

# Brownswood Road Area Community Meeting

Hosted by County Council Member Anna Johnson

Monday, March 30, 2015

6:00 PM – 7:30 PM

Johns Island Regional Library

# Agenda

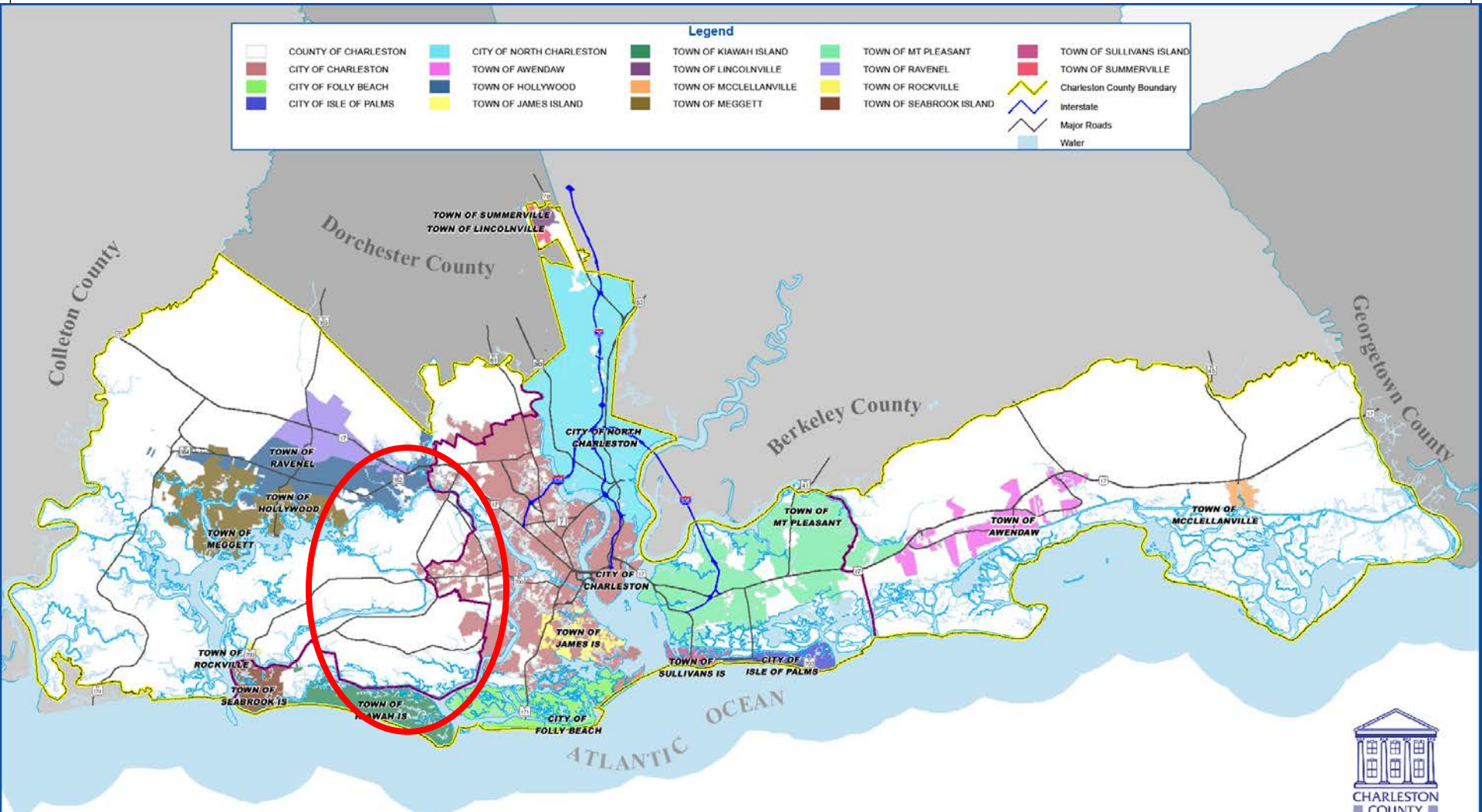
- Welcome and Introductions
- Meeting Purpose
- Background/History
  - Comprehensive Plan/Urban Growth Boundary
  - Public facilities (well/septic, public water/sewer, etc.)
- Questionnaire
- Next Steps
- Public Questions and Comments
- Adjourn

# Meeting Purpose

- As part of the recent adoption of the Charleston County Comprehensive Plan Five-Year Review, County Council directed staff to work with the Brownswood Road Area Community to:
  - Gather input on the location of the Urban Growth Boundary (UGB)
  - Investigate amendments to the Zoning and Land Development Regulations Ordinance to allow properties located in the fringe area of the UGB more flexibility to develop at the higher end of the currently established density range for the Rural Residential Future Land Use designation

**Legend**

COUNTY OF CHARLESTON	CITY OF NORTH CHARLESTON	TOWN OF KIAWAH ISLAND	TOWN OF MT PLEASANT	TOWN OF SULLIVANS ISLAND
CITY OF CHARLESTON	TOWN OF AWENDAW	TOWN OF LINCOLNVILLE	TOWN OF RAVENEL	TOWN OF SUMMERVILLE
CITY OF FOLLY BEACH	TOWN OF HOLLYWOOD	TOWN OF MCCLELLANVILLE	TOWN OF ROCKVILLE	Charleston County Boundary
CITY OF ISLE OF PALMS	TOWN OF JAMES ISLAND	TOWN OF MEGGETT	TOWN OF SEABROOK ISLAND	Interstate
				Major Roads
				Water



