

JAMES ISLAND MAYBANK HIGHWAY ZONING PUBLIC WORKSHOP



**FEBRUARY 19, 2019
HARBOR VIEW ELEMENTARY SCHOOL**

Maybank Highway Zoning Public Workshop

Co-hosted by

The City of Charleston and Charleston County

Harbor View Elementary School

February 19, 2019

7:00 P.M.

Introductions

- Councilmember Jenny Honeycutt, Charleston County
- Councilmember Anna Johnson, Charleston County
- Councilmember Carol Jackson, City of Charleston
- Councilmember William Moody, City of Charleston
- Councilmember William Gregorie, City of Charleston
- Walt Smalls, Deputy Administrator, Charleston County
- Joel Evans, Planning Director, Charleston County
- Andrea Pietras, Deputy Planning Director, Charleston County
- Dan Frazier, Planner, Charleston County
- Niki Grimball, Planner, Charleston County
- Jacob Lindsey, Planning Director, City of Charleston
- Christopher Morgan, Planning Manager, City of Charleston
- Aaron Holly, Planner, City of Charleston
- Katie Zimmerman, Charleston Moves

Agenda

- **Project Purpose and Schedule**
- **Community Survey and Stakeholder Meeting Results**
- **Public Input Highlights**
- **Draft Overlay Zoning District Outline**
- **Transportation Improvement Projects Update & Pedestrian Safety Discussion**
- **Next Steps**

PROJECT PURPOSE AND SCHEDULE

Project Purpose

- The Charleston County Zoning and Planning Department maintains an Annual Work program approved by County Council.
- One important project listed in this program is to “Review and revise the (existing) Maybank Highway Corridor Overlay Zoning District, including extending it onto James Island in coordination with the City of Charleston”.
- The **City of Charleston** and **Charleston County Planning Departments** are collaborating in this planning effort to create consistent land use, zoning, and development requirements for the Maybank Highway corridor.
- **The purpose of tonight’s meeting is to present the results of the community survey and stakeholder meetings, review public input highlights, discuss the overlay boundary, discuss next steps, provide an update on transportation projects and pedestrian safety, and receive public input.**

Project Schedule To Date

- July – August 2018: Initial round of public workshops held
- August – November 2018: Survey responses gathered and analyzed, and public comment summary report created
- November 2018 – December 2019: Stakeholder meetings held
- December – February 2019: Continued to assess public input and began to draft outline of overlay text and maps
- February 19 and 28, 2019: Second round of public workshops

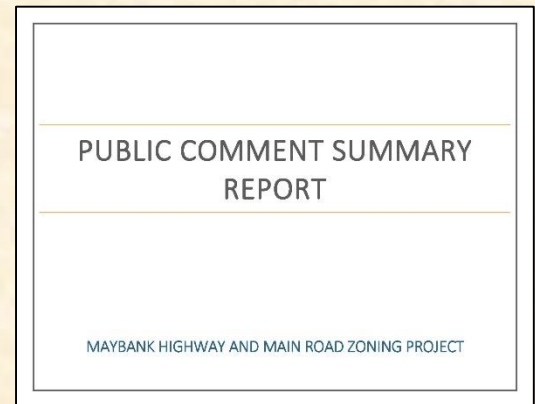
Draft Project Schedule Moving Forward

- Spring 2019: Prepare first draft of overlay text and maps for public review (staff)
- Summer 2019: Third round of public workshops for review/comment on draft overlay text and maps
- Late Summer/Early Fall 2019: Revise draft overlay text and maps based on public comments
- Fall 2019: Fourth round of public workshops to finalize draft overlay text and maps
- Winter 2019/2020: City and County adoption process

COMMUNITY SURVEY AND STAKEHOLDER MEETING RESULTS

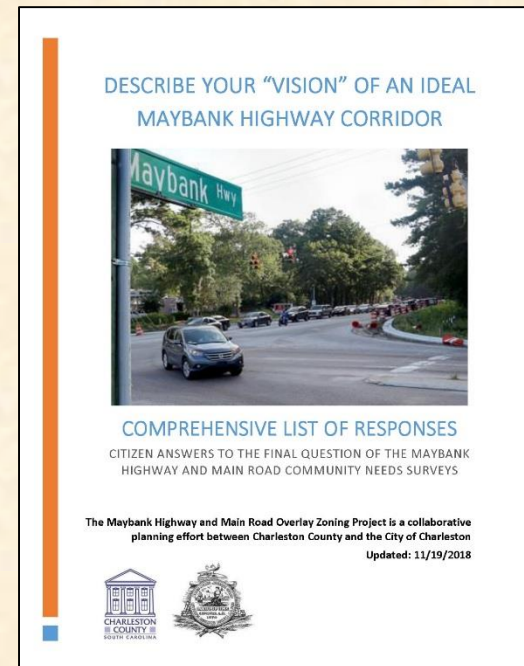
Community Survey Results

- A James Island Maybank Highway Corridor Community Survey was conducted in August, 2018.
- A total of 827 James Island Community Surveys were completed, and the results have been compiled into two public input summary documents:
 - ❖ Public Comment Summary Report
 - ❖ “Describe Your Vision of an Ideal Corridor” Report.
- Both documents are available online at:
www.charlestoncounty.org/departments/zoning-planning/
- The intent of the survey was to receive public input to help guide the creation of a James Island Maybank Highway Overlay Zoning District.



