

# Folly Road Corridor Overlay Zoning District

North Village  
Area

Commercial  
Area

South Village  
Area

Neighborhood  
Preservation Area

Conservation Area

**Legend**

**Overlay District Boundary**  
[Blue outline]

**Overlay District Areas**  
[Red outline]

**Future Land Use**

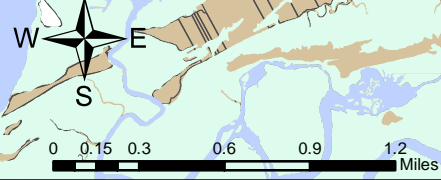
- [Red] Community Commercial
- [Pink] Neighborhood Commercial
- [Yellow] Residential
- [Light Yellow] Office Residential
- [Light Pink] General Office
- [Green] Water-Dependent Commercial

**Municipal Boundaries**

- [Light Grey] County of Charleston
- [Medium Grey] City of Charleston
- [Dark Grey] Town of James Island
- [Brown] City of Folly Beach

**Water Features**

- [Blue] Water
- [Light Green] Marsh




Adopted March 10, 2015


Folly Road Corridor  
Overlay Zoning District  
North Village Area


**Legend**


**Overlay District Areas**


 Overlay District Boundary

**Future Land Use**


 Community Commercial


 Neighborhood Commercial


 General Office


 Office Residential

**Municipal Boundaries**


 County of Charleston

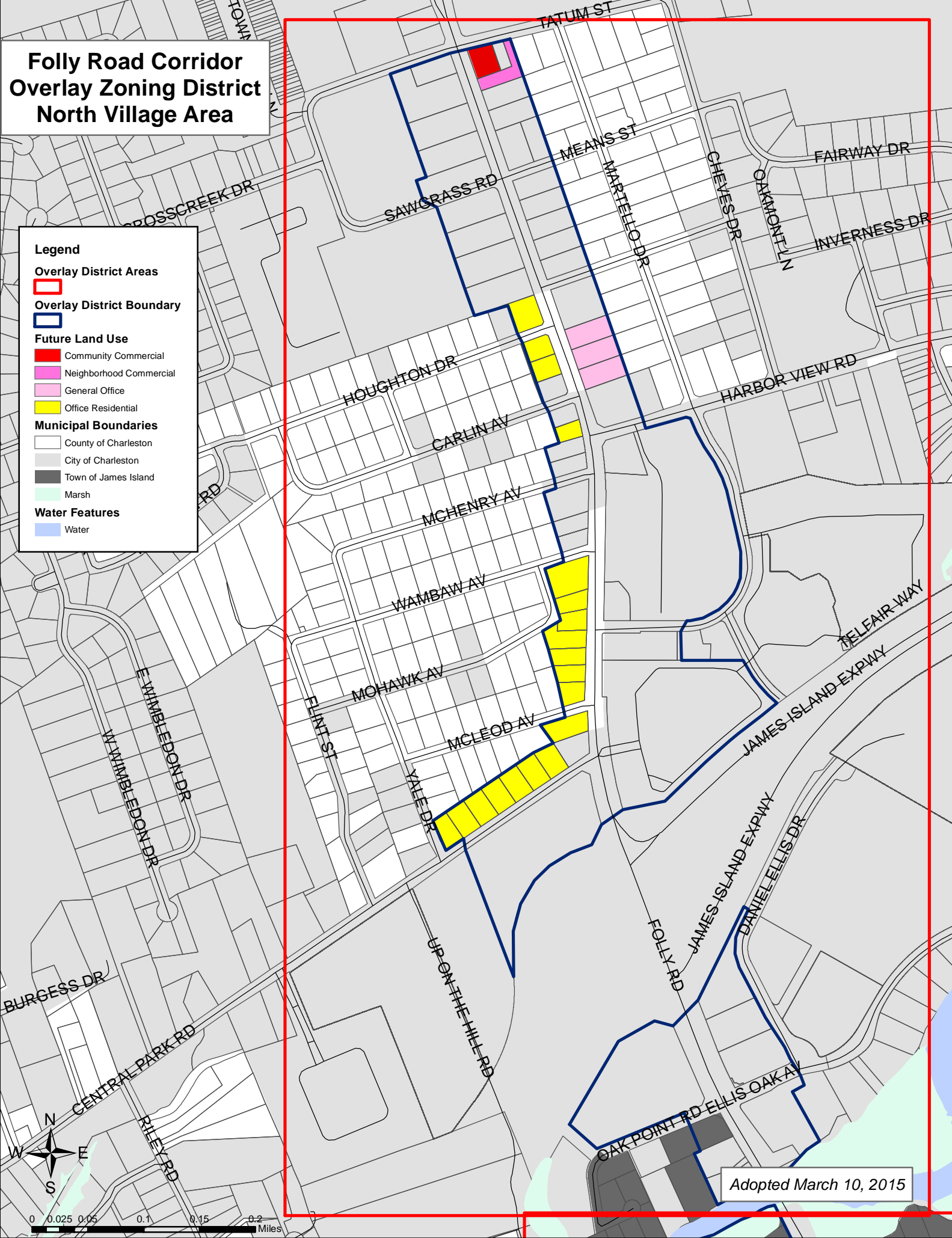
 City of Charleston

 Town of James Island

 Marsh

**Water Features**

 Water





Adopted March 10, 2015




# Folly Road Corridor Overlay Zoning District Commercial Core Area


**Legend**


**Overlay District Boundary**  



**Overlay District Areas**  



**Future Land Use**

 Neighborhood Commercial


