

# Table of Contents

## I. Future Land Use Element

Overview .....	Page 1
Goals and Objectives One: Future Land Use Districts .....	Page 2
Goals and Objectives Two: Future Land Use Corridors .....	Page 7
Goals and Objectives Three: Future Land Use Focal Points .....	Page 8
Implementation Strategy One: Future Land Use Districts .....	Page 10
Implementation Strategy Two: Future Land Use Corridors .....	Page 14
Implementation Strategy Three: Future Land Use Focal Points .....	Page 16
Town of Summerville Planning Area Map .....	Map # 1
Town of Summerville Future Land Use Map .....	Map # 2
Dorchester County Future Land Use Map .....	Map # 3

## II. Transportation Design Element

Overview .....	Page 1
Figure TD1: Level of Service .....	Page 2
Figure TD2: Road Functional Class Definition .....	Page 2
Goals and Objectives One: Transportation System Design .....	Page 3
Goals and Objectives Two: Community System Design .....	Page 7
Goals and Objectives Three: Transportation System Improvements .....	Page 8
Implementation Strategy One: Transportation System Design .....	Page 9
Implementation Strategy Two: Community System Design .....	Page 9
Implementation Strategy Three: Transportation System Improvements .....	Page 10
Town of Summerville Planning Area Road Type Map .....	Map # 4
Town of Summerville Planning Area Transit Service and Proposed Commuter Rail Map .....	Map # 5

## III. Priority Investment Areas Element

Overview .....	Page 1
Goals and Objectives One: Coordination .....	Page 2
Goals and Objectives Two: Investment .....	Page 2
Goals and Objectives Three: Conservation .....	Page 2
Goals and Objectives Four: Workforce Housing .....	Page 2
Implementation Strategy One: Coordination .....	Page 3
Implementation Strategy Two: Investment .....	Page 3
Figure PIA1: Transportation Improvements – Roads .....	Page 7
Figure PIA2: Education Facility Needs in Dorchester County School District 2 .....	Page 8
Implementation Strategy Three: Conservation .....	Page 9
Implementation Strategy Four: Workforce Housing .....	Page 9
Town of Summerville Planning Area Priority Investment Areas Map .....	Map # 6

# Table of Contents

---

## IV. Population Element

Figure P1: Population Trends, Summerville -----	Page 1
Figure P2: Population Increase Comparison, 2000-2007 -----	Page 1
Figure P3: Land Area Growth in Square Miles, Summerville 1990-2008 -----	Page 2
Figure P4: Total Construction, 2006 -----	Page 2
Figure P5: Population, Summerville, 2000-2010 -----	Page 2
Figure P6: Household Types, Summerville, 2000 -----	Page 3
Figure P7: Educational Attainment, Population 25 yrs +, Summerville, 2000 -----	Page 3
Figure P8: Summerville Residents That Attended Some College -----	Page 4
Figure P9: Summerville Residents That Did Not Graduate High School -----	Page 4
Figure P10: Median Household Income Comparison, 2000 -----	Page 4
Figure P11: Summerville Children & Seniors Living in Poverty, 2000 -----	Page 5
Figure P12: Percentage of Children Living Below Poverty Threshold, Summerville, 2000 -----	Page 6
Figure P13: Children & Seniors Living in Poverty, Comparison, 2000 -----	Page 6
Figure P14: Racial Composition, Summerville, 2000 -----	Page 7
Figure P15: Age & Sex, Summerville, United States Comparison, 2000 -----	Page 7

## V. Natural Resources Element

Overview	Page 1
Table NR1: Techniques to Improve Water Quality	Page 2
Figure NR1: Example of a Rain Garden	Page 4
Figure NR2: Furman Office Building, Greenville SC.	Page 4
Table NR2: Endangered Plant and Animal Species in the Summerville Planning Area	Page 6
Table NR3: Partial Listing of Invasive Species Reported in the Summerville Planning Area	Page 8
Conclusion	Page 10
Goals, Objectives, and Strategies	Page 11

## VI. Energy Element

Overview	Page 1
Background	Page 1
Figure EN1: Trends in Total US Energy Imports (in Quadrillion Btus)	Page 2
Existing Energy Conditions	Page 3
Figure EN2: Historic Net Energy Production in South Carolina (in Trillion Btus)	Page 4
Figure EN3: Sources of Energy Production in South Carolina	Page 4
Figure EN4: Trends in Total Statewide Energy Consumption (in Trillion Btu's)	Page 5
Figure EN5: Energy Consumption by Sector, South Carolina, 2008	Page 6
Figure EN6: Energy Consumption by Sector, South Carolina vs. United States, 2008	Page 6
Table EN1: Residential Energy Use for the Town of Summerville, 2008	Page 7
Figure EN7: Home Heating Source for Owner- Occupied Units in Summerville	Page 8
Figure EN8: Home Heating Source for Rental Units in Summerville	Page 8
Table EN2: Commercial Energy Use for the Town of Summerville in 2008	Page 9
Table EN3: Industrial Energy Use for the Town of Summerville in 2008	Page 10
Figure EN9: Method of Commute for Summerville Residents, by Percentage	Page 11
Table EN4: Fuel Consumption for Households in the Town of Summerville	Page 12
Renewable Energy	Page 12
Goals, Objectives, and Strategies	Page 14

