Office	650 - SPCLTY-OFC	An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Uses can include business, professional, and financial offices as well as offices for individuals and non-profit organizations.
Recreation/ Cultural/Open Space	750 - SPCLTY-REC, 624 - CEMETERIES, 742 - HOA-PROP	This category contains public parks and recreation areas such as public and private golf courses, trails and easements, as well as, cultural spaces for the arts and community.
Transportation/ Utilities	411 - RAILRD/TRAIN, 451 - ROAD-ROW, 471 - TELEPH-COMM, 481 - PUBLIC-UTIL	Areas dedicated to vehicle, air, or rail transportation. These include existing and planned streets, planned and dedicated rights-of-way, and rail and rail facilities; public utilities/utility ROW.
Vacant/ Undeveloped	900- DEV-ACRS, 905 - VAC-RES-LOT, 952 - VAC-COMM-LOT, 300-Building Only, 460 Auto Parking, 990 - UNDEVELOPABLE	Vacant, not developed, or underdeveloped.

According to the Charleston County Comprehensive Plan (2018), approximately 30 percent of the land area in Charleston County is incorporated and the majority of the incorporated area is located in the urban and suburban areas. Almost 50 percent of the land in the unincorporated areas of the county contains wetlands, marsh, and other water features, and an additional 18 percent is forestland or in agricultural or silvicultural (maintaining trees and forest growth) use.

Table B.3 provides a summary of the land use data within the study area by County. The Charleston County assessor’s 2018 data include 11,338 acres of land. In terms of parcel size by land use classification, 18.6 percent of the land use are single-family residences,² 7.4 percent are multifamily residences (coded as not single-family), 17.5 percent are commercial retail, 3.1 percent are offices, 8.5 percent are industrial/manufacturing, 7.6 percent are institutional, and 23.5 percent are vacant/undeveloped.

Table B.3 Study Area Land Use

Generalized land use category	Berkeley County	Charleston County	Dorchester County
Single-family residential	23.4%	18.6%	48.6%
Multifamily residential	0.6%	7.4%	0.0%
Agriculture/Forestry	40.5%	3.6%	18.7%
Commercial/Retail/Services	12.8%	17.5%	27.6%
Government	0.0%	3.9%	0.0%
Industrial/Manufacturing/Waste	0.0%	8.5%	0.0%
Institutional	0.0%	7.6%	3.8%
Mixed Use	5.4%	2.7%	0.0%
Not Classified	0.0%	0.0%	0.0%
Office	0.0%	3.1%	0.0%
Recreation/Cultural/Open Space	16.2%	2.3%	0.0%
Transportation/Utilities	0.0%	1.6%	1.3%
Vacant	1.2%	23.5%	0.0%

For Berkeley County, the parcel data do not have detailed land use classification and the classification for nonresidential parcel relied heavily on the qualitative assessment. Single-family residential, multifamily residential, and commercial/retail space take up about 23.4 percent, 0.6 percent, and 12.8 percent of the study area’s total land mass of 6,352 acres. Five percent of the land is classified as mixed use while 16.2 percent is recreational/cultural. Agriculture/forestry and vacant/underdeveloped land take up about 40.5 and 1.2 percent of the acreage respectively.

² A common issue with condominium data is units sharing the same street address having the same land area. There is no such issue with the Charleston County data; the land area estimates are distinct and are assumed to have been divided based on size of condominium units.

Dorchester County's parcel data did not have land use categories that can be used for this analysis. All of the land use re-classification was completed using the qualitative assessment that was noted earlier. This area is characterized by undeveloped forested/wetlands (18.7 percent of total 2,435 acres) and single family residential neighborhoods (48.6 percent). Institutional uses account for 3.8 percent, commercial/retail uses take up 27.6 percent and transportation/utilities take up the remaining 1.3 percent.

B.1 Vacant/Undeveloped Land

Charleston County reports land use for vacant residential and commercial parcels.³ Additional re-classification of vacant/undeveloped land was completed using the qualitative assessment. Out of the 11,338 acres within Charleston County, about 2,883 acres (23.5 percent) are vacant or undeveloped.

For Berkeley County, field observations with aerial assessment report about 2,975 acres (1.2 percent of the 6,352 acres of total land acreage) of agriculture/forestry and vacant/undeveloped land. The land includes very large potential development projects (with approved or under review development plans) such as Nexton. The qualitative assessment reports 480 acres (18.7 percent of the 4,335 acres) of undeveloped forested/wetlands for Dorchester County.

B.2 Tax Exempt Parcels

Within the study area, Charleston County reports 1,804 parcels records with tax status labeled city owned, government owned, totally exempt, nonprofit housing organization, or religious property exemption. These parcels represent 20 percent (about 3,305 acres) of the total land area but there are some inconsistencies with land use and tax status.⁴ Large parcels include CSU, Joint Base Charleston, Hampton Park, and the Citadel military school.

For Berkeley County and Dorchester County, there is no information within the parcel data that suggest tax exemption status.

³ Commercial vacant parcels can include vacant industrial land use as industrial vacant land is not reported separately.

⁴ It is important to note some parcels which can be coded as residential or vacant as well are not necessarily coded as 671-government building. This means that the land area tabulation for tax exempt parcels is not mutually exclusive from other land use classification.