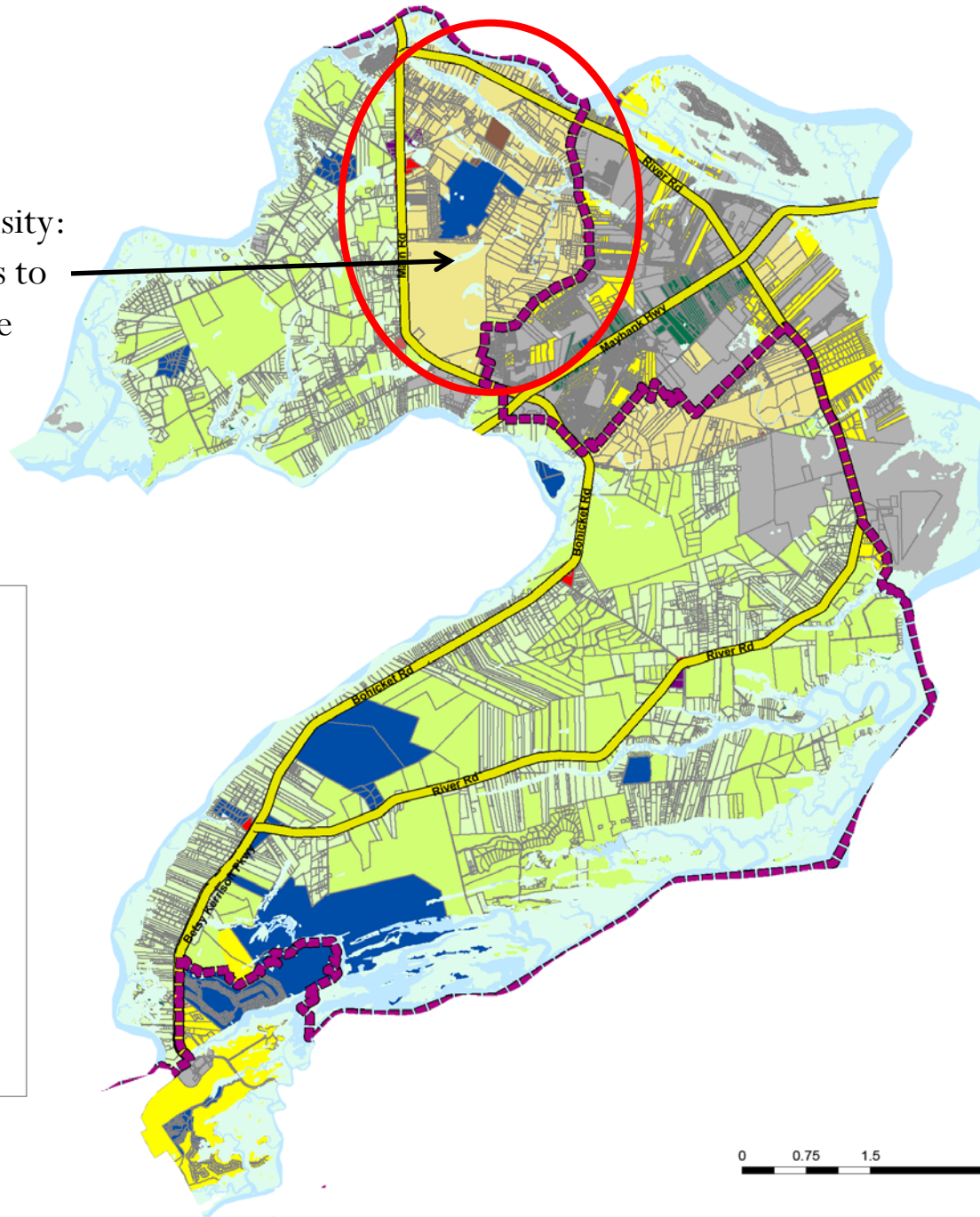
\* Parcel specific data should be verified by Charleston County Planning Department Zoning Official. Map reflects all Zoning District changes approved as of print date.

# Zoning Map

March 25, 2015



Rural Area Density:  
1 house/3 acres to  
1 house per acre



**Legend**

- URBAN GROWTH BOUNDARY
- ZONING DISTRICTS**
  - AGRICULTURAL PRESERVATION (AG-8)
  - RURAL RESIDENTIAL (RR-3)
  - AGRICULTURAL/RESIDENTIAL
  - SPECIAL MANAGEMENT 3 (S-3)
  - SINGLE FAMILY RESIDENTIAL 4 (R-4)
  - RESIDENTIAL OFFICE (OR)
  - GENERAL OFFICE (OG)
  - NEIGHBORHOOD COMMERCIAL (CN)
  - COMMERCIAL TRANSITION (CT)
  - RURAL COMMERCIAL (CR)
  - COMMUNITY COMMERCIAL (CC)
  - INDUSTRIAL (I)
  - PLANNED DEVELOPMENT (PD)
- GENERAL FEATURES**
  - INCORPORATED AREAS
  - MARSH
  - WATER RESOURCES



# Meeting Purpose (cont'd)

- Gather input from the community regarding if/how growth and development should occur:
  - Should growth and development occur in this area?
  - If so, where?
  - What type (single family, office, etc.)?
  - How much?
  - At what pace?
- Information gathered will be presented to the Charleston County Council and Planning Commission for consideration and direction

# What is a Comprehensive Plan?

- An expression of a community's vision for its future
- It's LAW!
- Serves as a guide for public policy decisions
- Authority granted by Article 3 of the SC Code of Laws, Title 6, Chapter 29, as amended
  - Describes the process, elements, and requirements for comprehensive plans

