

Sol Legare Community Plan

Charleston County Zoning & Planning Department

February 13, 2017



Agenda

- Introductions
- Purpose
- History & Updates
- Community Needs Survey Results
- Review of Community Needs
- Proposed Next Steps: Community Planning
- Project Schedule

Introductions

- Anna Johnson, Charleston County Council Member
- Sussan Chavis, County Planning Commission Member
- Joel Evans, PLA, AICP Planning Director
- Andrea Pietras, AICP, Deputy Director
- Andrea Harris-Long, AICP, Planner II
- Dan Frazier, AICP, Planner II

Purpose

- What is a **Community Plan**?
 - Needs and desires of the community
 - Community needs survey
 - Feedback from community meetings
 - How to get the community where it wants to go
 - Work together to establish a plan for the future

History

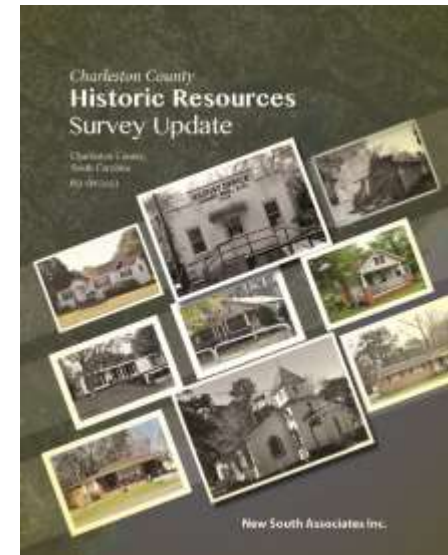
- **June 2013 Community Meeting:** Community needs surveys completed
- **June 2013 – March 2014:** Additional surveys were completed by community members, submitted, and analyzed
- **2014-2015:** Addressing project completed to ensure emergency service providers can locate citizens and mail delivery is efficient

County Project Updates

- **October 2013 – January 2015:** Five-Year review of the County Comprehensive Plan adopted
 - Includes more flexibility for subdivision and local businesses and greater recognition of cultural protection needs for Sol Legare and similar communities



- **September 2016:** Update of Charleston County Historical and Architectural Survey completed
 - Recognizes the rich history and cultural resources located in the Sol Legare community