# Table of Contents

---

## VII. Housing Element

Introduction	Page 1
Existing Conditions	Page 1
Table HO1: Number of Total Housing Units in the Town of Summerville from 1970-2008, by type	Page 1
Figure HO1: Historical Composition of Housing in Summerville	Page 2
Figure HO2: Owner vs. Rental Occupancy in Summerville, 2006-2008	Page 3
Figure HO3: Trends in Owner vs. Renter Occupancy for Occupied Homes in Summerville	Page 3
Figure HO4: Year Summerville Residents Moved into Current Home, by Percentage	Page 4
Table HO2: Home Tenure by Age in the Town of Summerville	Page 5
Figure HO5: Year Homes Built in Summerville, By Percentage	Page 6
Figure HO6: Percentage of Overcrowded Dwellings in Town of Summerville	Page 7
Figure HO7: Trends in Median Home Value in Town of Summerville (Owner-occupied homes)	Page 8
Figure HO8: Median Home Values for Summerville and Nearby Communities	Page 8
Figure HO9: Median Gross Rent for Summerville and Nearby Communities	Page 9
Figure HO10: Percentage of Household Income Spent on Monthly Housing Costs in Summerville	Page 10
Figure HO11: Comparison of Households Spending Greater or Less than 30% of Monthly Housing Costs, Summerville vs. Nearby Communities	Page 11
Table HO3: Comparison of Median Household Income to Median Sales Price for Homes, Summerville vs. Nearby Communities	Page 12
Table HO4: Workforce Housing Affordability for Summerville based on HUD standards	Page 13
Table HO5: Projects in Summerville Funded by the Low Income Housing Tax Credit since 1989	Page 14
Table HO6: Apartment complexes in the Summerville Area that Funded Through the USDA Rural Development Multi-Family Rental Program	Page 14
Table HO7: Subdivisions or Apartment Complexes in Summerville Completed since 2000	Page 15
Table HO8: Approved and Partially Built or Unbuilt Subdivisions in Summerville	Page 16
Goals, Objectives, and Strategies	Page 20
Town of Summerville Approved Subdivisions Since 2000	Map # 7

## VIII. Community Facilities Element

Background	Page 1
Existing Conditions	Page 1
Figure CF1: Trends in Calls for Police Service, Town of Summerville 2000-2009	Page 2
Figure CF2: Trends in Arrests in Town of Summerville	Page 3
Table CF1: Crime Trends in Town of Summerville, 2002-2009	Page 3
Table CF2: Summerville Fire and Rescue Department Stations	Page 4
Table CF3: Emergency Shelter Locations in the Charleston Area	Page 7
Figure CF3: Wastewater Treatment Use and Capacity in Summerville as of August 2010 (in MGD)	Page 8
Figure CF4: Water Filtration Use and Capacity in Summerville, as of August, 2010 (in MGD)	Page 9
Table CF4: Parks, Playgrounds, and Community Centers Owned and Maintained by the Town of Summerville	Page 13
Table CF5: Recreation Facility Surplus or Deficit in the Summerville Area 2009	Page 14
Table CF6: Summerville Sports Leagues	Page 15
Table CF7: Public schools Serving Summerville Residents	Page 16

# *Table of Contents*

Table CF8: Private schools in the Summerville Planning Area (As of 2010)	Page 17
Goals, Objectives, and Strategies	Page 18
Summerville Planning Area Fire and EMS Stations	Map # 8
Summerville Planning Area Sewer Facilities	Map # 9
Summerville Planning Area Sewer Service Areas	Map # 10
Summerville Planning Area Water Facilities	Map # 11
Summerville Planning Area Parks and Recreation Facilities	Map # 12
Summerville Planning Area Public Schools	Map # 13

