

OCTOBER 11, 2011 PUBLIC HEARING

**ZLDR TEXT AMENDMENT HISTORY:
PROPOSED AMENDMENTS TO THE ZONING AND LAND DEVELOPMENT REGULATIONS
ORDINANCE (ZLDR)—ARTICLE 5.10, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING
DISTRICT AND CHAPTER 12, DEFINITIONS**

Purpose of Proposed Amendments:

Add an overlay zoning district to cluster commercial uses at nodes along Highway 17 North as identified by the public to implement the Comprehensive Plan Major Planning Effort for the Highway 17 North Corridor.

This proposed overlay zoning district is located in County Council Districts 1 and 2.

Public Hearing – October 11, 2011

Public Hearing Notifications:

The Public Hearing was advertised in the Post & Courier on September 23, 2011 and 1,100 notification letters were sent to the following list of people:

- All owners of property within proposed nodes;
- All owners of property within 300 feet of the nodes;
- East Cooper Interested Parties List;
- ZLDR & Comprehensive Plan Interested Parties List;
- 10-Mile Community Interested Parties List; and
- All overlay zoning district workshop attendees.

Planning Commission Meeting – September 12, 2011

Planning Commission Recommendation: Approval (*Vote: 8 to 0*)

Speakers in opposition: 0

Speakers in support: 2

Planning Commission Meeting History

The proposed text amendments were also discussed at the August 8, 2011 Planning Commission meeting (please see the attached detailed history of this project).

Planning Commission Meeting Notifications:

Planning Commission meetings were advertised in the Post & Courier and the following list of people were notified:

- All owners of property within proposed nodes;
- East Cooper Interested Parties List;
- ZLDR & Comprehensive Plan Interested Parties List;
- 10-Mile Community Interested Parties List; and
- All overlay zoning district workshop attendees.

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CHAPTER/ARTICLE/SECTION #: Article 5.10 (17N-O, Highway 17 North Corridor Overlay Zoning District)

REASON FOR AMENDMENT: Add an overlay zoning district to cluster commercial uses at nodes along Highway 17 North as identified by the public to implement the Comprehensive Plan Major Planning Effort for the Highway 17 North Corridor.

DATE: September 12, 2011

HISTORY:

The Highway 17 North Corridor Overlay Zoning District is the result of a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville that began in January 2009. This planning effort was initiated to implement the Charleston County Comprehensive Plan Update, adopted in November 2008, which identifies the Highway 17 North Corridor as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The purpose of this overlay zoning district is to allow neighborhood services and employment opportunities for area residents in the six business nodes which are identified on the maps at the end of this packet, while at the same time preserving the rural nature of the surrounding area. This overlay zoning district is based on comments gathered from nine public workshops held in 2009 and 2010:

- Public Workshops Round 1 (Jan. 14, 22, 28 – 2009): Participants identified and assigned locations to things they would like to see in their communities in the future.
- Public Workshops Round 2 (March 24, 26, 31 – 2009): Participants reviewed the information gathered at the first round of workshops and defined the character for the business nodes.
- Public Workshops Round 3 (Jan. 14, 19, 27 – 2010): Participants reviewed and commented on the preliminary ordinance language to implement the public's ideas for the overlay zoning district.

Since February 2010, the County has participated in the Sewee Summit, which was initiated by County Council member Dickie Schweers. The Summit has participation from all of the municipalities in the East Cooper Area as well as Federal, State and local agencies and the service providers in this area. The Sewee Summit has adopted goals, one of which is to limit commercial activity and to adopt design guidelines for the nodes identified in the proposed Highway 17 North Corridor Overlay Zoning District.

The draft of the Highway 17 North Corridor Overlay Zoning District was first presented at the August 8, 2011 Planning Commission meeting. At that meeting, the Planning Commission voted to continue the discussion of the proposed overlay district to the September 12, 2011 meeting to allow staff time to work with residents of the 10-Mile community to finalize the draft. Planning staff met with representatives from the 10-Mile community on August 18, 2011. The results of that meeting included the creation of a more compact node for the 10-Mile community that runs from just before Theodore Road to Gold Lane and the inclusion of "Bed and Breakfast" uses in the 10-Mile Neighborhood Business/Service node. Both changes are reflected in this draft.

PROPOSED AMENDMENTS:

ARTICLE 5.10 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT

§5.10.1 STATEMENT OF FINDINGS

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six (6) Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County Comprehensive Plan. The Comprehensive Plan identified this area as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial development along Highway 17 North and identified the six Business/Service Nodes shown on the overlay zoning district maps. The participants also recognized that development standards are needed to ensure that development within the Nodes blends in with the surrounding communities and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the zoning and land development regulations contained in this Article as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

§5.10.2 PURPOSE AND INTENT

The purpose and intent of the 17N-O zoning district is to implement the Charleston County Comprehensive Plan by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable development through balanced social, cultural, economic, and environmental considerations. The 17N-O zoning district seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O zoning district also creates the flexibility to develop commercial uses and higher density residential uses within the identified Nodes without requiring compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that development is

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in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

§5.10.3 OVERLAY ZONING DISTRICT APPLICABILITY AND EFFECT

A. Applicability

- 1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.*
- 2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.*
- 3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable base zoning district requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.*

B. Effect of Overlay Zoning District

- 1. The regulations of this Article apply in addition to the applicable base zoning district regulations and impose different development rules for properties within the overlay zoning district.*
- 2. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.*
- 3. Where no special 17N-O zoning district regulation is stated in this Article, the regulations of the applicable base zoning and all other applicable provisions of this Ordinance shall apply.*
- 4. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that such development is in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.*

C. Developments of Five (5) Acres or Greater

Developments of five (5) acres or greater in cumulative size located within the Business/Service Nodes that propose density/intensity and dimensional standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.27 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of

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the design guidelines contained herein.