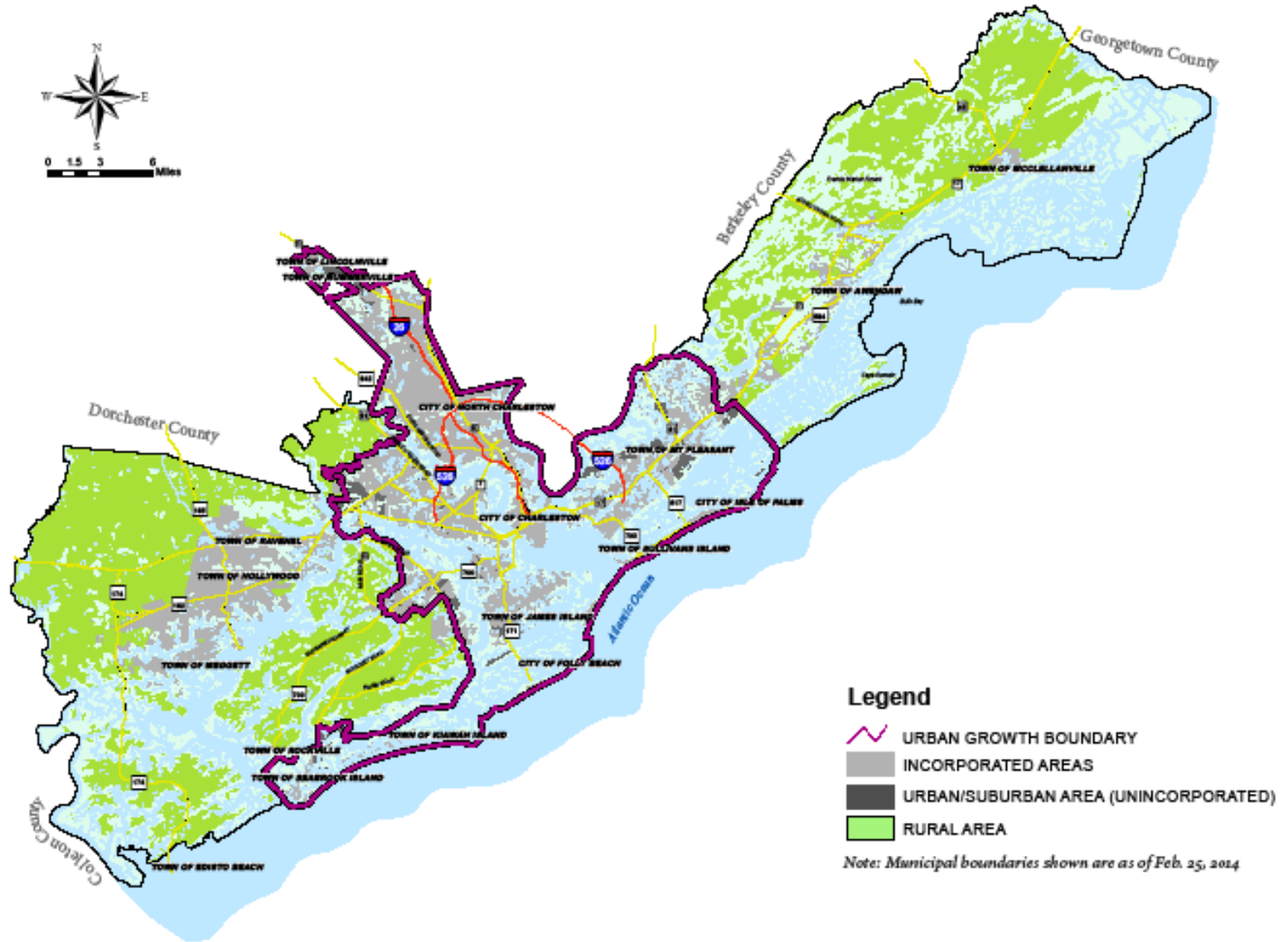


# History of Comprehensive Planning in Charleston Co.

- April 20, 1999: County adopted its first Comprehensive Plan after a two year long public planning process
  - Consolidated previously adopted area plans into one planning document (61 Corridor, James Island, **Johns Island**, Edisto Island, Wadmalaw Island)
  - **Established residential density guidelines by future land use designations (future land use designations were implemented in the 2001 Unified Development Ordinance through new zoning districts)**
  - **Established the Suburban/Rural Area Edge (now known as the Urban Growth Boundary or UGB) as a tool to delineate the Rural Area from the Urban/Suburban Area**



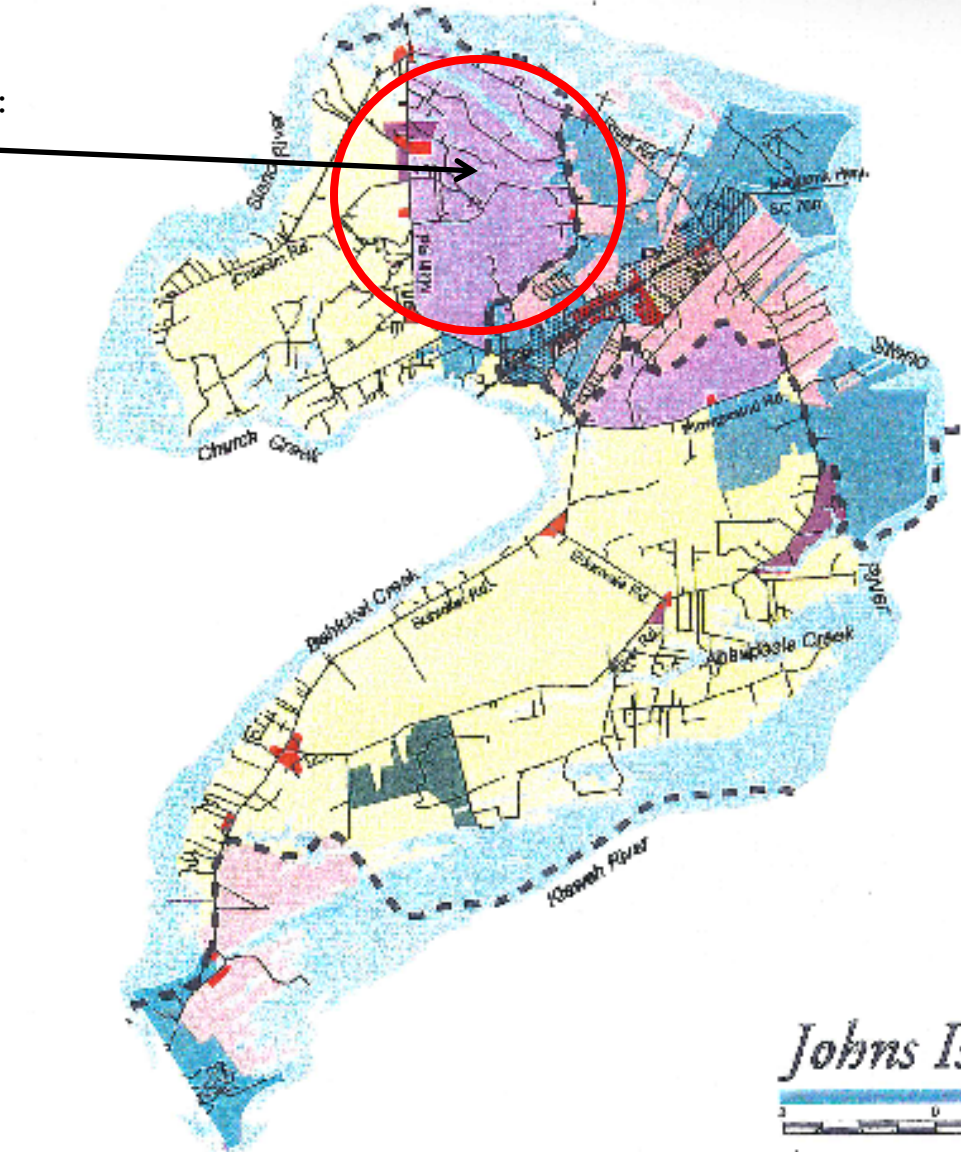
MAP 3.1.2: GROWTH MANAGEMENT AREAS



# County of Charleston COMPREHENSIVE PLAN

April 20, 1999

Rural Area Density:  
1 house/3 acres to  
1 house per acre



- LEGEND**
- Suburban/Rural Area Edge
  - Suburban
  - Commercial Centers
  - ▨ Haybank Highway Corridor
  - Industrial
  - Rural Residential
  - Rural Agricultural
  - Parkland
  - Freshwater and Marine Wetlands
  - Incorporated Areas

*Johns Island Future Land Use*



Scale: 1" = 2.5 Miles

April 1999

**FIGURE 3.2**

# History of Planning in Charleston Co.

(cont'd)