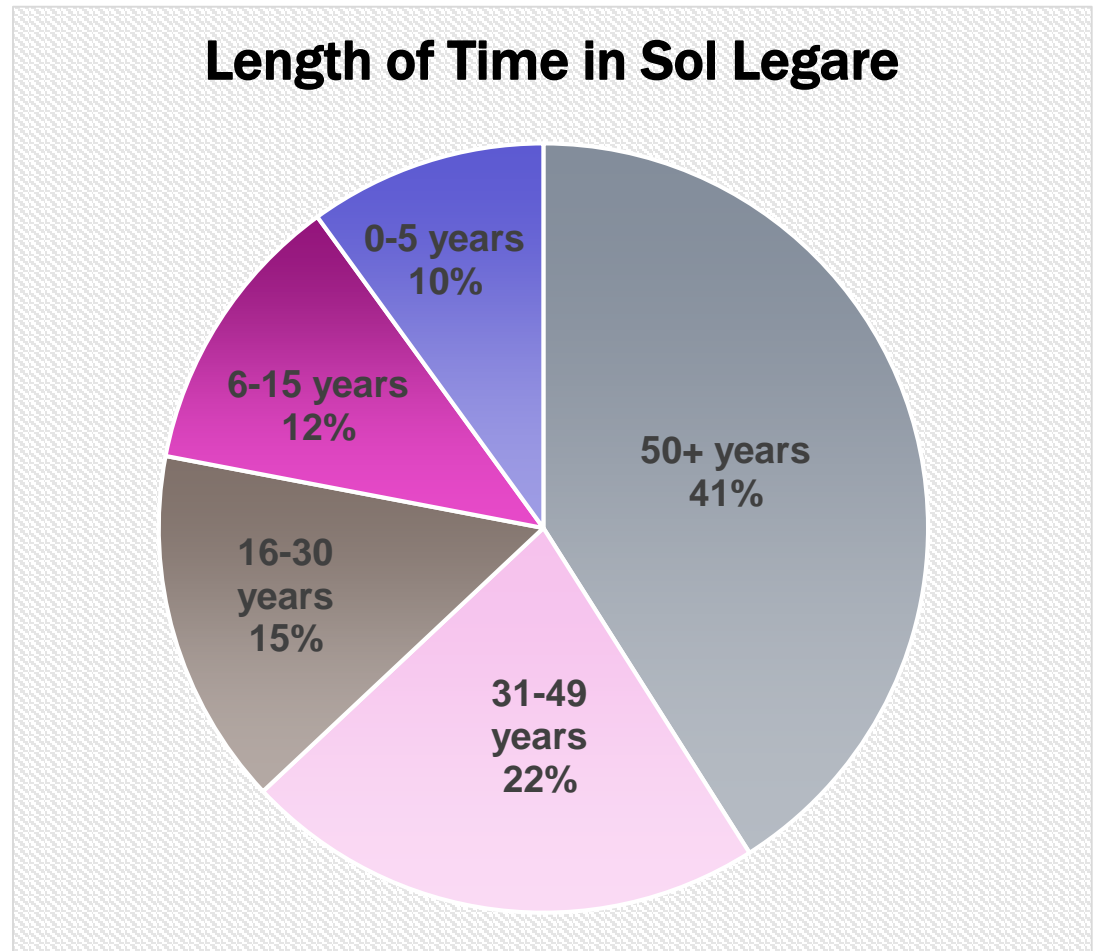
County Project Updates

- **2017:** Funding to construct a right turn lane from Sol Legare Rd onto Folly Rd has been requested through the Charleston County Sales Tax Annual Allocations Program (TST). The County Public Works Department submitted the application and the City of Folly Beach wrote a letter of support. Determinations on funding will be made later this year.