 Residential


 Office Residential


 General Office


 Water-Dependent Commercial

**Municipal Boundaries**


 County of Charleston


 City of Charleston

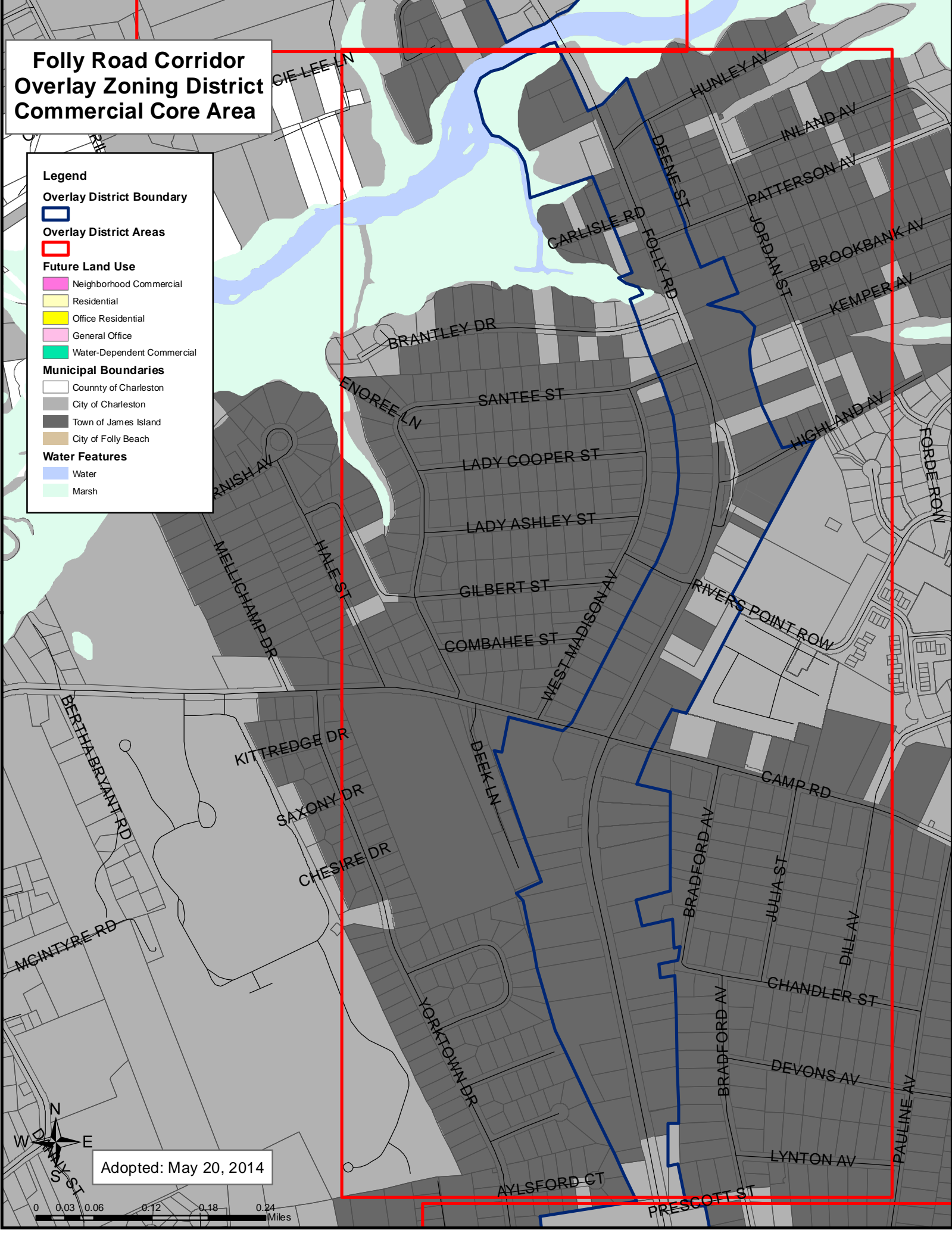
 Town of James Island

 City of Folly Beach

**Water Features**

 Water

 Marsh



Adopted: May 20, 2014

# Folly Road Corridor Overlay Zoning District South Village Area


## Legend

 Overlay District Areas (revised)

 Overlay District Boundary


### Future Land Use


 COMMUNITY COMMERCIAL

 NEIGHBORHOOD COMMERCIAL

### Municipal Boundaries


 County of Charleston (outside OD area)