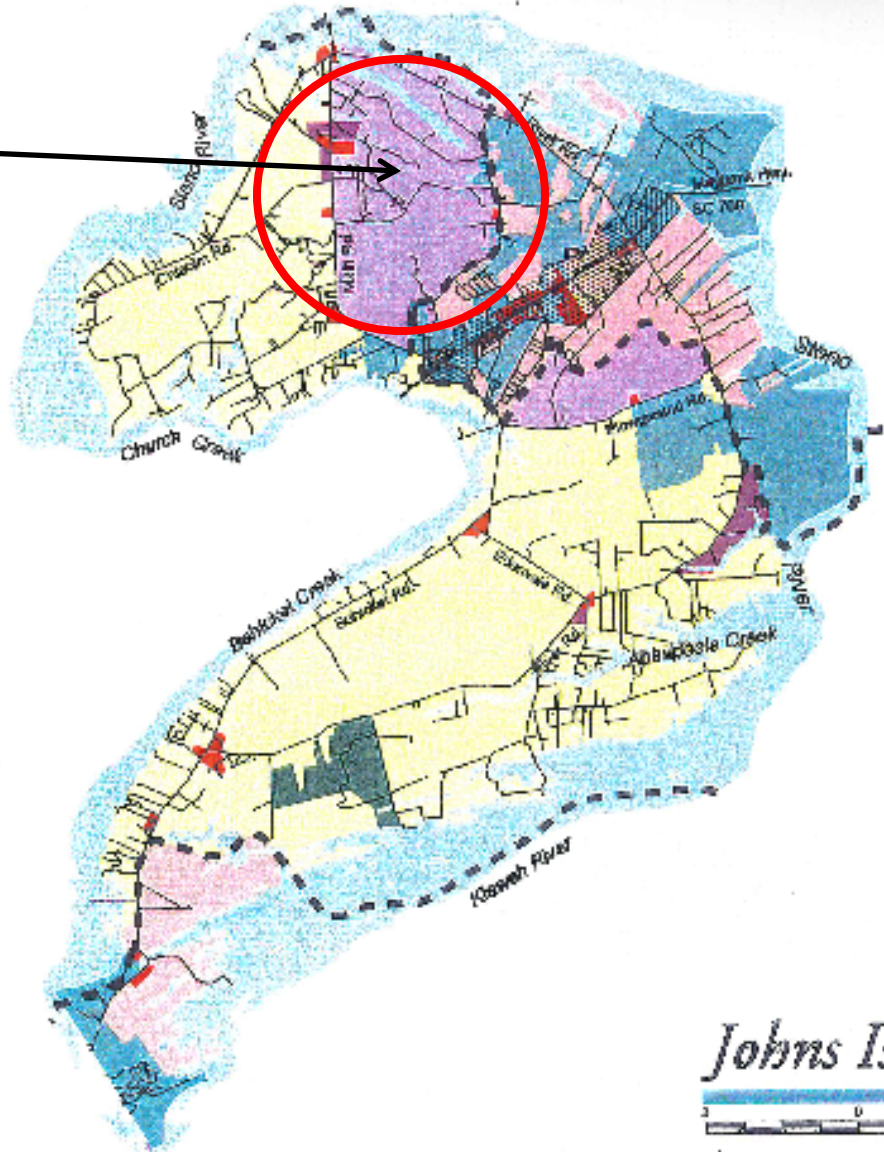
- November 18, 2003: County Council adopted the Five-Year Review of the Plan, **which included moving the Suburban/Rural Area Edge from its location on Brownswood Road to follow Fickling Hill/Patton Avenue** and changing its location in the Plow Ground Road Area
  - Application to rezone 309 acres to the Planned Development Zoning District (PD) was submitted (Brickman Farms)
  - Application to rezone approximately 54 acres to the S-3 Zoning District was submitted



# County of Charleston COMPREHENSIVE PLAN

Future Land Use Map  
April 20, 1999

Rural Area Density:  
1 house/3 acres to  
1 house per acre



- LEGEND**
- Suburban/Rural Area Edge
  - Suburban
  - Commercial Centers
  - Haybank Highway Corridor
  - Industrial
  - Rural Residential
  - Rural Agricultural
  - Parkland
  - Estuaries and Marine Wetlands
  - Incorporated Areas