§5.10.4 REQUIRED COORDINATION WITH ADJACENT JURISDICTIONS

A letter of coordination from adjacent jurisdictions shall be required as part of all land development applications in the Business/Service Nodes with the exception of applications for agricultural and single family detached residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

§5.10.5 DESCRIPTION OF BUSINESS/SERVICE NODES

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.10-1, contained in Section 5.10.7. All development in these Nodes shall comply with the density/intensity and dimensional standards and the development requirements contained in this Article.

- A. 10-Mile Neighborhood Business/Service Node**
The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node.” Gated communities are not permitted within this Node.
- B. Seewee Road Business/Service Node**
The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node.”
- C. Awendaw Town Center Business/Service Node**
The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node.”
- D. Northern Doar Road Utilities/Convenience Center Node**
The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node.” This node is located entirely within the Town of Awendaw.
- E. Steed Creek Road Transit Node**
The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node.”

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- F. McClellanville Highway Commercial District**
The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District."

§5.10.6 MCCLELLANVILLE HISTORIC AREA
The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial District." Development of the unincorporated parcels located in this Node shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.

§5.10.7 USE REGULATIONS

- A.** *The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.10-1 lists the uses permitted in the Business/Service Nodes located in this overlay zoning district. These use regulations apply only to the unincorporated parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.*

- B.** *Table 5.10-1: Highway 17 North Corridor Overlay Zoning District Use Table*
Table 5.10-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:

- 1. "A" indicates uses permitted by right.*
- 2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."*
- 3. "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."*
- 4. Blank cells indicate uses that are not permitted.*

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TABLE 5.10-1: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT USE TABLE

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
AGRICULTURAL USES							
Agricultural uses including but not limited to Greenhouse Production, Crop Production, Horticultural Production, Hydroponics, Stables	A	A			A	A	
RESIDENTIAL							
Single Family Detached	A	A	A	A	A	A	
Retirement Housing	A						
Mixed Use/Occupancy	C	C	C			C	§5.10.8(I)
CIVIC & INSTITUTIONAL							
Court of Law						A	
Child and Adult Day Care Facilities	A					A	
Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A			A	
Parks, Recreation, and Recreation Centers	A	A	A			A	
Pre-schools or Educational Nurseries	A					A	
Personal Improvement Education	C					A	§5.10.8(E)
Postal Service, United States	A		A			A	
Religious Assembly, Civic, Professional, and Similar Organizations	A	A	A	A	A	A	
Safety Services	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	§6.4.21 §6.4.17
Utility Service, Minor	A	A	A	A	A	A	
HEALTH CARE SERVICES							
Medical Office, Outpatient Clinic, and Counseling Services	S	A	A			A	§5.10.8(G)
Public or Community Health Care Centers	A		A			A	
Health Care Laboratories		A	A			A	
Home Health Agencies	A	A	A			A	
Rehabilitation Facilities	A	A	A			A	
COMMERCIAL							
ACCOMMODATIONS							
Bed and Breakfast Inns	C	C				C	§6.4.4
ENTERTAINMENT & RECREATION (COMMERCIAL)							
Eco-Tourism	A	A	A	A	A	A	
Indoor Recreation and Entertainment, excluding Indoor Shooting Ranges		C	C			C	§5.10.8(C)
ANIMAL SERVICES							
Veterinary Services	S					A	§5.10.8(G)
FINANCIAL SERVICES							
Banks and Financial Services	C	C				C	§5.10.8(A)

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USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
FOOD SERVICES & DRINKING PLACES							
Bars or Lounges (Alcoholic Beverages)	C		C			C	\$6.4.15
Catering Service	A		A			A	
Restaurant, General, excluding Fast Food	C	C	C			C	\$6.4.15
PROFESSIONAL SERVICES & OFFICES							
Government, Administrative, Business, and Professional Offices	A	A				A	
Office/Warehouse Complexes	S						
Special Trade Contractors (Offices/Storage)	C						\$5.10.8(F)
RETAIL SALES & SERVICES							
Agricultural Sales or Services		A				A	
Retail Sales or Services, General	A					A	
Consumer Goods Rental Service						A	
Consumer Convenience Services, such as ATMS, Dry Cleaners, Laundromats, Locksmiths, Tailors, etc.	A					A	
Convenience Stores	C		A				\$5.10.8(E)
Drug Stores or Pharmacies	C		C			C	\$5.10.8(A)
Farmers Markets	A	A	A	A	A	A	
Food Sales		A	A			A	
Funeral Services						A	
Hair, Nail, or Skin Care Services	A					A	
Hardware and Similar Stores, excluding Home Improvement Centers	A					A	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C					A	\$5.10.8(H)
Liquor, Beer, or Wine Sales	S					S	
Personal Improvement Services	A					A	
Repair Service, Consumer						A	
Services to Buildings or Dwellings	A					A	
Sweetgrass Basket and Roadside Stands	C	C	C	C	C	C	\$6.4.58
Service Stations, Gasoline (with or without convenience stores)	S	S			C	S	\$5.10.8(B)
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes						C	\$5.10.8(B)
ARTISAN AND CRAFTSMAN							
Artisan and Craftsman, General	C	C	C			C	\$5.10.8(D)
VEHICLE & WATERCRAFT STORAGE							
Boat Ramps	C					C	Art. 5.3
Community and Commercial Docks and Marinas	S					S	Art. 5.3

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- C. *Development of the unincorporated parcels in the McClellanville Historic Area shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.***
- D. *Accessory uses and structures customarily incidental and subordinate to any of the uses listed in Table 5.10-1 are permitted, with the exception of accessory drive-through facilities, which are prohibited except as permitted in Section 5.10.8(A). All accessory uses and structures shall comply with the requirements contained in this Ordinance.***
- E. *Outdoor, open or field storage, when accessory to a permitted or conditional use, is permitted, provided that:***
 - 1. *The use conditions contained in Table 5.10-1 do not prohibit outdoor, open or field storage.***
 - 2. *No such storage is located within a required front yard, or yard fronting on a public right-of-way.***
 - 3. *No proposed parking lot spaces are used for the storage of goods or merchandise.***
 - 4. *No storage or outdoor sales is proposed which will occupy greater than 30% of the lot area.***
 - 5. *Outdoor storage of waste materials, equipment, supplies and vehicles are buffered and screened from view of adjacent properties.***
 - 6. *No burning of material or products is conducted on the premises.***
 - 7. *No tractor trailer containers are located in outdoor storage areas.***