COMMUNITY NEEDS SURVEY RESULTS

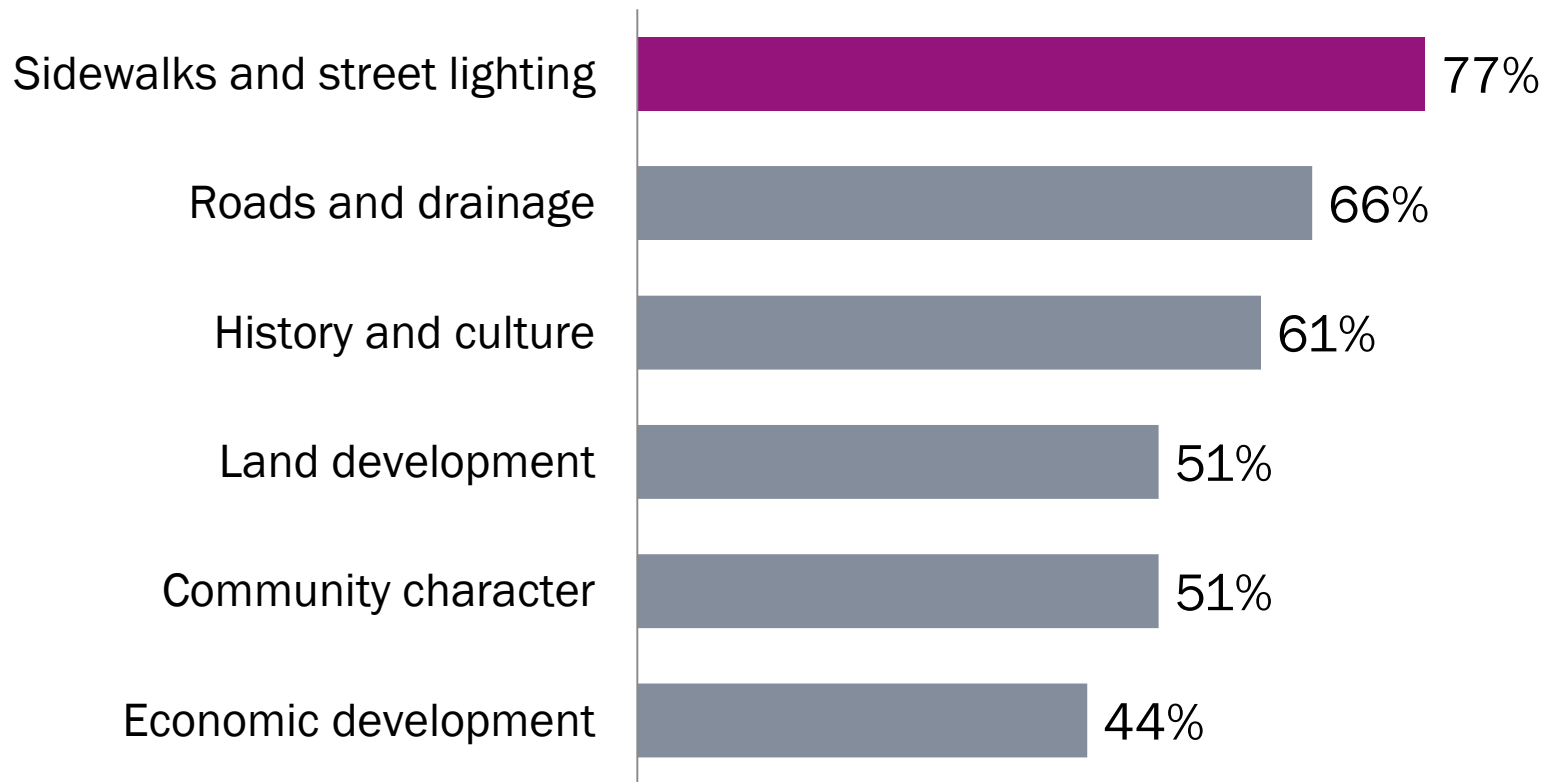
Survey Completion Rate

- 70 citizens completed the survey
- Based on community survey responses, the majority of residents have lived in Sol Legare for over 30 years and are *invested* in its success and *aspire to preserve* the rich history and culture.