*Johns Island Future Land Use*



Scale: 1" = 2.5 Miles

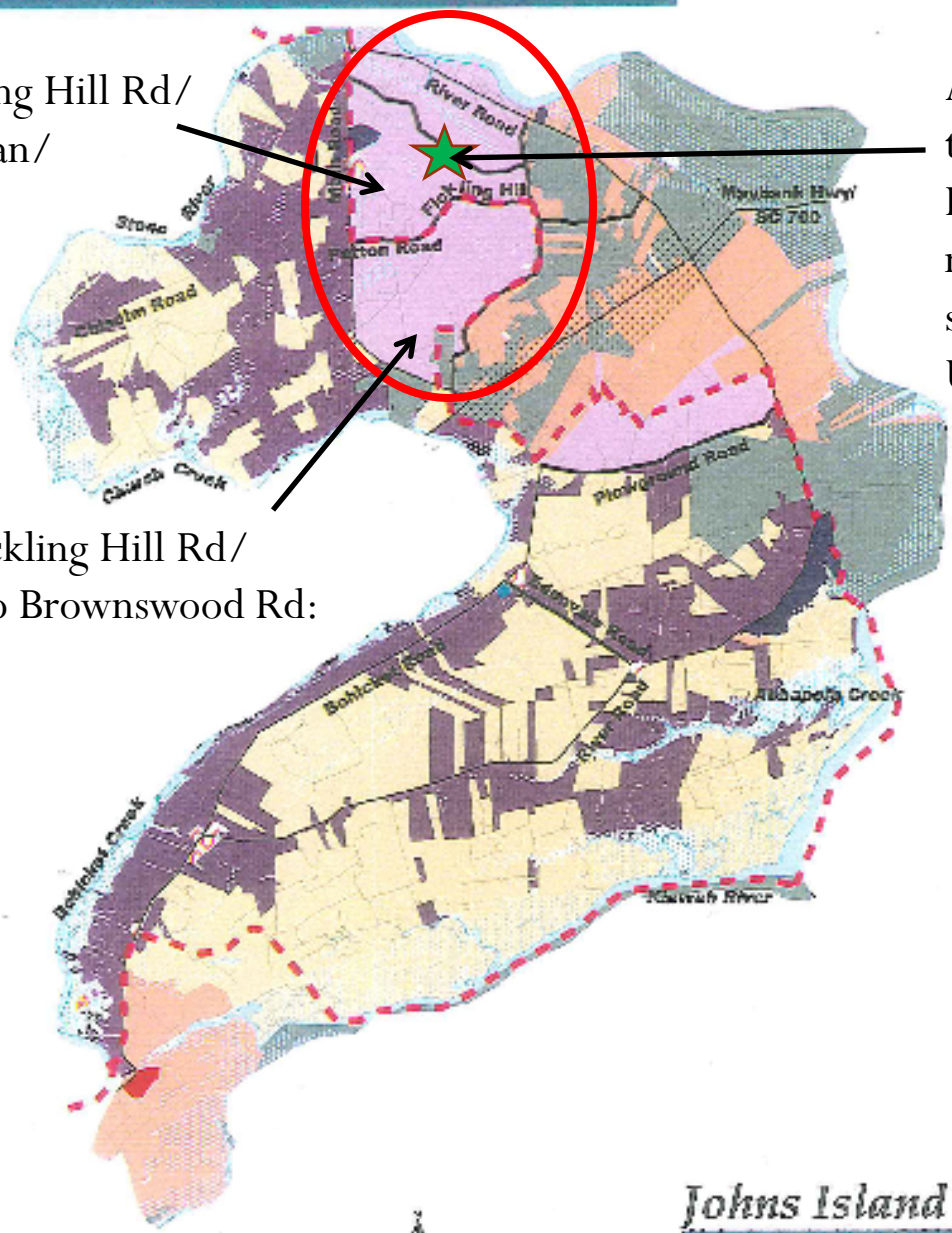
April 1999

**FIGURE 3.2**

North of Fickling Hill Rd/  
Patton Av: Urban/  
Suburban Area

South of Fickling Hill Rd/  
Patton Av to Brownswood Rd:  
Rural Area

Applications to rezone properties for the Brickman Farms Planned Development and a property on the north side of Old Pond Rd were submitted. Both were located in the Urban/Suburban Area.



*Johns Island Future Land Use*

# History of Planning in Charleston Co.

(cont'd)

- December 16, 2003: An application to move the Suburban/Rural Area Edge back to its original location following Brownswood Road was submitted by a resident. **This request was disapproved by County Council on April 20, 2004**
- May 3, 2004: A second application to move the Suburban/Rural Area Edge back to its original location following Brownswood Road was submitted by a resident. **This request was approved by County Council on October 5, 2004**

# History of Planning in Charleston Co.

(cont'd)

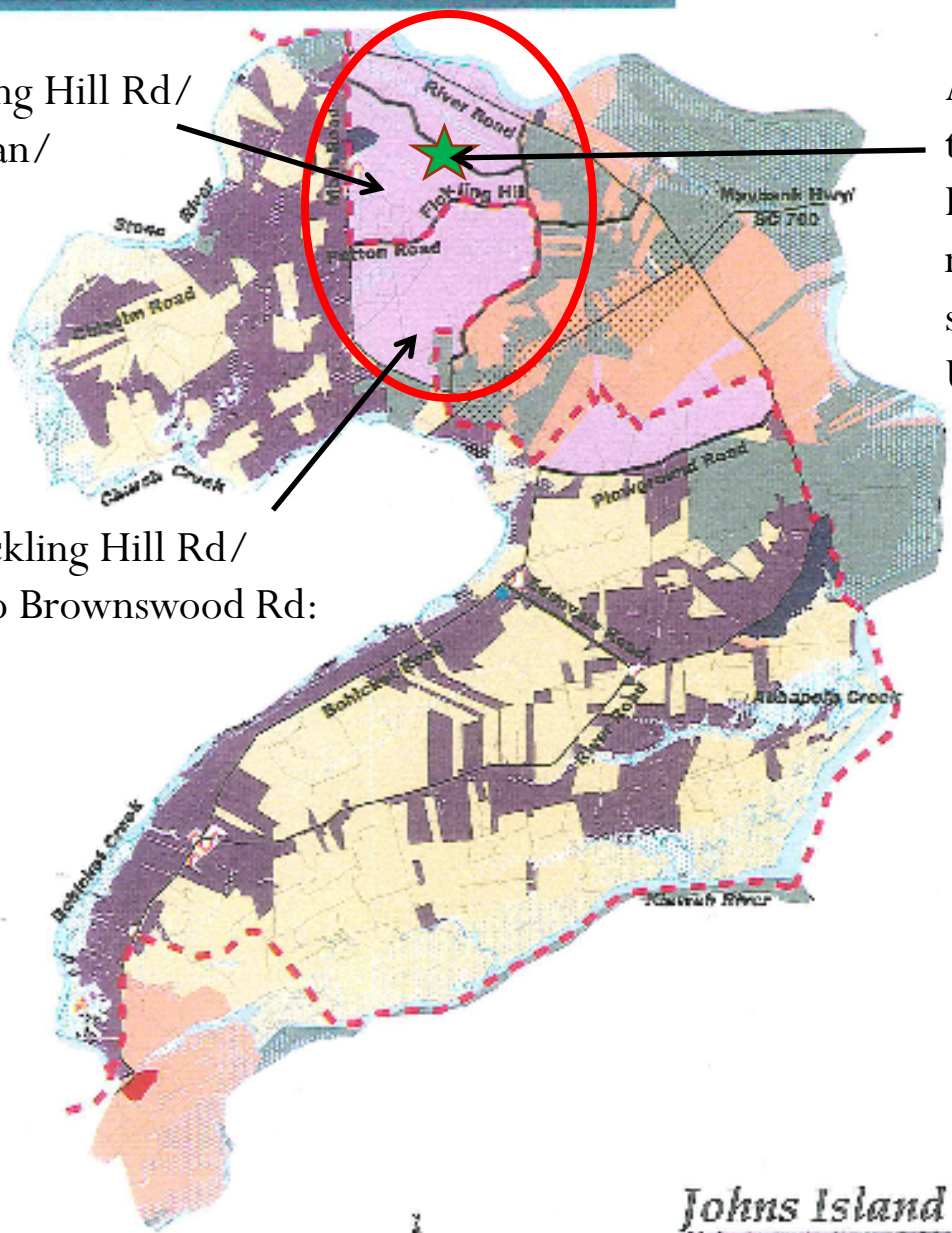
- November/December 2004: Brickman Farms PD and S-3 rezoning applications were approved by Council
- Brickman Farms PD allowed 509 single family homes, 1.93 dwelling units per acre, and 128 acres of open space
  - Note: In 2009, Council approved the request of the owner of Brickman Farms to amend the PD to reduce the total number of dwelling units to 270 and increase the open space to 154 acres



North of Fickling Hill Rd/  
Patton Av: Urban/  
Suburban Area

South of Fickling Hill Rd/  
Patton Av to Brownswood Rd:  
Rural Area

Applications to rezone properties for the Brickman Farms Planned Development and a property on the north side of Old Pond Rd were submitted. Both were located in the Urban/Suburban Area.

