

# **JOHNS ISLAND MAYBANK HIGHWAY AND MAIN ROAD ZONING PUBLIC WORKSHOP**



**FEBRUARY 28, 2019  
ST. JOHN'S HIGH SCHOOL**

# Introductions

## CHARLESTON COUNTY

Councilmember Jenny Honeycutt

Councilmember Anna Johnson

Jennifer Miller, County Administrator

Joel Evans, Planning Director

Andrea Pietras, Deputy Planning Director

Devri DeToma, Transportation Development

Chris Wannamaker, Public Works

Dan Frazier, Planner

Niki Grimball, Planner

## CITY OF CHARLESTON

Councilmember Marvin Wagner

Christopher Morgan, Planning Manager

Aaron Holly, Planner

# Agenda

- Project Purpose and Schedule
- Community Survey and Stakeholder Meeting Results
- Public Input Highlights
- Draft Overlay Zoning District Outline
- Transportation Improvement Projects
- Next Steps

# PROJECT PURPOSE AND SCHEDULE

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# Project Purpose

- The Charleston County Zoning and Planning Department maintains an Annual Work program approved by County Council.
- Two important projects listed in this program are to “Review and revise the Maybank Highway Corridor Overlay Zoning District in coordination with the City of Charleston” and “Create an Overlay Zoning District for Main Road”.
- The City of Charleston and Charleston County Planning Departments have begun this collaborative planning effort to create consistent land use, zoning, and development requirements for both the Maybank Highway Corridor and the Main Road 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 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

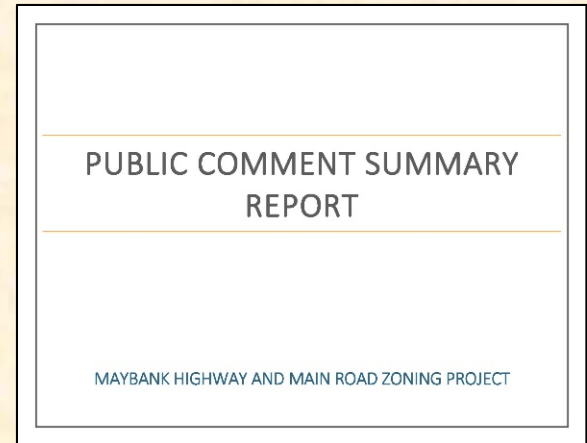
- Spring 2019: Prepare first draft of overlay text and maps for public review (staff)
- Summer 2019: Third round of public workshops for review/comment on draft overlay text and maps
- Late Summer/Early Fall 2019: Revise draft overlay text and maps based on public comments
- Fall 2019: Fourth round of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

# **COMMUNITY SURVEY AND STAKEHOLDER MEETING RESULTS**

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# Community Survey Results

- A Johns Island Maybank Highway Corridor Community Survey was conducted in August, 2018.
- A total of 1,736 Johns 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/](http://www.charlestoncounty.org/departments/zoning-planning/)
- The intent of the survey was to receive public input to help guide the revision of the existing Johns Island Maybank Highway Overlay Zoning District and the creation of a Main Road Overlay Zoning District.



# Main Community Concerns

- Widening Maybank Highway to four lanes;
- Improved traffic and road conditions;
- Preserve the Rural Area and natural resources;
- More commercial ventures so residents are not required to leave the island;
- Improved infrastructure to address drainage and flooding threats;
- Address transportation issues, including alternative modes of transportation (bike paths, pedestrian ways, etc.), better connectivity of existing road networks, and evacuation routes; and
- Slowed residential development, at least until infrastructure improvements are made.

DESCRIBE YOUR "VISION" OF AN IDEAL  
MAYBANK HIGHWAY CORRIDOR



COMPREHENSIVE LIST OF RESPONSES

CITIZEN ANSWERS TO THE FINAL QUESTION OF THE MAYBANK  
HIGHWAY AND MAIN ROAD COMMUNITY NEEDS SURVEYS

The Maybank Highway and Main Road Overlay Zoning Project is a collaborative  
planning effort between Charleston County and the City of Charleston  
Updated: 11/19/2018



# 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**

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# Overlay Zoning District Purpose

- Preserve the positive qualities of existing development in the corridors;
- 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.