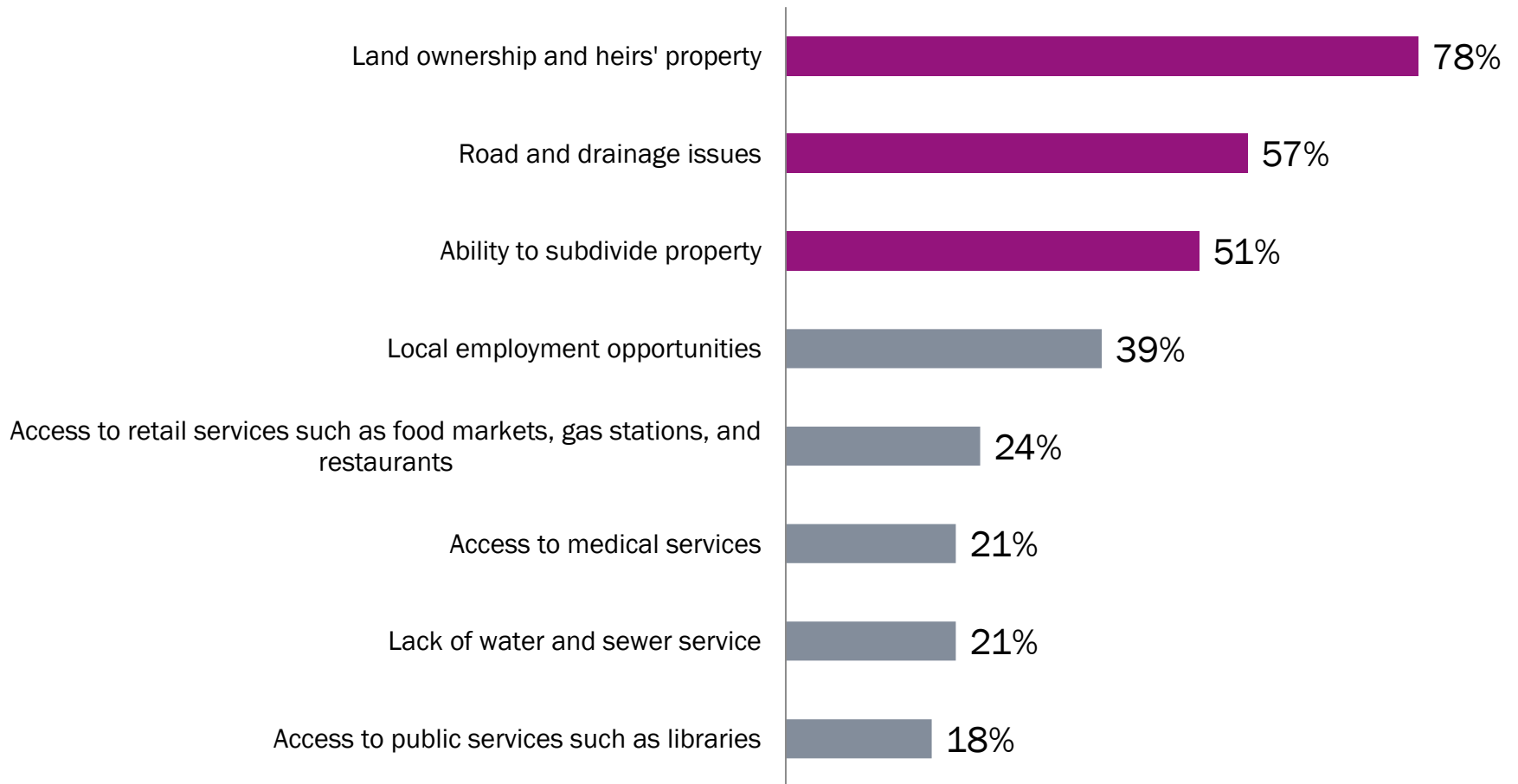
Community Assets

What is most important about Sol Legare?



Community Issues

What issues concern residents of Sol Legare?



Community Aspirations

What would you like to see occur in Sol Legare in the future?



Farmers' Market (48%)



Public Facilities - parks, libraries, etc. (46%)



Agriculture or Forestry (31%)