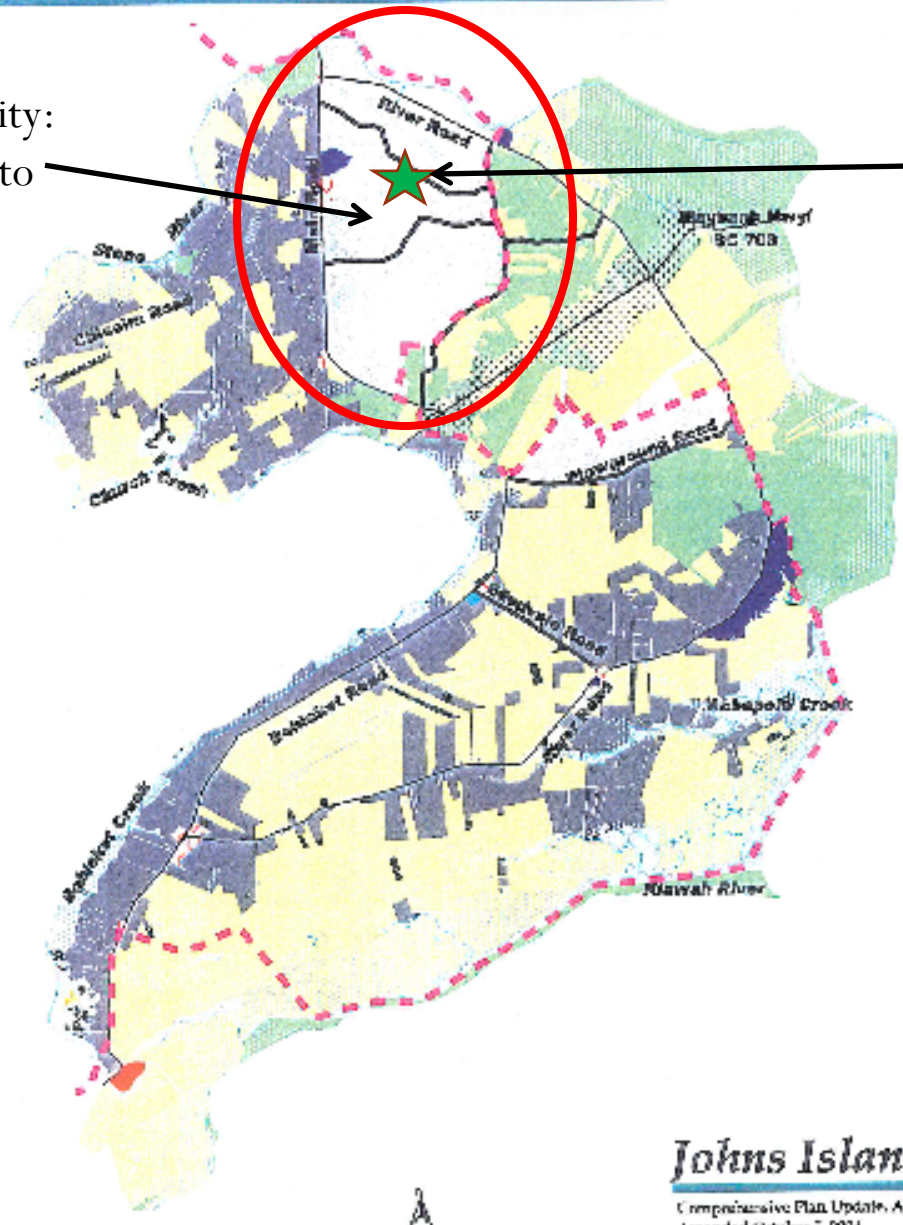


**LEGEND**

- Suburban/Rural Area Edge
- Agricultural Residential
- Rural Residential
- Rural Agricultural
- Suburban Residential
- Civic & Institutional
- Office
- Rural Commercial
- Commercial
- Industrial
- Mayhew Highway Corridor
- Water Resources
- Marsh
- Incorporated Areas



Rural Area Density:  
1 house/3 acres to  
1 house per acre



Applications to rezone properties for the Brickman Farms Planned Development and a property on the north side of Old Pond Rd were approved by Council in November/December 2004.

- LEGEND**
- Suburban/Rural Area Edge
  - Agricultural Residential
  - Rural Residential
  - Rural Agricultural
  - Suburban Residential
  - Civic & Institutional
  - Office
  - Rural Commercial
  - Commercial
  - Industrial
  - Maybank Highway Corridor
  - Water Resources
  - Marsh
  - Incorporated Areas

1 0 1 Mile



### Johns Island Future Land Use

Comprehensive Plan Update, Adopted November 18, 2003  
Amended October 5, 2004

FIGURE 3.2.3

# History of Planning in Charleston Co.

(cont'd)