# JOHNS ISLAND MAIN ROAD CORRIDOR PROPOSED OVERLAY BOUNDARY

Legend

 PROPOSED MAIN ROAD OVERLAY

 UGB

 CITY OF CHARLESTON

 CHARLESTON COUNTY

LESS INTENSE ECONOMIC CORRIDOR

Residential Uses, single-family detached only

Civic and Institutional Uses

Limited Retail Uses

Office/Warehouse Complex

Specialty Trade Uses

General Contractor Uses


Wholesale Sales


Limited Manufacturing and Production


# JOHNS ISLAND MAIN ROAD CORRIDOR PROPOSED OVERLAY BOUNDARY

Legend

 PROPOSED MAIN ROAD OVERLAY

 UGB

 CITY OF CHARLESTON

 CHARLESTON COUNTY


# JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY BOUNDARY CHANGES


REMOVED FROM OVERLAY


ADDED TO OVERLAY


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**Legend**

 CURRENT MHC-O BOUNDARY


 PROPOSED MHC-O BOUNDARY


 URBAN GROWTH BOUNDARY

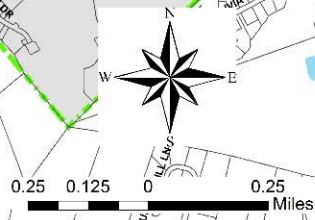
 CITY OF CHARLESTON

 CHARLESTON COUNTY

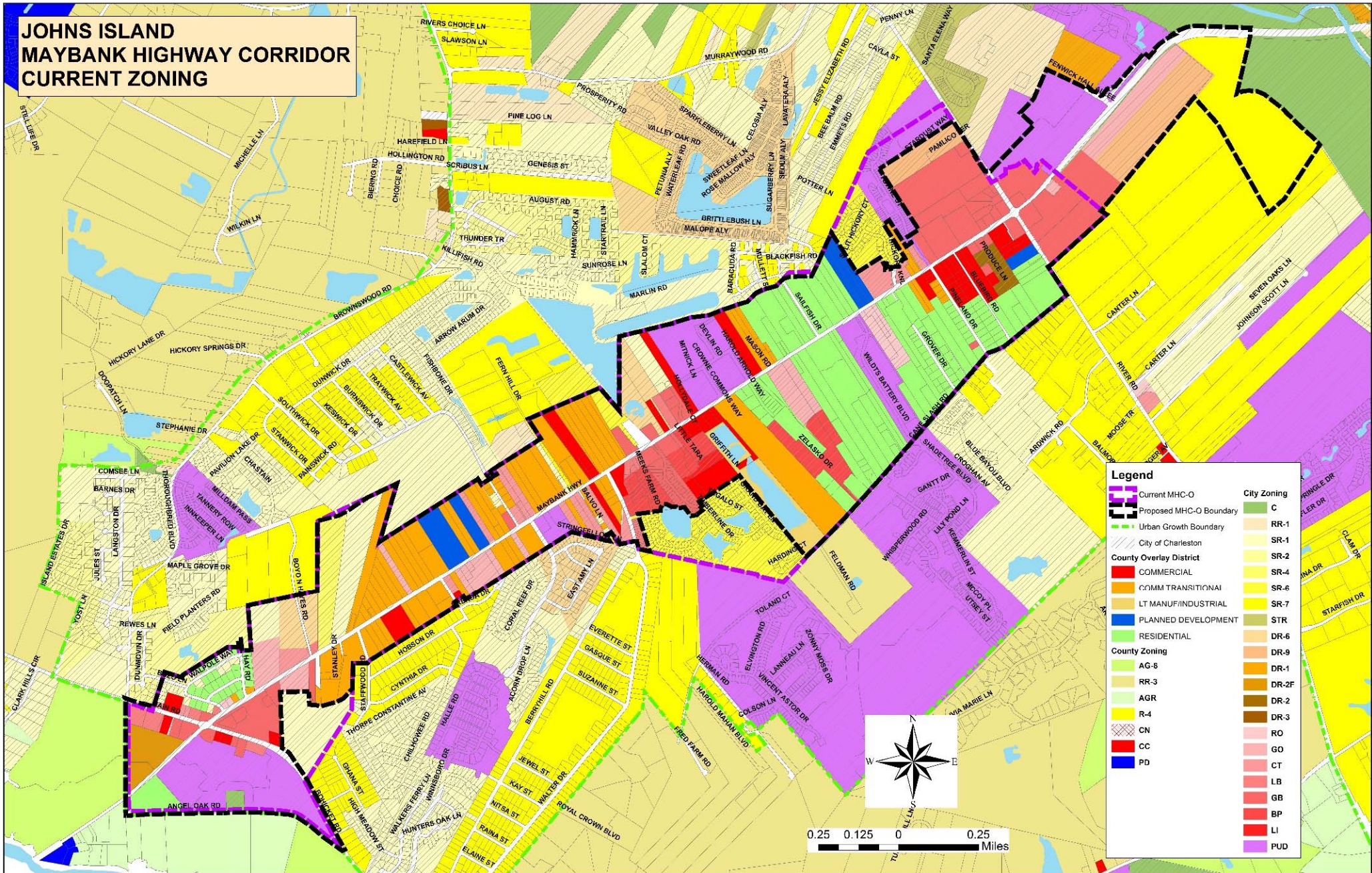
**OVERLAY BOUNDARY CHANGES**

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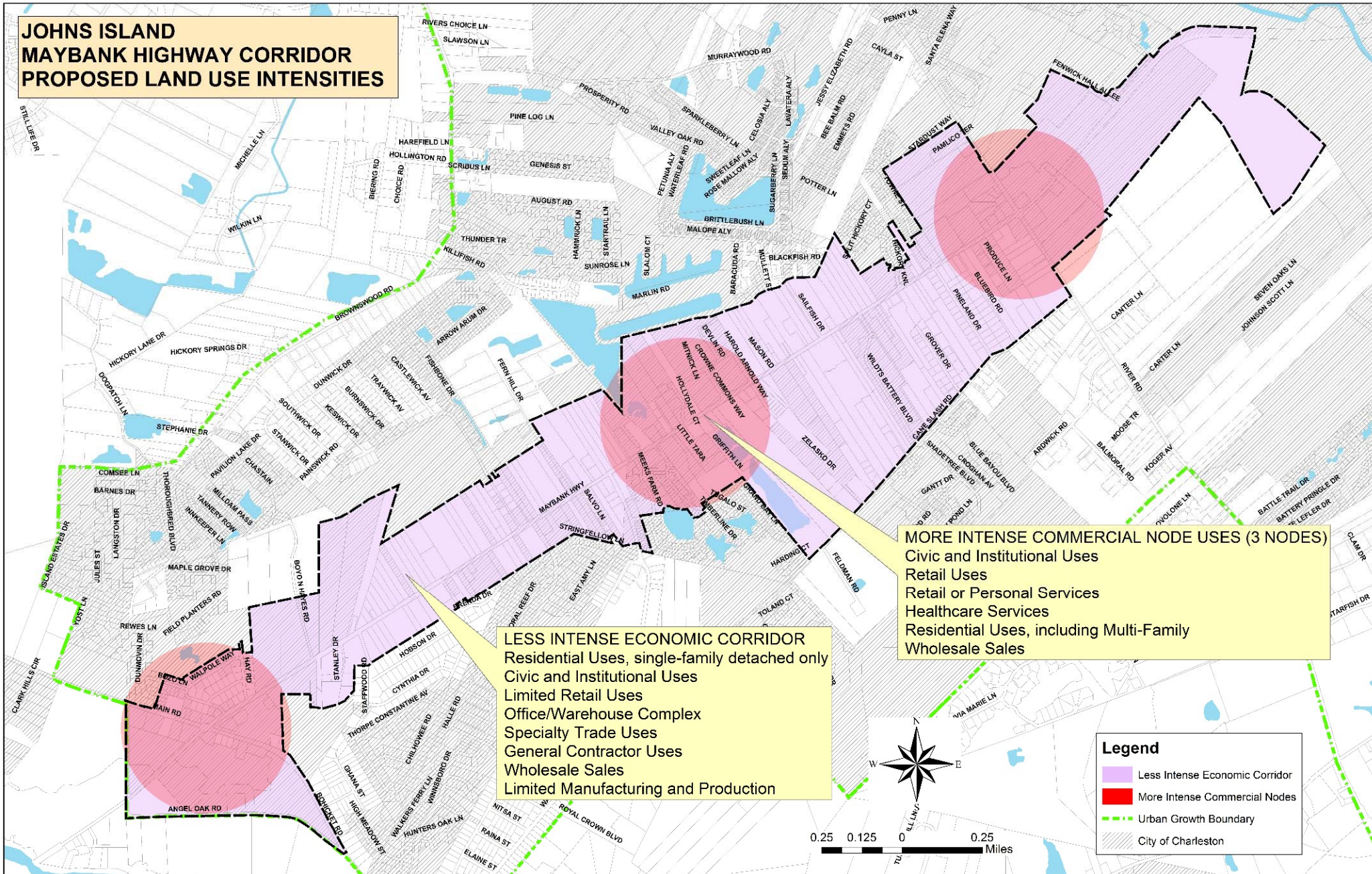
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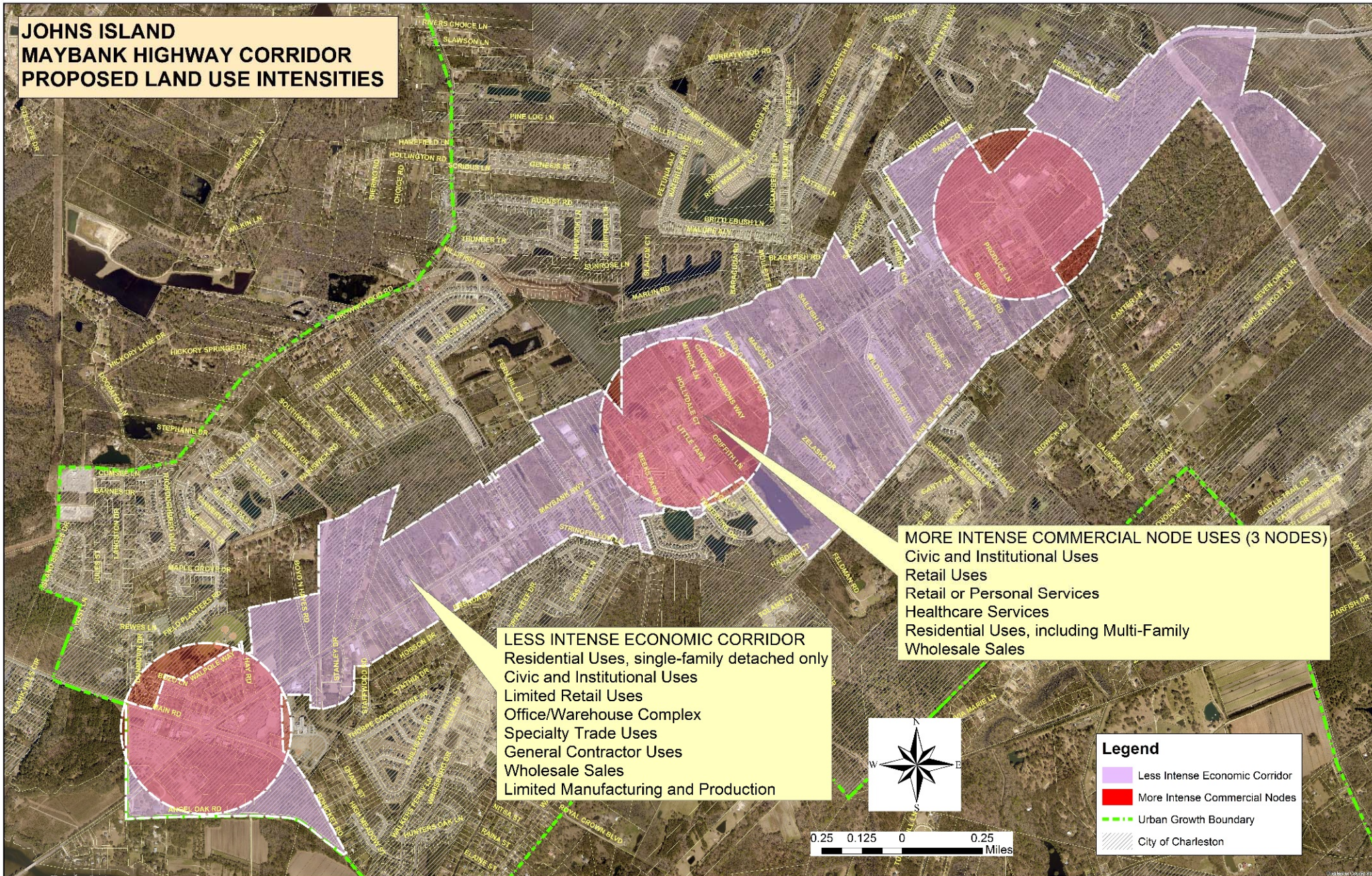
# JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR CURRENT ZONING