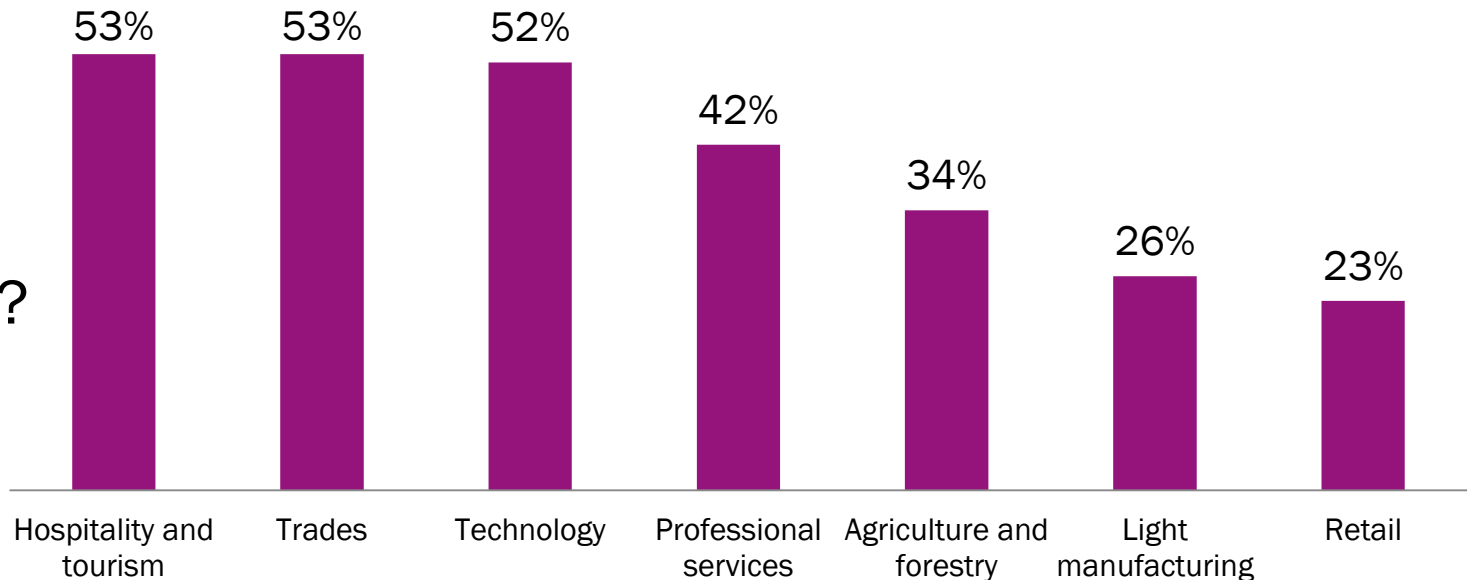


Daycare facilities (31%)

Other amenities include medical facilities, gas stations, banks, general stores, etc.

60 residents (95% of survey respondents) would like to see more employment opportunities.

What types of employment?



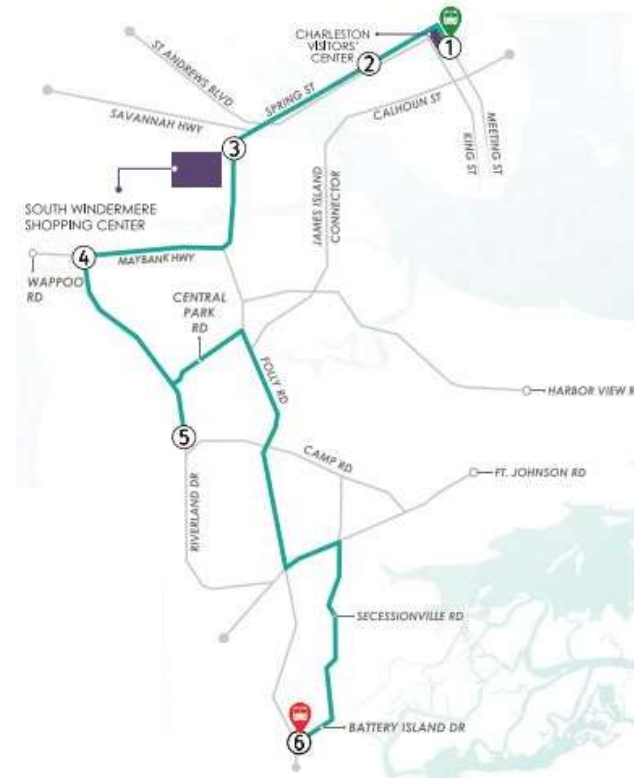
Public Transportation

11 residents (16% of survey respondents) use CARTA.

Why aren't the majority of residents using the bus?

72% of respondents own a personal vehicle.

23% of respondents think the bus stop is too far from home.



59 residents (87% of survey respondents) believe there is a need for public bus service on Sol Legare Road.