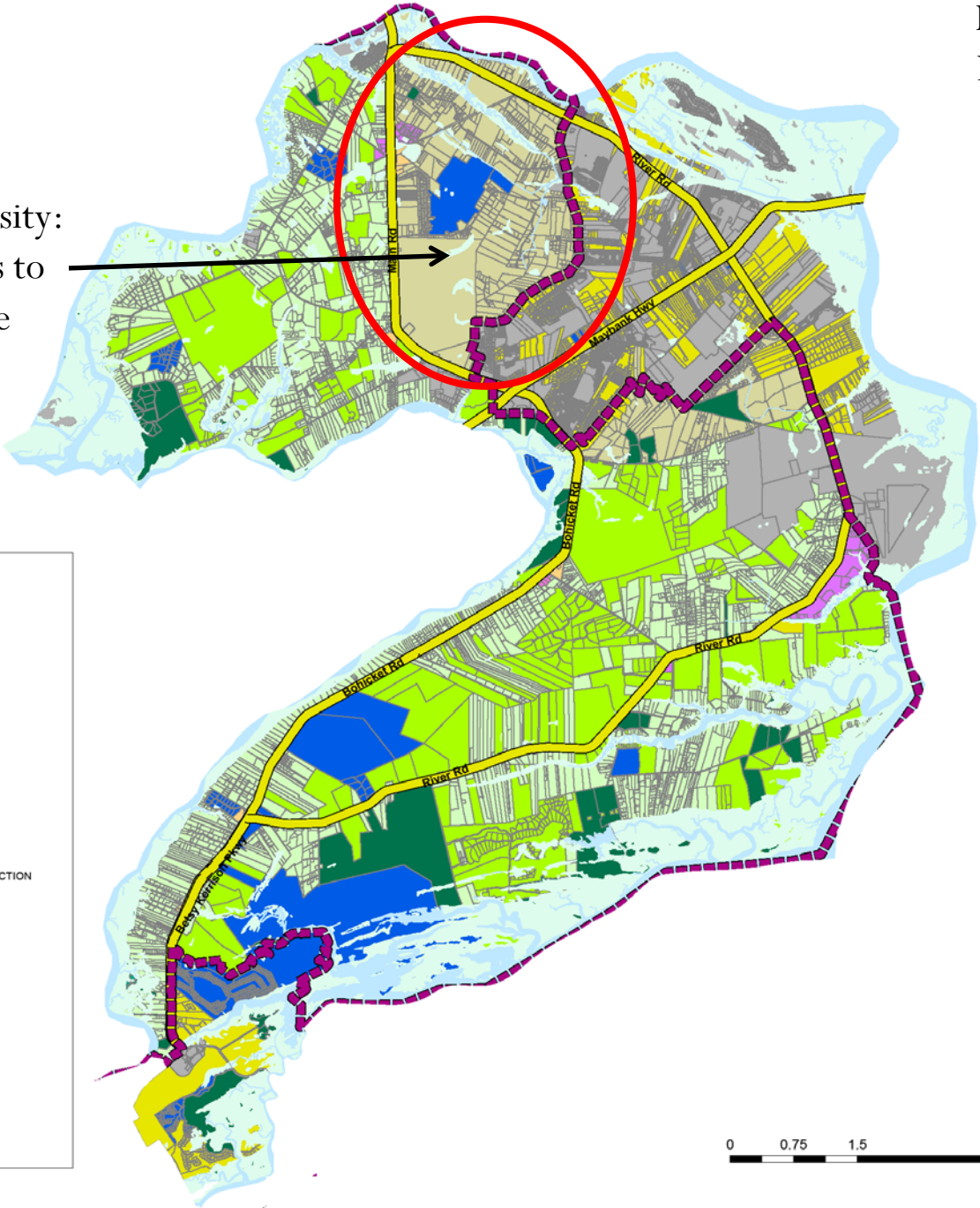
- November 18, 2008: County Council adopted the Ten-Year Update of the Comprehensive Plan following a 14 month public planning process. No changes were made to the location of the Suburban/Rural Area Edge at that time; however, it was renamed the Urban Growth Boundary (UGB)





Future Land Use Map  
 November 18, 2008/  
 January 6, 2015

Rural Area Density:  
 1 house/3 acres to  
 1 house per acre



**Legend**

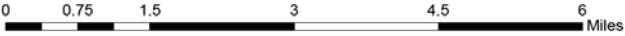
- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES  
(See overlay zoning district maps for details)

**FUTURE LAND USE RECOMMENDATIONS**

- PARKS, RECREATION, AND OPEN SPACE
- CONSERVATION MANAGEMENT
- RESOURCE MANAGEMENT
- WADMALAW AGRICULTURAL PRESERVATION
- AGRICULTURAL PRESERVATION
- RURAL AGRICULTURAL
- AGRICULTURAL RESIDENTIAL
- RURAL CULTURAL COMMUNITY PROTECTION
- RURAL RESIDENTIAL
- URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION
- URBAN/SUBURBAN MIXED USE
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL ECONOMIC DEVELOPMENT
- RURAL INDUSTRIAL
- INDUSTRIAL
- PLANNED DEVELOPMENT

**GENERAL FEATURES**

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES

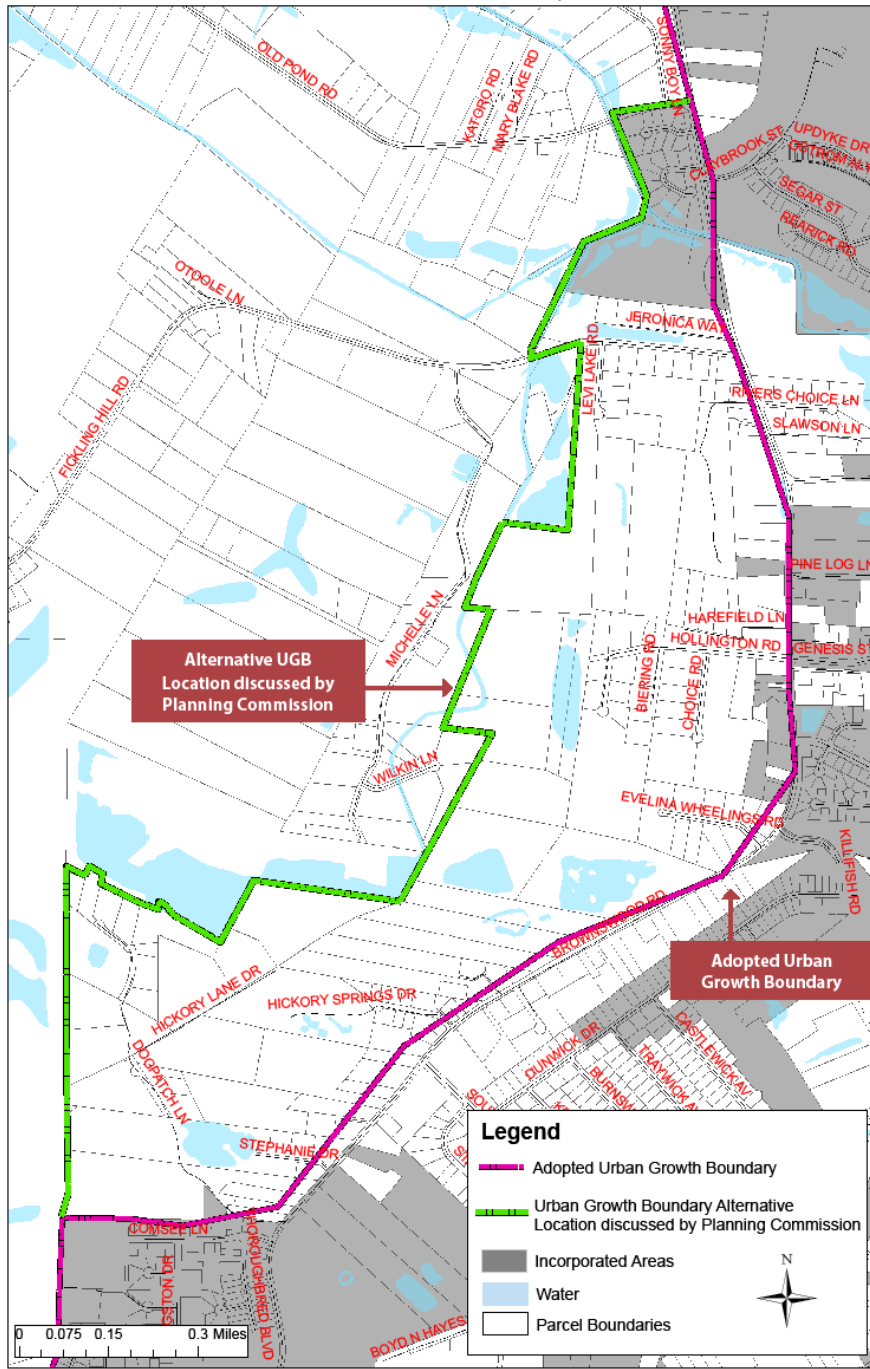


# History of Planning in Charleston Co.

(cont'd)