§5.10.8 USE CONDITIONS

- A. *Drug Stores, Pharmacies and Banks and Financial Services may include drive-through facilities, provided that:***
 - 1. *No more than two (2) drive-through lanes with sixty (60) feet or less of stacking space per lane shall be permitted for Bank and Financial Service uses. ATM drive-up facilities shall count as one (1) lane.***
 - 2. *No more than one (1) drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.***
 - 3. *All drive-through facilities and access ways are integrally designed with the building and do not dominate its design.***
 - 4. *Drive-through facilities do not face Highway 17 North.***

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B. Limited Vehicle Service and Gasoline Service Stations are permitted provided that:

- 1. All service and repair is conducted within thirty feet (30') of the principal building.**
- 2. There shall be no access towards or through adjoining residential districts.**
- 3. No junked, salvaged, or abandoned vehicles, or parts thereof, shall be stored on the premises.**
- 4. Such uses shall be so arranged as to require all servicing on the premises and outside the public rights-of-way and no gasoline pump or air outlet shall be placed closer than twenty (20) feet to any property line.**

C. Indoor Recreation and Entertainment uses, provided that:

- 1. Such use is not located within 150 feet of residentially zoned or used property.**
- 2. There shall be no access to adjoining residential districts.**
- 3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.**

D. Artisan and Craftsman uses are permitted, provided that:

- 1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.**
- 2. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public rights-of-way and/or adjacent property zoned or used for residential purposes.**
- 3. Outdoor storage of materials is prohibited.**
- 4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.**
- 5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.**

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- E. Personal Improvement Education and Convenience Stores**
In zoning districts subject to conditions (C), these uses shall have a maximum floor area of 5,000 square feet.
- F. Special Trade Contractors (Offices/Storage)**
- 1. This use shall have a maximum floor area of 5,000 square feet; and*
 - 2. Outdoor storage of vehicles, materials, and equipment shall be prohibited.*
- G. Veterinary Services and Medical Office, Outpatient Clinic, and Counseling Services**
In Business/Service Nodes where these uses are subject to Special Exception (S) requirements, such uses shall have a maximum floor area of 5,000 square feet and shall require review and approval through the Special Exception procedures contained in this Ordinance.
- H. Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences**
In Business/Service Nodes where this use is subject to conditions (C), the following requirements shall apply:
- 1. A structure or structures used for Landscaping and Horticultural Services shall have a maximum combined floor area of 2,000 square feet;*
 - 2. Large vehicles, equipment and machinery shall be housed inside a building or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;*
 - 3. Aggregate materials such as mulch, sand, gravel or similar materials shall be kept in bins or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;*
 - 4. Plants and other merchandise or materials shall be kept in a neat and orderly fashion on the premises; and*
 - 5. All of the preceding shall be indicated on an approved site plan for the property.*
- I. Mixed Use/Occupancy**
- 1. A maximum of fifty percent (50%) of the total combined floor area (including all floors in all buildings) may be dedicated to residential uses.*
 - 2. All other applicable requirements of this Article shall apply.*

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§5.10.9 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

The Density/Intensity and Dimensional Standards listed in Table 5.10-2, below, shall apply to all properties in the Business/Service Nodes:

**TABLE 5.10-2: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS ⁽¹⁾**

MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	150 feet
MINIMUM SETBACKS	
Adjacent to Highway 17 North	100 feet ⁽²⁾
Front (other than frontage on Hwy 17 N)	50 feet
Side and Rear (double frontage setback requirements apply to corner lots).	20 feet
OCRM Critical Line	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting buildings or connecting buildings with parking areas may traverse such space.
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Two (2) dwelling units per acre in all Nodes with the exception of the 10-Mile Neighborhood Node, where six (6) dwelling units per acre are permitted.
MAXIMUM IMPERVIOUS SURFACE COVERAGE (excludes marsh or natural water areas)	25 percent
MAXIMUM BUILDING SIZE	<p>a. No single building shall exceed 5,000 square feet of gross floor area.</p> <p>b. Where in conflict, the building size provisions listed in Section 5.10.8, Use Conditions, shall take precedence.</p> <p>c. Structures of up to 15,000 square feet in size may be approved in accordance with the Special Exception procedures contained in Article 3.6.</p>
MINIMUM LANDSCAPED OPEN SPACE ⁽³⁾	20 percent

(1) The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.

(2) Setback adjacent to Highway 17 North may be reduced to no less than 50 feet, provided that:

- a. No structures or uses are proposed to be located between the principal building and the road right-of-way.
- b. The principal structure(s) is designed with two principal facades; one facing Highway 17 North, the other facing the principal building entrance or other public right-of-way.
- c. All other proposed development activity is physically designed, landscaped, and oriented such that it is compatible with surrounding structures built in accord with the design guidelines included within this Ordinance.

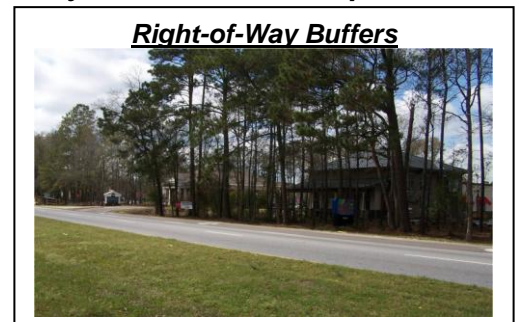
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- (3) Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor “spaces” or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.**

§5.10.10 DEVELOPMENT STANDARDS

The following development standards apply to all development in the Business/Service Nodes with the exception of agricultural and single family residential uses.