 City of Charleston

 Town of James Island

### Water Features

 Water

 Marsh

**South Village  
Area**

**Commercial Area**

**Neighborhood  
Preservation Area**


Adopted: December 18, 2014


0 0.0475 0.095 0.19 0.285 0.38  
Miles

# Folly Road Corridor Overlay Zoning District Neighborhood Preservation Area


South Village  
Area


**Legend**

 Overlay District Boundary


 Overlay District Areas


**Future Land Use**


 NEIGHBORHOOD COMMERCIAL

 COMMUNITY COMMERCIAL


**Municipal Boundaries**


 CITY OF FOLLY BEACH

 County of Charleston

 City of Charleston

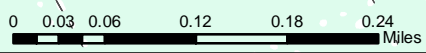
**Water Features**

 Water

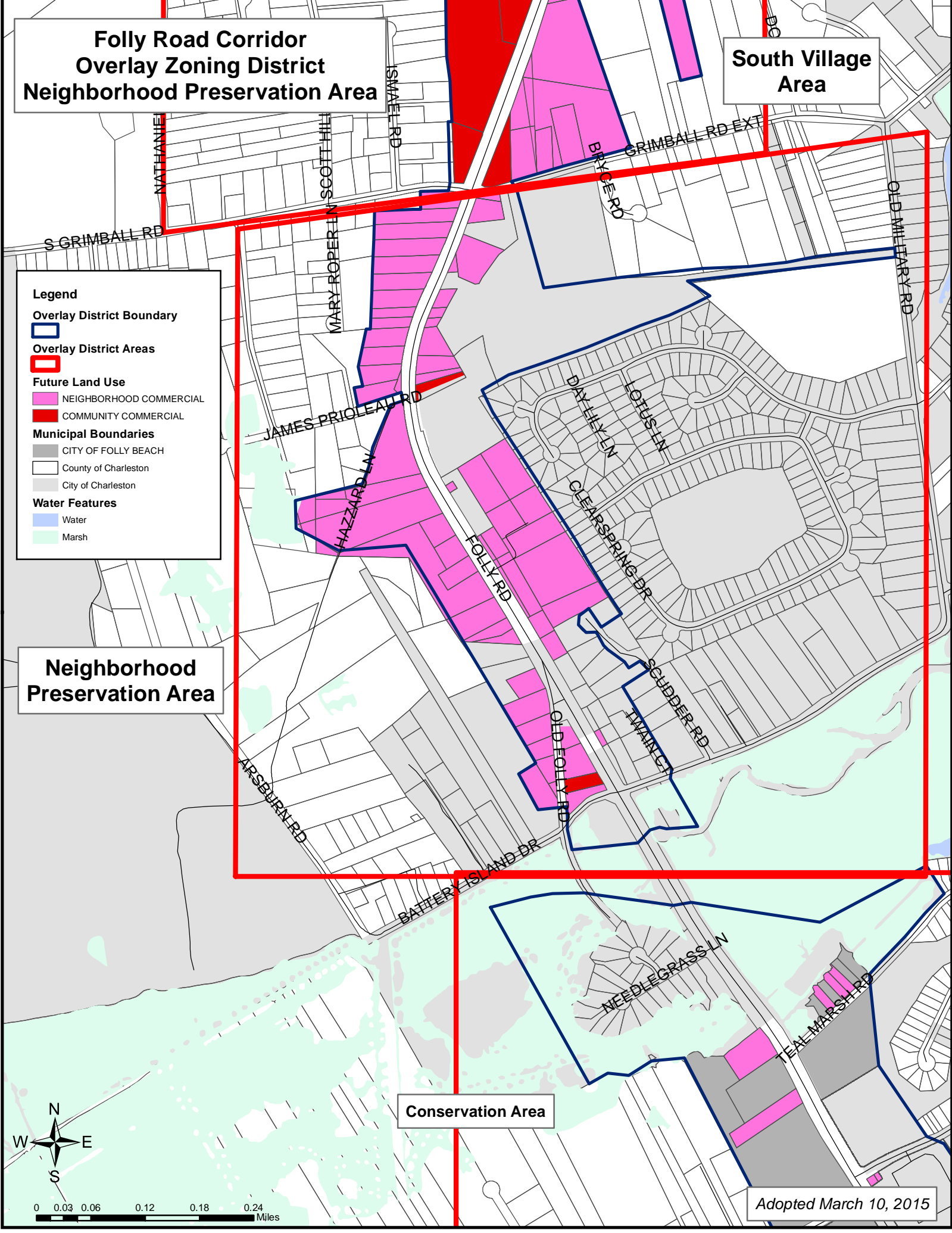
 Marsh

Neighborhood  
Preservation Area

Conservation Area



Adopted March 10, 2015





# Folly Road Corridor Overlay Zoning District Conservation Area

South Village  
Area

Neighborhood  
Preservation Area

Conservation Area

## Legend

### Overlay District Areas



### Overlay District Boundary



### Future Land Use

- Community Commercial
- Neighborhood Commercial
- Residential
- Water-Dependent Commercial

### Municipal Boundaries

- County of Charleston
- City of Charleston
- Town of James Island
- City of Folly Beach