Main Community Concerns

- Safer roads integrated with alternative modes of transportation (bike paths, pedestrian ways, etc.);
- Well-designed and aesthetically pleasing development that considers the natural environment;
- Improved traffic and road conditions;
- Improved infrastructure to address drainage and flooding;
- Limited residential development, specifically multifamily;
- Make Maybank Highway walkable, with accessibility to commercial and civic development;
- Make green space a priority along Maybank Highway;
- Limited commercial development along Maybank Highway; and
- Lowered speed limits and better enforcement of existing regulations.



Stakeholder Meetings

- Three Stakeholder Meetings were held in November and December:
 - ❖ Transportation and Drainage Meeting (City and County Staff)
 - ❖ Community Members Meeting (Neighborhood Assoc. Representatives)
 - ❖ Business Owners/Employees Meeting (Business Owners)
- These focused meetings allowed more in-depth discussion on different aspects of the zoning project, including:
 - ❖ Overall road and stormwater needs and concerns
 - ❖ Vehicle, pedestrian and bicycle access
 - ❖ Development and design standards (lighting, parking, buffers, signage, etc.)
 - ❖ Districts/Permitted uses
 - ❖ Overlay boundary revisions

Stakeholder Concerns

- Require traffic studies for development;
- Control vehicle access through medians, “right-in/right-out” access, shared access and address overflow parking issues;
- Utilize medians to create pedestrian refuge and promote pedestrian and bicycle safety;
- Create additional crosswalks/pedestrian signals in strategic locations;
- Support a connector road system to take traffic off Maybank Hwy;
- Require “pedestrian scale” lighting to improve safety;
- Require buffers in a way that accommodates future road widening, multi-use paths and streetscapes; and
- Include architectural guidelines for non-residential development to address signage, building materials, orientation, architectural styles.

DRAFT OVERLAY ZONING DISTRICT OUTLINE

Overlay Zoning District Purpose

- Preserve the positive qualities of existing development in the corridor;
- Encourage future development and redevelopment that is in character with the community and that is coordinated between jurisdictions;
- Implement consistent and coordinated design and development standards; and
- Support transportation and pedestrian safety improvements.

**JAMES ISLAND
MAYBANK HIGHWAY CORRIDOR
PROPOSED OVERLAY BOUNDARY**



0.2 0.1 0 0.2 Miles

**Proposed
Addition to
Overlay
Boundary**



Legend

- PROPOSED OVERLAY DISTRICT BOUNDARY
- CITY OF CHARLESTON
- CHARLESTON COUNTY

JAMES ISLAND MAYBANK HIGHWAY CORRIDOR CURRENT ZONING



0.2 0.1 0 0.2 Miles

Proposed
Addition to
Overlay
Boundary



JAMES ISLAND MAYBANK HIGHWAY CORRIDOR PROPOSED ZONING



0.2 0.1 0 0.2 Miles

Proposed Map
Revision: R-4
to OR



Legend	
	Proposed_MHC-0 Boundary
	City of Charleston
Proposed County Zoning	
	R-4
	M-12
	MHP
	OR
	OG
	CC
	I
	PD
	OD
City Zoning	
	C
	SR-1
	SR-3
	SR-4
	STR
	DR-6
	DR-12
	DR-1F
	DR-1
	DR-2F
	DR-2
	GO
	LB
	GB
	GP
	BP
	LI
	PUD

Overlay Zoning District Regulations - Outline

- Apply to all development except single-family homes
- Change zoning for the properties included in the Overlay Zoning District (as applicable)
- Require coordination of development proposals between the City and County
- Regulate the type of development that can occur on properties:
 - ❖ Identify the types of uses allowed in the Overlay based on public input (small-scale, low traffic generating businesses; churches; safety services; etc.)
 - ❖ Prohibit the uses the community does not want developed in the future (multi-family; large-scale, high traffic generating commercial uses; etc.)
 - ❖ Accessory uses and structures

Density and Lot Requirements

- Maximum residential density (number of homes per acre)
- Maximum building coverage
- Minimum lot size and width
- Minimum building setbacks

Development Requirements

- Hours of operation
- Shared access
- Right in/Right out access
- Distances between driveways
- Pedestrian access
- Sidewalks
- Street lights and street trees
- Site lighting
- Parking minimums including overflow parking and landscaping
- Buffers between commercial and residential uses
- Buffers along roadways
- Signage
- Traffic studies and mitigation
- Improved stormwater/drainage regulations

Design Standards

- Maximum building height
- Maximum building size
- Architectural requirements:
 - ❖ Entrances and windows along all street frontages
 - ❖ Vehicle and storage bays to face away from the street
 - ❖ Parking at the rear of the building
 - ❖ Building materials (brick, stucco, finished masonry, etc.)
 - ❖ Complementary colors

TRANSPORTATION PROJECTS AND PEDESTRIAN SAFETY

Next Steps

- Spring 2019: Prepare first draft of overlay text and maps for public review (staff)
- Summer 2019: Third round of public workshops for review/comment on draft overlay text and maps
- Late Summer/Early Fall 2019: Revise draft overlay text and maps based on public comments
- Fall 2019: Fourth round of public workshops to finalize draft overlay text and maps
- Winter 2019/2020: City and County adoption process

PUBLIC COMMENT