Review of Community Needs

- Land ownership and Heirs' Property issues
- Road and drainage issues
- Ability to subdivide property under current regulations
- Need for street lighting and sidewalks

Review of Community Needs (cont'd)

- Increased police patrols
- Need for local employment opportunities and training
- Need for improved public transportation
- Community Center improvements

Review of Community Needs (cont'd)

- Educational needs, assistance, and youth programs
- Better access to businesses such as food markets, gas stations, and restaurants
- Access to medical services
- Lack of public sewer service in some areas

Review of Community Needs (cont'd)

- Access to public services such as libraries and parks
- Preservation of community character, history, and culture
- Traffic
- Flood insurance and flood zones

Proposed Next Steps | Community Planning

- Zoning & Planning Department will draft Community Plan, which will include:
 - Plan Overview
 - Planning Process
 - Plan Implementation Strategies
 - Community Needs Survey Results
- Zoning & Planning Department will come to a future community meeting to review Plan and gather citizens' feedback

Community Planning Process

- Once the community is happy with the Community Plan, the Plan will be presented to Planning Commission and County Council for adoption
- Plan Implementation
 - Staff will draft an overlay zoning district to address zoning issues such as setbacks, lot size, uses, etc. and bring it back to the community for review/comment before starting the adoption process
 - Staff will facilitate relationships between citizens and other agencies/departments to implement strategies related to community services, public safety, transportation, etc.

Proposed Project Schedule

- June 2017 – Community Meeting
 - Review proposed Community Plan
 - If only minor revisions are necessary, the Plan will move forward to Planning Commission and County Council for adoption.
- August 2017 – October 2017 – Community Plan Adoption Process
 - Planning Commission Meeting
 - County Council Public Hearing, Committee meeting, and 3 readings
- Fall 2017 – Plan Implementation
 - Draft overlay zoning district and present to community for feedback

QUESTIONS/DISCUSSION

ACTIVITY

What kind of future *residential development* do you want to see in Sol Legare?





What types of
commercial development
do you want to see in Sol Legare
and *where* should it occur?



Community Input

- Identify the land uses you **WANT** to see in your community **USING DOTS**

Ag, Residential & Civic Options

- Agricultural

- Crops
- Gardens

- Residential

- Single family homes
- Duplexes
- Mobile homes
- Apartments
- Townhouses
- Retirement housing
- Accessory dwellings

- Civic/Institutional

- Churches
- Libraries
- Parks
- Schools
- Post offices
- Fire/EMS/Police
- Utility services
- Service centers/courts

Identify the land uses you **WANT** to see in your community **USING DOTS**

Service/Commercial Options

- Child and adult day care facilities
- Medical offices
- Rehab facilities
- Breweries
- Veterinary services
- Banks
- Catering services
- Retail sales
- Convenience stores
- Grocery stores
- Drug stores/pharmacies
- Gas station
- Bars/lounges
- Restaurants
- Fast food restaurants
- Tattoo facilities
- Light manufacturing
- Professional offices (lawyers, accountants, etc.)
- Mobile home sales

Identify the land uses you **WANT** to see in your community **USING DOTS**

More Service/Commercial Options

- Hair, nail, or skin care services
- Hardware stores
- Shooting ranges
- Landscaping businesses
- ABC stores
- Personal improvement services (karate classes, painting lessons, etc.)
- Repair services
- Vehicle services
- Gun shops
- Artisan and craftsman
- Self-storage facilities
- Car/truck sales
- Recreational Vehicle (RV) sales
- Boat/RV storage