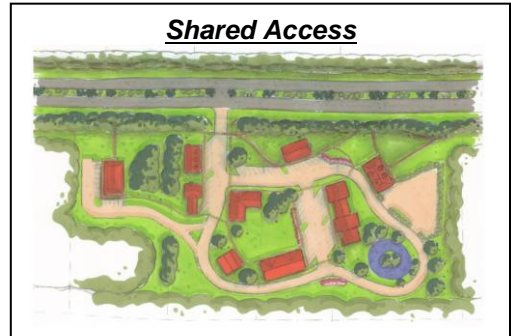
- A. Developments of five (5) acres or greater in cumulative size, proposing density/intensity and dimensional standards other than those listed above, must obtain approval as a Planned Development District under this Article and Article 4.27 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.**
- B. All proposed developments shall have a means of water provision and wastewater disposal in accordance with this Ordinance.**
- C. Buffers and Landscaping**
All buffers and landscaping shall comply with the development standards contained in Chapter 9 of this Ordinance with the exception of the following:
- 1. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North.**
 - 2. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses.**
 - 3. All vegetation within required buffers must be retained.**
 - 4. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.**
 - 5. Sweetgrass Basket Stands are permitted within required buffers provided that they comply with Section 6.4.58 of this Ordinance.**
- D. Building Orientation**
Building orientation shall comply with the standards contained in this Article and the development standards contained in Chapter 9 of this Ordinance.
- E. Access**
- 1. The property or properties shall have a minimum combined frontage of 250 feet along Highway 17 North.**
 - 2. Properties in all Business/Service Nodes shall have a single shared**



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access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road.

3. *Shared access locations on Highway 17 North shall be separated by a minimum of 250 feet.*
4. *Vehicular access from streets and highways to properties shall be confined to access drives not exceeding thirty (30) feet in width at the street line.*
5. *Interparcel connections between sites fronting on Highway 17 North shall be required for each proposed development to facilitate use of these shared access points.*



F. Open Spaces

Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor “spaces” or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

G. Walls of Continuity

Physical components such as brick walls, wrought iron or wood fences, tabby, evergreen landscape masses, building facades, or a combination of these should provide cohesiveness between parcels within the Node. Walls and fences shall harmonize with the site and building(s) on it in scale and materials. They shall respect existing natural features of the site, shall not dominate the buildings or landscape, and shall be integrated with plantings.

H. Architectural Standards and Building Materials

All structures shall comply with the development standards contained in Chapter 9 of this Ordinance provided that:

1. *The roofs of all structures shall be pitched.*
2. *All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.*
3. *Unfinished metal and concrete facades shall be prohibited on all sides of the structure.*



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4. *Glass facades shall not exceed 30% of the building face/elevation.*
5. *A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.*
6. *Buildings shall have wooden, brick, finished architectural grade metal, or shell stone exterior appearance.*
7. *Building Color Scheme:*
 - a. *Color shades shall be used to unify the development;*
 - b. *Color combinations of paints shall be complementary;*
 - c. *In no case shall garish colors be permitted; and*
 - d. *In general, no more than three (3) different colors per building shall be allowed.*
8. *Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.*
9. *All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.*

I. Pedestrian Access

1. *Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area;*
2. *Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways; and*
3. *All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance; however, pervious surface walkways are encouraged when deemed appropriate to surrounding development characteristics by the Planning Director.*



J. Signage

1. *All free standing signs shall be monument style;*

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- 2. Shared free standing signs shall be allowed in accordance with Chapter 9 of this Ordinance.**
- 3. Free standing signs shall not exceed ten (10) feet in height and fifty (50) square feet of sign area.**
- 4. All sign illumination:**
 - a. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.**
 - b. LED signs are prohibited;**
 - c. No illumination that simulates traffic control devices or emergency vehicles shall be used.**
 - d. All illumination must be from a steady, stationary light source.**
 - e. Internal Illumination:**
 - i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.**
 - ii. Signs shall not have light reflecting backgrounds or letters.**
 - iii. All finishes shall be a matte finish.**
 - f. External Illumination:**
 - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.**
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.**
 - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.**
 - iv. The color of light sources to illuminate signs shall be white.**
 - v. Signs shall not have light-reflecting backgrounds or letters.**
- 5. All other sign requirements, including requirements for wall signs, shall comply with the requirements contained in Chapter 9 of this Ordinance.**

K. Lighting

All site lighting shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all site lighting must match the architectural theme of the buildings and development and poles shall not exceed 19 feet in height.

L. Parking and Loading Design

1. All parking and loading areas shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all off-street parking spaces shall be located behind or beside the principal use.

2. Impervious materials shall comprise no more than fifteen percent (15%) of the total parking lot area. Pervious materials such as gravel, earth, pavers, or sandshell shall be used for the remainder of the parking lot area. The amount of impervious parking lot coverage may be increased to no more than twenty-five percent (25%), if reviewed and approved through the Special Exception procedures contained in this Ordinance.



3. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.