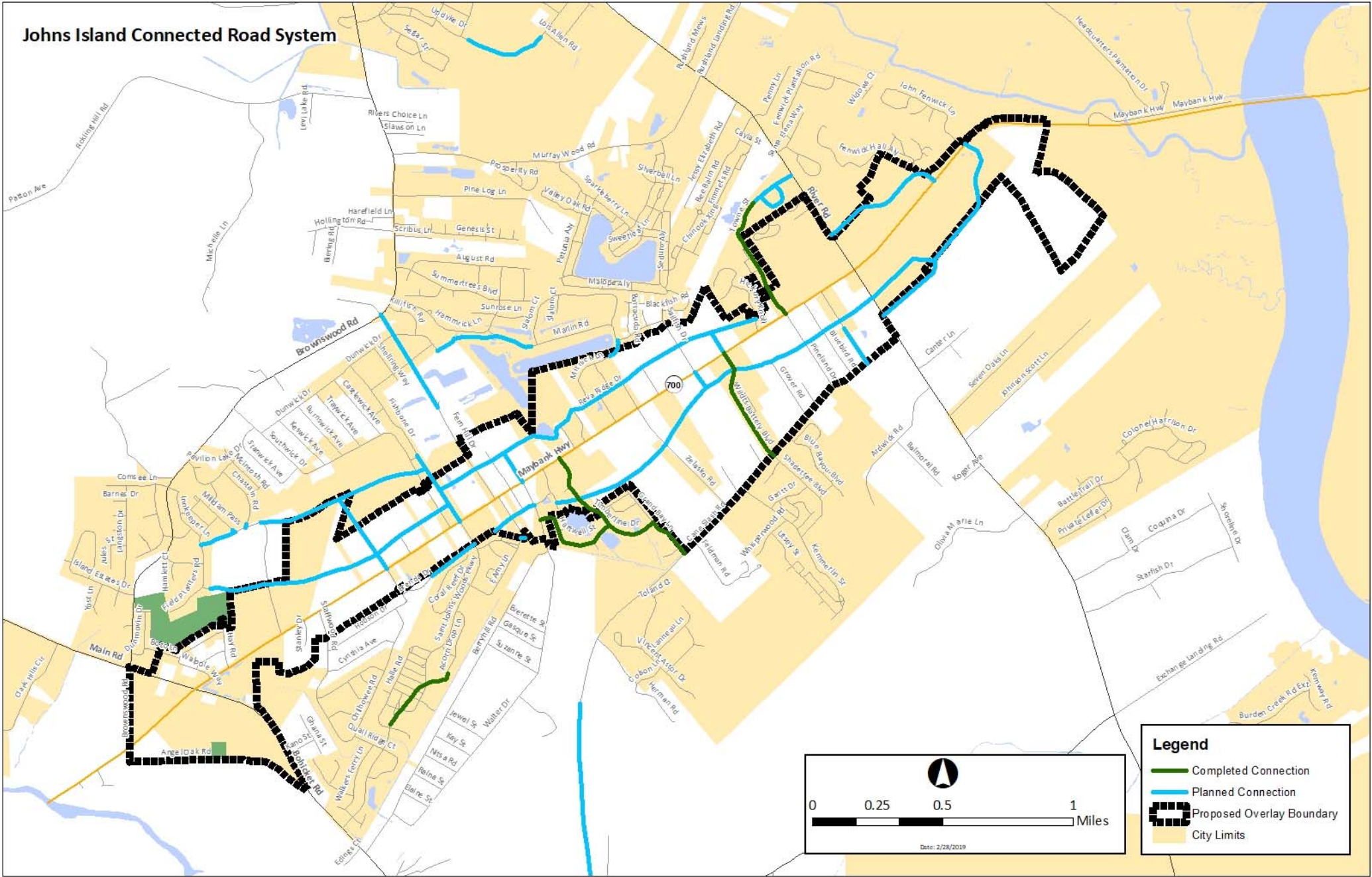
# JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR PROPOSED LAND USE INTENSITIES



# JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR PROPOSED LAND USE INTENSITIES



Johns Island Connected Road System



# 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 (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 UPDATE**

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# Next Steps

- Spring 2019: Prepare first draft of overlay text and maps for public review (staff)
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# **PUBLIC COMMENT**

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