Identify the land uses you **WANT** to see in your community **USING DOTS**

Cultural/Tourism Options

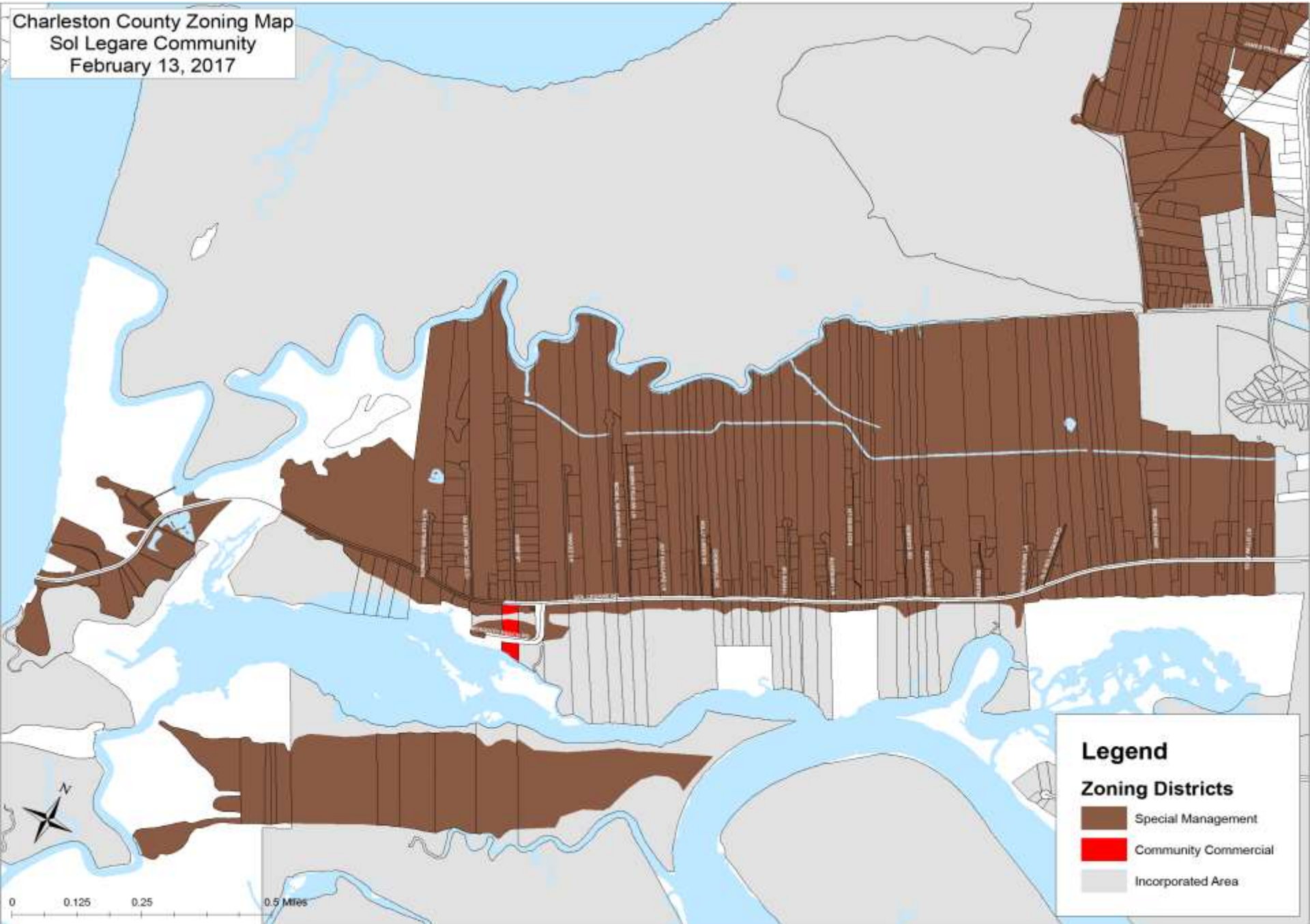
- Social clubs
- Special events
- Bed and breakfasts/inns
- Hunting/fishing lodges/clubs
- Eco-tourism
- Farmers markets
- Sweetgrass basket stands

Identify the land uses you **WANT** to see in your community **USING DOTS**

Where do you want commercial uses located?

- **USE DOTS** to show us where you **WANT COMMERCIAL USES** on the map

Charleston County Zoning Map
Sol Legare Community
February 13, 2017



Legend

Zoning Districts

- Special Management
- Community Commercial
- Incorporated Area

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