## IX. Economic Development Element

Overview	Page 1
Figure ED1: Unemployment Rate (in %) for Summerville, 2008-2010	Page 1
Table ED1: Comparison of Unemployed Workers to Job Openings, August 2010	Page 2
Figure ED2: Employment, by Employment Type for Summerville Residents	Page 3
Figure ED3: Employment of Summerville Residents, by Job Type	Page 3
Figure ED4: Employer Type of Summerville Residents, by Percentage	Page 4
Table ED2: Private Sector Employment in the Town of Summerville, by Employment Type, 2007	Page 5
Table ED3: Major Regional Employers with Facilities in the Summerville Planning Area	Page 6
Table ED4: Largest Employment Sites in the Town of Summerville	Page 7
Table ED5: Businesses with Multiple Facilities with Headquarters Located in the Summerville Area	Page 8
Figure ED5: Percentage of Residents over the Age of 25 with at Least a High School Diploma	Page 9
Figure ED6: Percentage of residents over the age of 25 with at Least a Bachelors Degree	Page 9
Table ED6: Existing Office Facilities in the Town of Summerville Larger than 10,000 Square Feet (As of 2008)	Page 11
Table ED7: Retail Market Snapshot, Second Quarter 2010, Charleston S.C. MSA	Page 12
Table ED8: Summerville Retail Complexes Larger than 30,000 Square Feet Gross Leasable Area	Page 13
Table ED9: Retail Market Opportunities in Summerville	Page 14
Table ED10: Snapshot of Industrial Development in the Charleston Area, July 2010	Page 15
Table ED11: Existing Available Industrial Buildings in Summerville, as of September, 2010	Page 15
Table ED12: Proposed Commercial Projects in Summerville	Page 16
Table ED13: Economic Development Organizations Serving the Summerville Planning Area	Page 18
Figure ED7: Summerville Residents Working Outside of County of Residence	Page 21
Figure ED8: Home Based Work Trip Destinations from Summerville, by Percentage, 2003	Page 21
Figure ED9: Mean One-way Commute Time (in Minutes) for Summerville Residents vs. Metro Charleston Region Counties	Page 22
Figure ED10: Percentage of Workers with a Commute Time of Greater than 35 Minutes	Page 23
Figure ED11: Percentage of Workers with a Commute Time of Greater than 45 Minutes	Page 23
Table ED14: Comparison of Median and Per-Capita incomes between Summerville and Nearby Communities	Page 23
Figure ED12: Median Household Income for the Town of Summerville, 2000 vs. 2006-2008	Page 25
Table ED15: Comparison of Property Values in Dorchester County Section of Summerville and Dorchester County. 1999-2009	Page 26
Table ED16: Assessed and Real Property Values in Summerville 2009	Page 26
Goals, Objectives, and Strategies	Page 28

# *Table of Contents*

---

	Town of Summerville Large Retail Complexes	Map # 14
	Summerville Planning Area Industrial Sites	Map # 15
	Town of Summerville Proposed Commercial Projects	Map # 16
X.	<b>Cultural Resources Element</b>	
	Overview	Page 1
	Table CR1: Listed National Register of Historic Places properties located in or near Summerville	Page 2
	Table CR2: Partial listing of Summerville properties eligible for inclusion in the National Register of Historic Places	Page 4
	Table CR3: Unique Commercial Structures in the Town of Summerville	Page 5
	Table CR4: Partial listing of Places of Worship Within the Summerville Planning Area Major Places of Worship within Summerville Planning Area	Page 6
	Table CR5: Key Cultural Events & Activities in the Summerville Planning Area	Page 8
	Table CR6: Educational Institutions, Civic Organizations & Clubs in the Summerville area	Page 10
	Goals, Objectives, and Strategies	Page 11
	Summerville Historic District	Map # 17
	Summerville Planning Area Major Places of Worship	Map # 18
XI.	<b>Appendix 1: BCDCOG Travel Demand Modeling Scenarios</b>	
	Figure 2.1: Roadway Capacity Improvements, Description, & Purpose: -----	Page 1
	Figure 2.2: Road Classification Types identified under the C & B Traffic Plan -----	Page 1
	Figure 2.3: Carter & Burgess – Town of Summerville Comprehensive Traffic Plan -----	Page 2
	Figure 2.4 TAZ Map: Population forecast re-allocation in Summerville -----	Page 3
	Figure 2.5 TAZ Map: Employment forecast -----	Page 3
	Figure 2.6 TAZ Map: Roadway LOS with Four Lanes and Continuous Middle Turn Lane -----	Page 4
	Figure 2.7 TAZ Map: Roadway LOS with Four Lanes and Landscaped Median -----	Page 4
	Figure 2.8: Capacity increase with Median (Bacons Bridge Rd – 2 to 4 Lanes) -----	Page 5
	Figure 2.9 TAZ Map: Roadway LOS with two lane section between Edisto Rd. and Crestwood Dr. --	Page 5
	Figure 2.10 TAZ Map: Roadway LOS with only planted median -----	Page 5
	Figure 2.11 TAZ Map: LOS with Median and On-street parking for certain sections -----	Page 6
	Figure 2.12 TAZ Map: LOS with continuous center turn lane -----	Page 6
	Figure 2.13: Capacity increase with a Median Fifth Street North (US 78) -----	Page 6