M. Service Areas

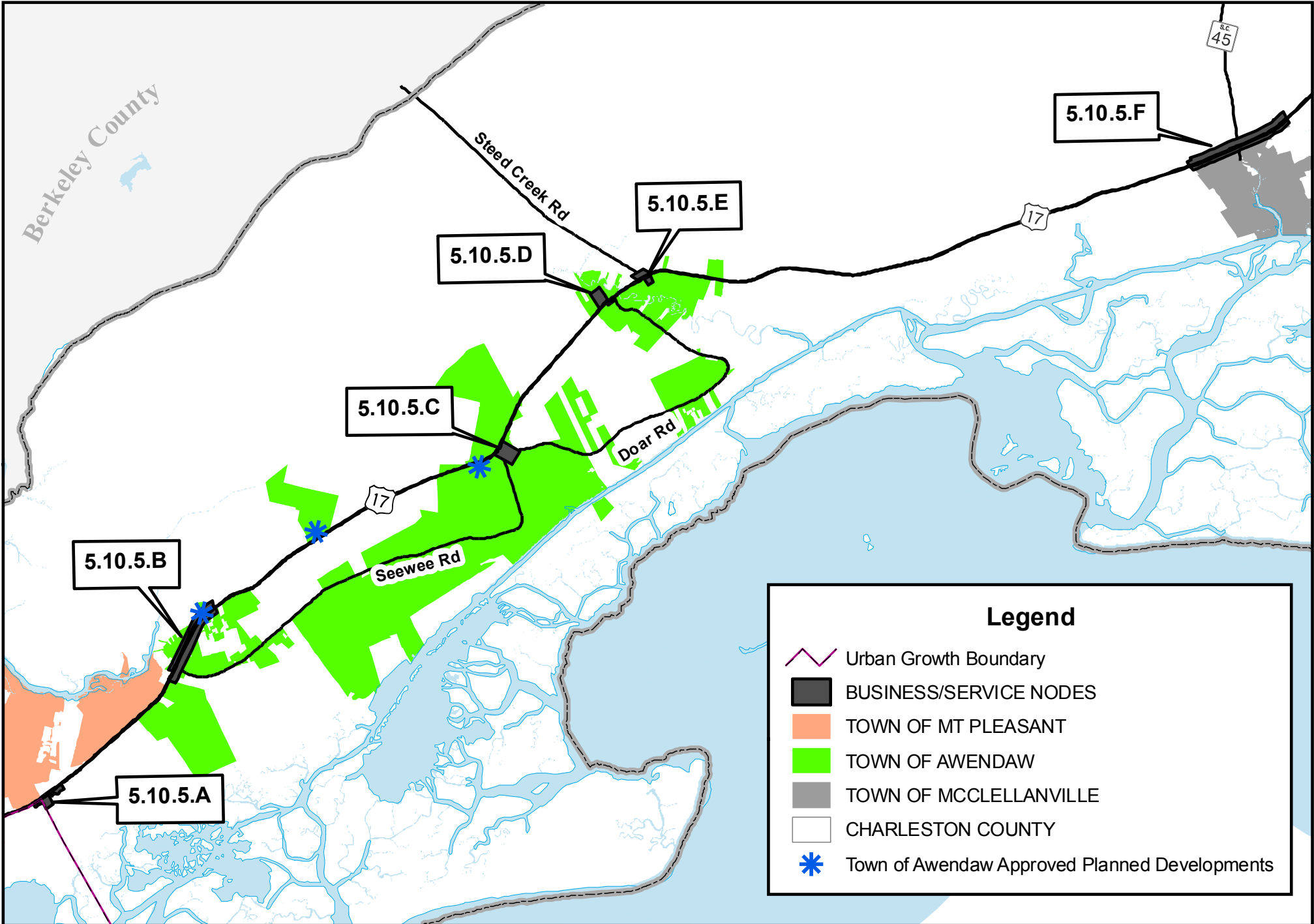
Site design shall consider the placement and screening of service areas and auxiliary structures. Structures shall be oriented so that loading areas are in no manner visible from residential districts or existing or planned public rights-of-way. Loading areas may be oriented towards adjoining developed properties within the Node only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural design of the project and are appropriately landscaped. Mechanical equipment, service areas and means of access (i.e. delivery areas) shall not be on the primary facades of buildings, in front yard areas, or otherwise visible from public right-of-ways. Mechanical equipment shall be shielded and screened from public view and designed to be an integral part of the building it serves.

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- N. *Utility Lines***
All new or relocated electrical, telephone, cable television and similar distribution lines providing service to a development site shall be installed underground.
- O. *Tree Preservation***
The Tree Protection and Preservation requirements of this Ordinance shall apply to all development with the Business/Service Nodes provided that all vegetation within all required buffers shall be retained.

