

On November 10th 2016, a meeting was held with several large land owners, surveyors, stake holders, a member of Berkeley County Council, Patrick Arnold of Charleston Trident Association of Realtors, and Mike Murphree on behalf of the Charleston Home Builders Association. The topic focused on the planning for a growth boundary.

The planning board agenda has been set for January 2017 to discuss the growth boundary verses other alternatives. The planning department for Berkeley County has already engaged and received input, direction, and support from Coastal Conservation League on a Berkeley County growth boundary. We, the CHBA, have been asked to team up with the Realtors and have an alternate plan to present.

We are sending this out in hopes you will join us and create a team approach. Builders, realtors, surveyors, timber industry members, and property owners- let us work together to stop the Planning Department, Coastal Conservation League, and local activists from persuading Berkeley County Council from implementing a growth boundary. If the growth boundary is implemented, expect your home prices and land values to increase as your next project "leapfrogs" into another county, town or city.

With Volvo moving in the county, we can use this opportunity to work together with this group to update their Comprehensive Plan, as it has not been updated since 2010, rather than implement an urban growth boundary.

Quote from CTAR:

"CTAR opposes land use techniques, such as growth boundaries, that reduce property values of those either within in or beyond the restricted areas. CTAR supports policies that provide incentives for developing within a certain area through bonus densities, expedited permitting or other incentive-based tools. CTAR opposes arbitrary lines and believes a clear nexus should be provided. Any regulatory down zoning or takings should compensate the property owner for the loss of value. Public infrastructure necessary to serve the residents already living in the area should not be excluded on the basis of the creation of the boundary or district. A rationalization during the comprehensive planning process based on facts should justify any imposed districts or boundaries."