### Water Features

- Water
- Marsh



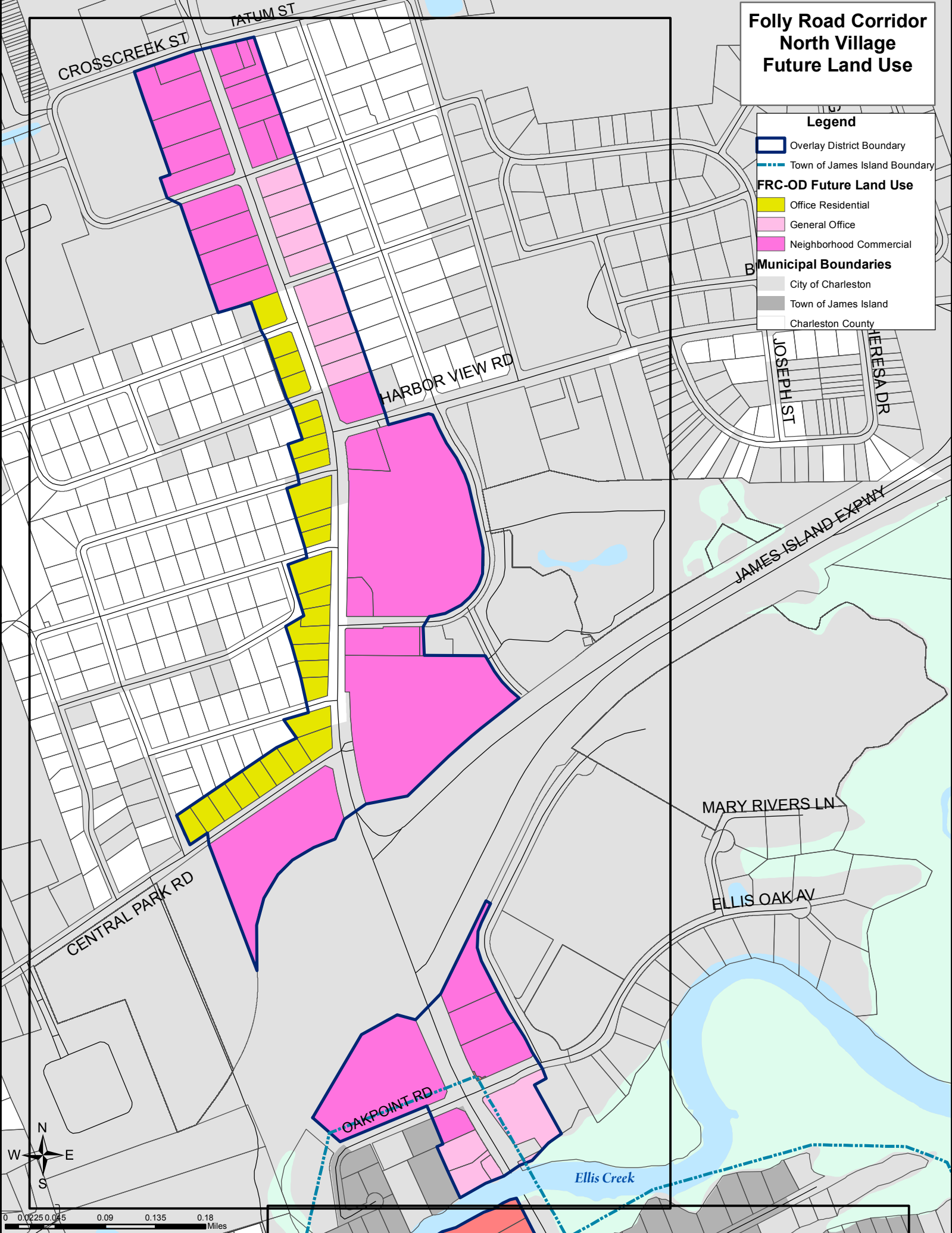
Adopted: December 18, 2014

0 0.075 0.15 0.3 0.45 0.6  
Miles

Folly Road Corridor  
North Village  
Future Land Use


Legend


- Overlay District Boundary
- Town of James Island Boundary
- FRC-OD Future Land Use**
  - Office Residential
  - General Office
  - Neighborhood Commercial
- Municipal Boundaries**
  - City of Charleston
  - Town of James Island
  - Charleston County