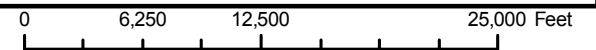


**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT
BUSINESS/SERVICE NODES**



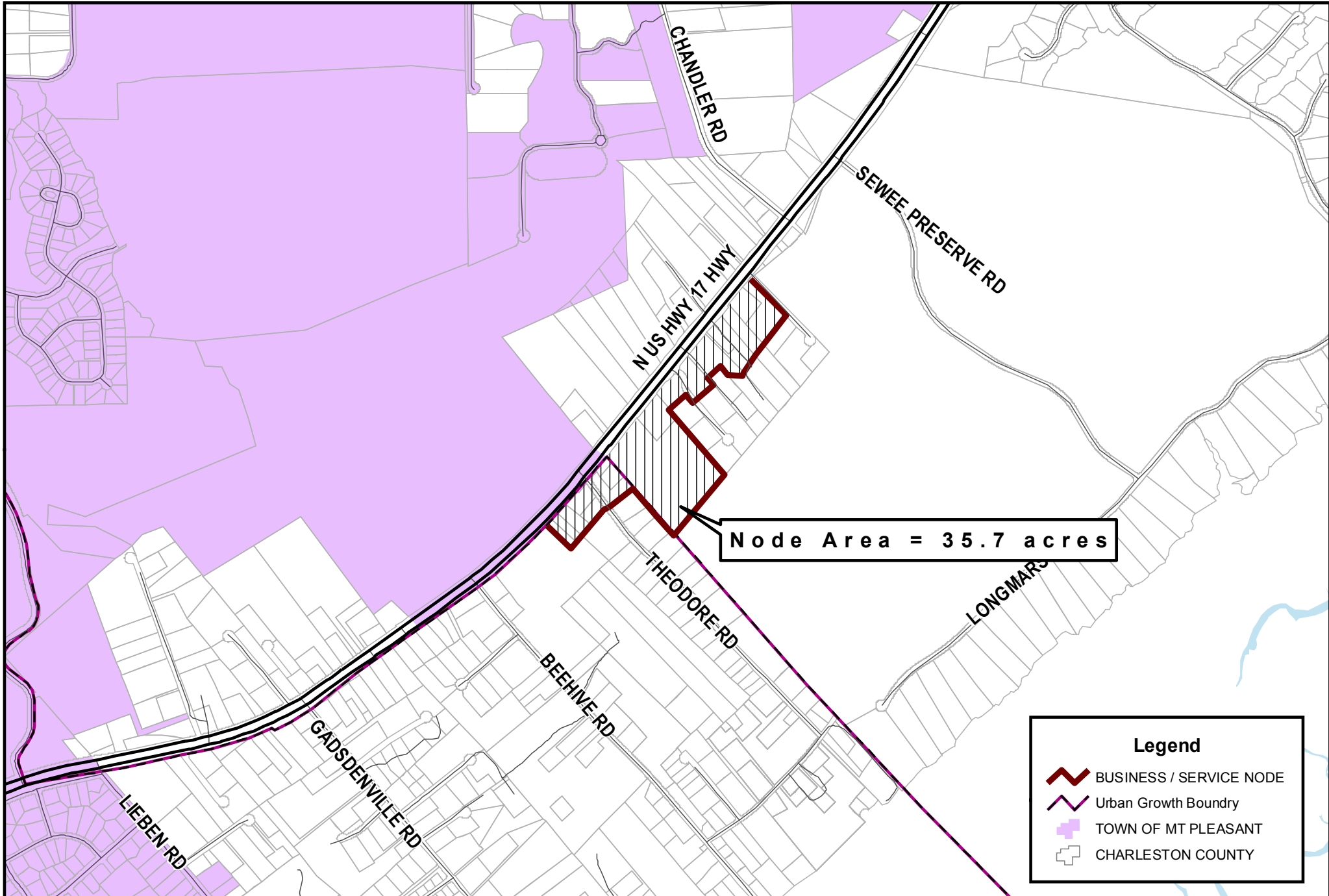
Legend

- Urban Growth Boundary
- BUSINESS/SERVICE NODES
- TOWN OF MT PLEASANT
- TOWN OF AWENDAW
- TOWN OF MCCLELLANVILLE
- CHARLESTON COUNTY
- Town of Awendaw Approved Planned Developments









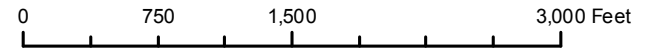
**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
10-MILE NEIGHBORHOOD BUSINESS/SERVICE NODE**



Node Area = 35.7 acres

Legend

-  BUSINESS / SERVICE NODE
-  Urban Growth Boundry
-  TOWN OF MT PLEASANT
-  CHARLESTON COUNTY

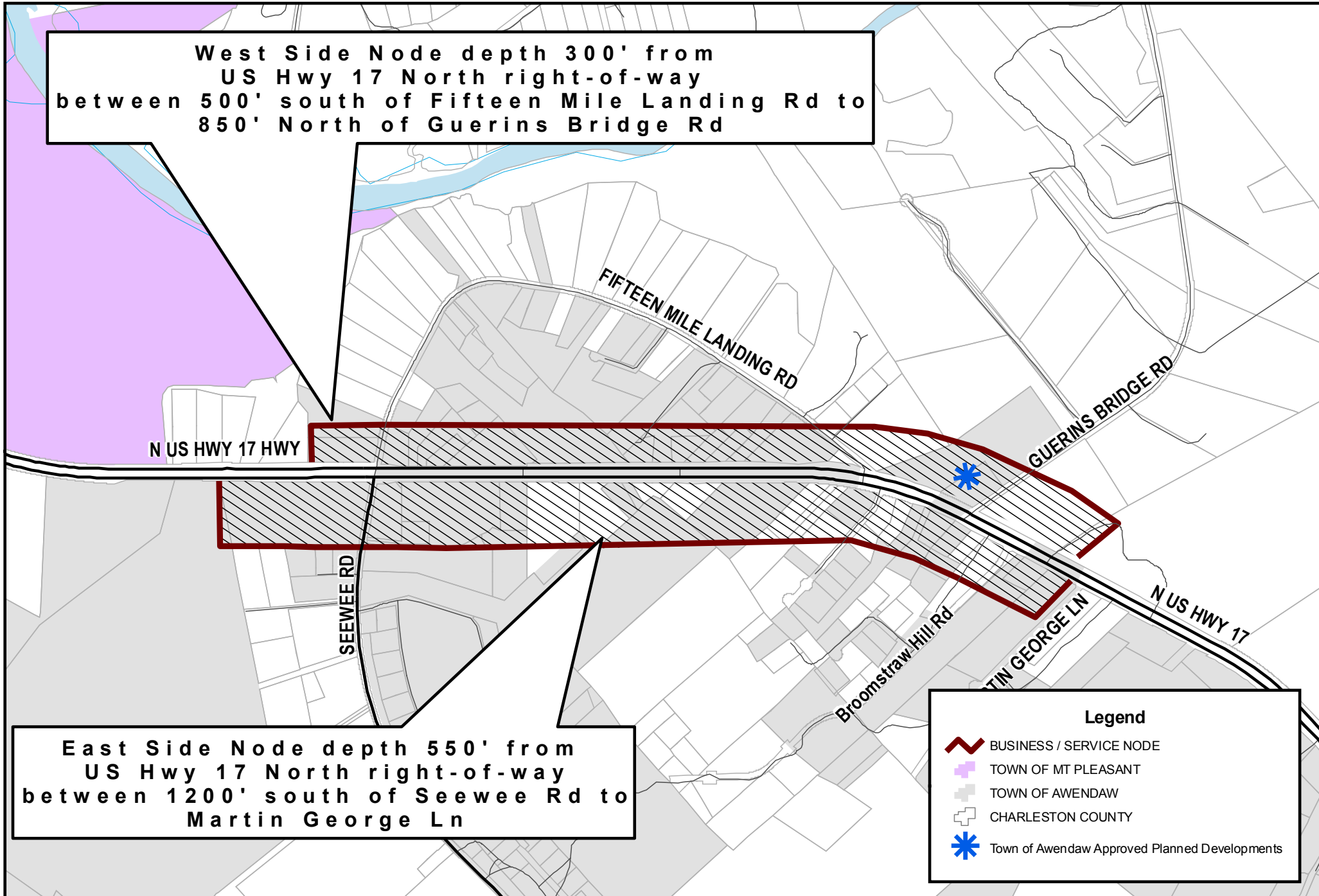




**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
SEEWEE ROAD BUSINESS/SERVICE NODE**



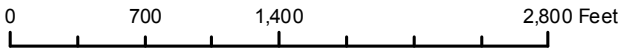
**West Side Node depth 300' from
US Hwy 17 North right-of-way
between 500' south of Fifteen Mile Landing Rd to
850' North of Guerins Bridge Rd**