# Folly Road Corridor Commercial Core Future Land Use


**Legend**

 Overlay District Boundary


 Town of James Island Boundary


**FRC-OD Future Land Use**


 Planned Development

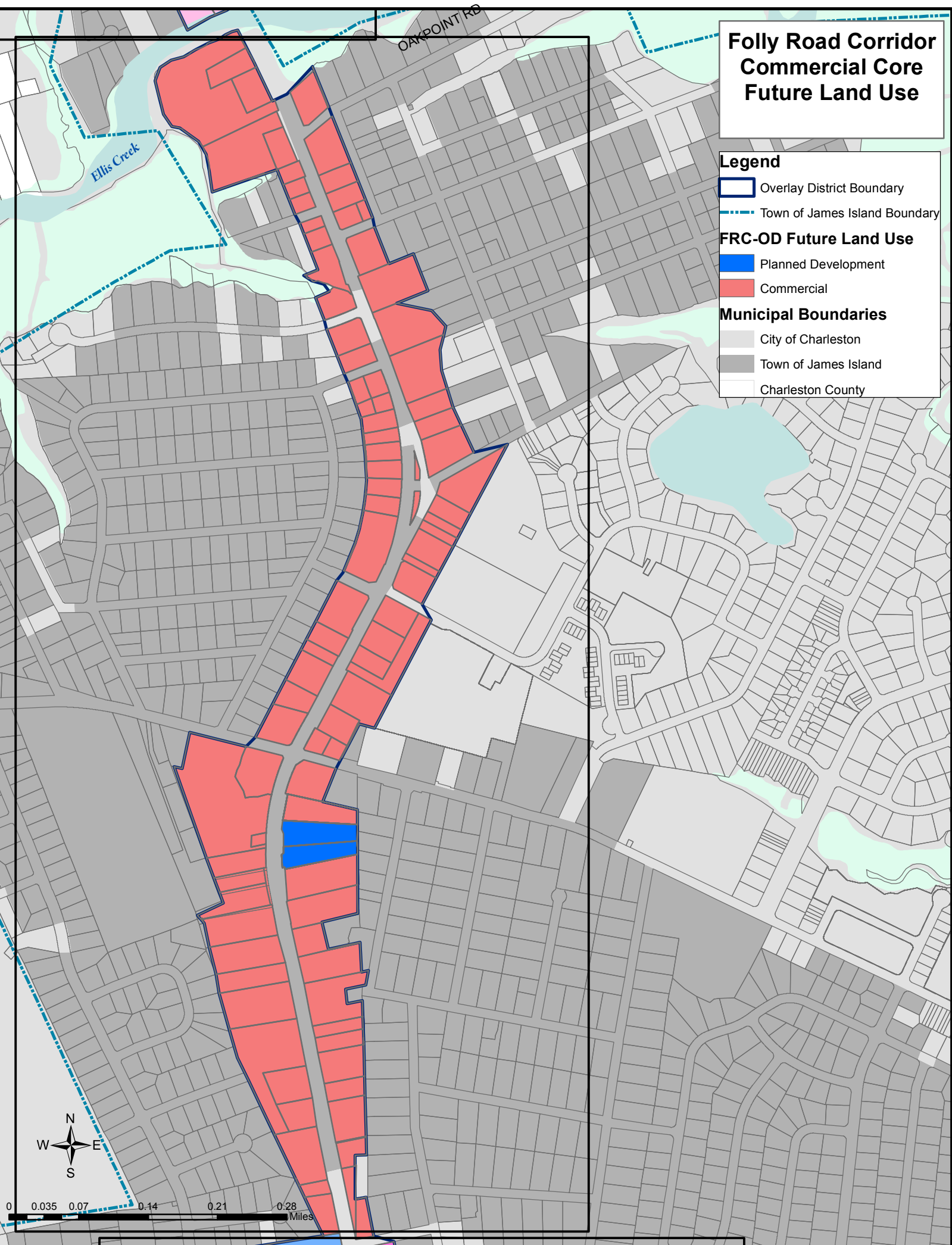
 Commercial

**Municipal Boundaries**

 City of Charleston

 Town of James Island

 Charleston County





# Folly Road Corridor South Village Future Land Use

**Legend**

- Overlay District Boundary
- Town of James Island Boundary

**FRC-OD Future Land Use**

- Planned Development
- Civic/Institutional
- Residential
- Office Residential
- Neighborhood Commercial
- Commercial

**Municipal Boundaries**

- City of Charleston
- Town of James Island
- Charleston County