**East Side Node depth 550' from
US Hwy 17 North right-of-way
between 1200' south of Seewee Rd to
Martin George Ln**

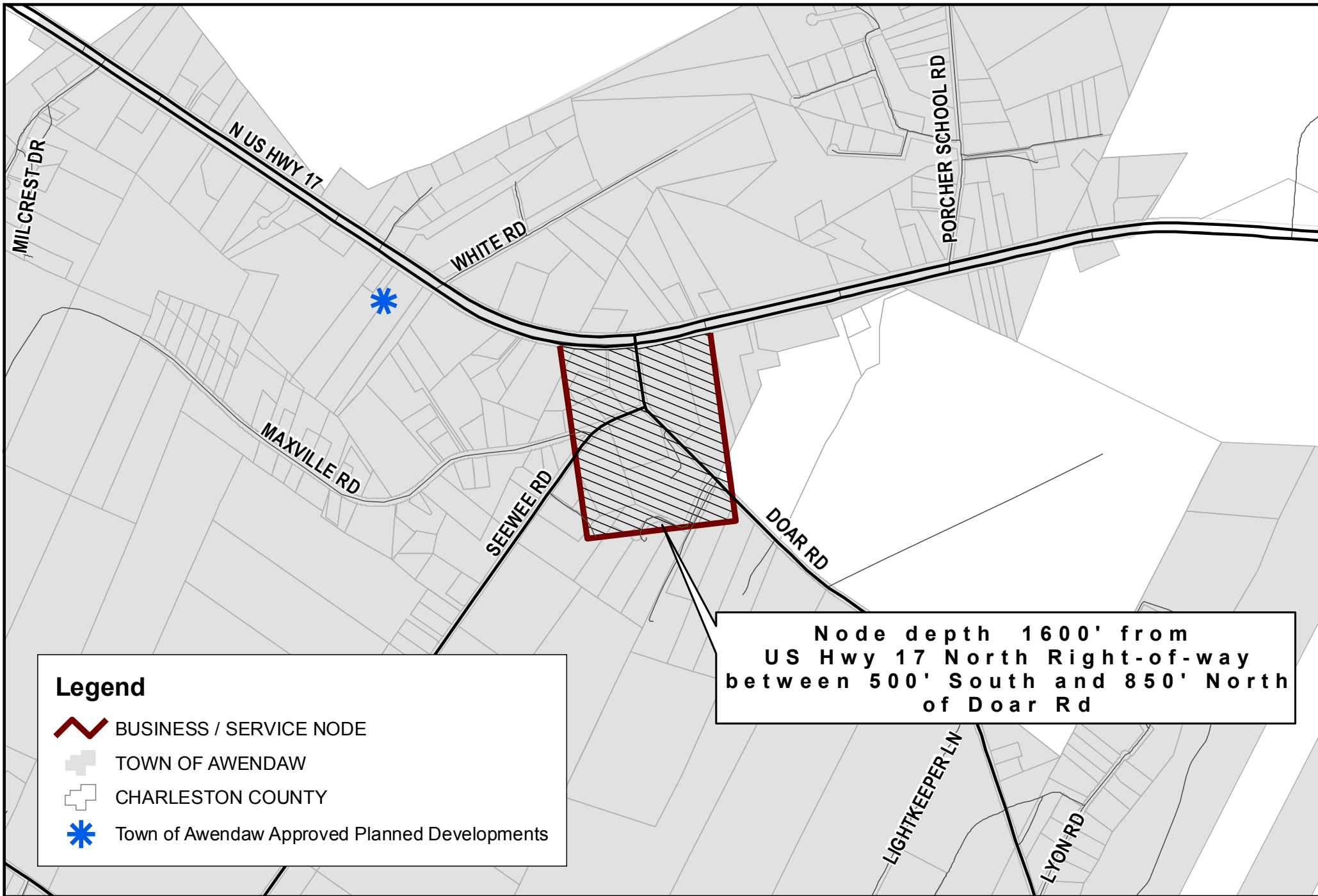
Legend

- BUSINESS / SERVICE NODE
- TOWN OF MT PLEASANT
- TOWN OF AWENDAW
- CHARLESTON COUNTY
- Town of Awendaw Approved Planned Developments









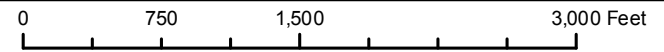
**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
AWENDAW TOWN CENTER BUSINESS/SERVICE NODE**



Legend

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY
-  Town of Awendaw Approved Planned Developments

**Node depth 1600' from
US Hwy 17 North Right-of-way
between 500' South and 850' North
of Doar Rd**

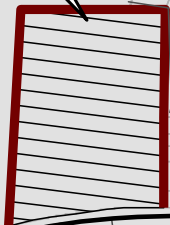




**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE
AND
STEED CREEK ROAD TRANSIT NODE**



West Side Node depth 1200' from
US Hwy 17 North Right-of-way
700' South to 375' South from
Thames Rd



THAMES RD

STEED CREEK RD

WHILDEN RD

N US HWY 17

ROOSEVELT RD

UNION RD

SEMPER FIDR

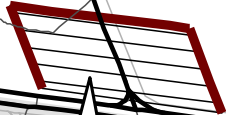
MURRELL RD

Node depth 300' from
US Hwy 17 North right-of-way
between Union Rd to Doar Rd






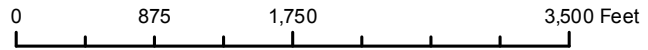
DOAR RD

Node depth 500' from
US Hwy 17 North
right-of-way. 500'
both sides
Steed Creek Rd.



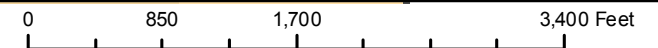
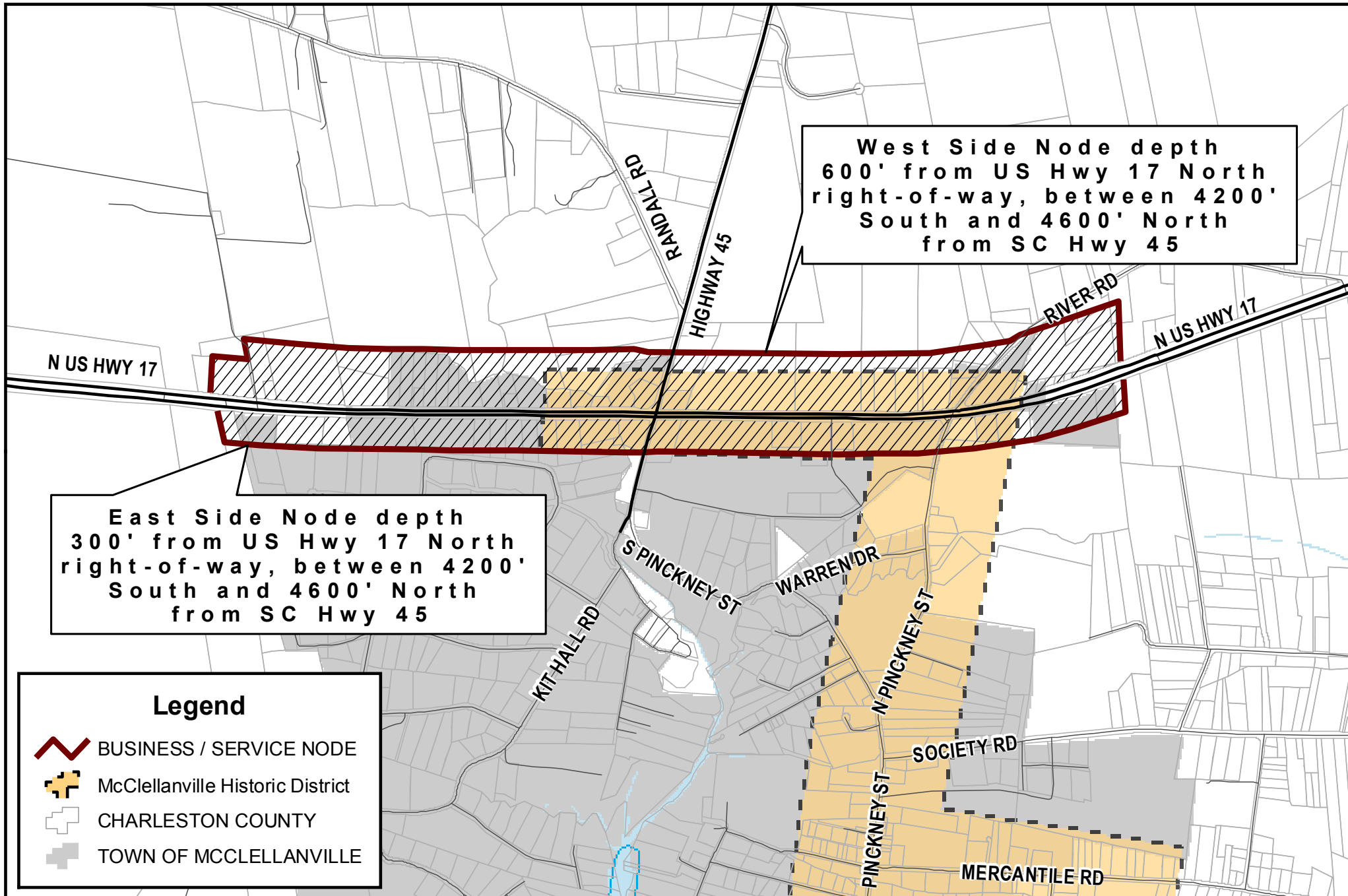
Legend

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY





**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
MCCLELLANVILLE HIGHWAY COMMERCIAL DISTRICT**



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CHAPTER/ARTICLE/SECTION #: Chapter 12, Definitions

REASON FOR AMENDMENT: Add/amend definitions related to the Planning Effort for the Highway 17 North Corridor.

DATE: September 12, 2011

PROPOSED AMENDMENTS:

<i>Artisan and Craftsman</i>	<i>Any business establishment that produces on the premises articles of artistic quality or effect or handmade workmanship. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.</i>
<i>Eco-Tourism</i>	<i>Tourism involving travel to areas of natural or ecological interest, typically under the guidance of a naturalist, for the purpose of observing wildlife and learning about the environment.</i>
<i>Farmers Market</i>	<i>An open air structure, other than a roadside stand, used for the retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. No more than 50% of gross receipts may be derived from the sale of other unprocessed food stuffs; home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts; and commercially packaged handicrafts or commercially processed or packaged foodstuffs. Produce sold may be grown on the property where the Open Air Market is located or may be trucked in from area farms. Vehicles, boats and RVs cannot be stored or sold as part of Open Air Market operations.</i>
<i>Mixed Use/Occupancy</i>	<i>Occupancy of a building or land for more than one use.</i>
Roadside Stand	A small open air structure for the retail sale of sweetgrass baskets or indigenous produce grown or produced on the <i>property</i> where the Roadside Stand is located. <i>This definition does not include Farmers Markets.</i>