- November 2012 – October 2014: The Charleston County Planning Commission conducted the Five-Year Review of the Comprehensive Plan. One of the main focuses of the review was to refine the location of the Urban Growth Boundary (UGB) for consistency with the UGBs adopted by the City of Charleston and Town of Mount Pleasant, parcel boundaries, and geographic features
- The owners of two properties located just north of Brownswood Road asked the Planning Commission and Council to consider moving the UGB to follow the wetland/waterway system to the north of Brownswood Road

# Brownswood Road Study Area



# Alternative UGB Location Consideration (2013 - 2015 Five-Year Review)

- If the UGB was changed, it would result in moving approximately 183 properties totaling 525 acres (147 unincorporated properties and 486 unincorporated acres) from the Rural Area to the Urban/Suburban Area
- The current density of one dwelling unit per three acres allows approximately **160 dwelling units** in the unincorporated County; an Urban/Suburban Area density (four or more dwelling units per acre) could allow approximately **1,950 or more dwelling units** in this area
- The Planning Commission recommended keeping the UGB in its current location following Brownswood Road and Council agreed



# History of Planning in Charleston Co.

(cont'd)

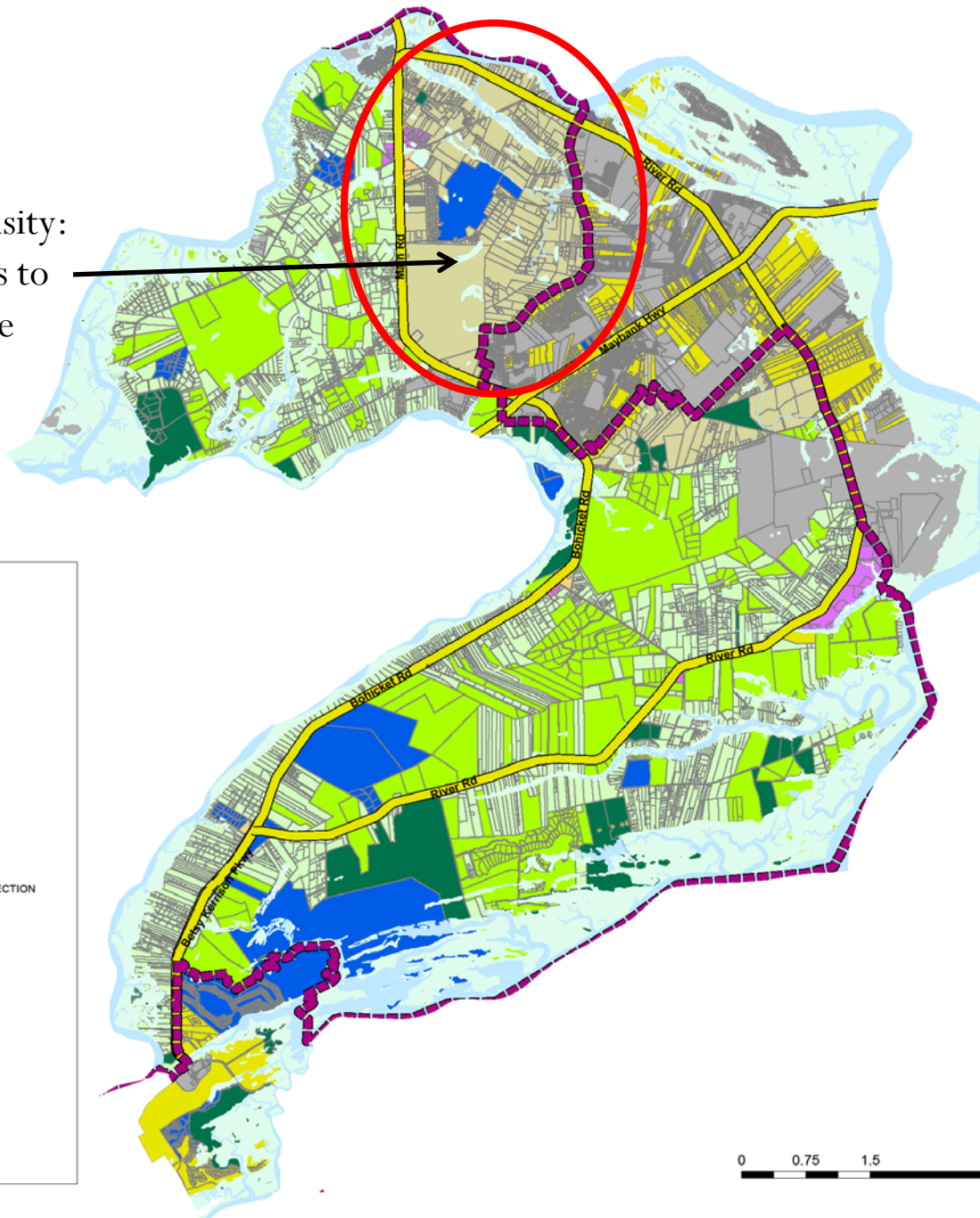
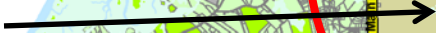
- January 6, 2015:
  - County Council adopted the Five-Year Review of the Comprehensive Plan, which included keeping the UGB in its current location following Brownswood Road.
  - Council also directed staff to hold community meetings with the residents along Brownswood Road to:
    - Gather input on the location of the UGB
    - Investigate amendments to the Zoning and Land Development Regulations Ordinance to allow properties located in the fringe area of the UGB more flexibility to develop at the higher end of the currently established density range for the Rural Residential Future Land Use designation

# Future Land Use Map

January 6, 2015



Rural Area Density:  
1 house/3 acres to  
1 house per acre



**Legend**

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES  
(See overlay zoning district maps for details)

**FUTURE LAND USE RECOMMENDATIONS**

- PARKS, RECREATION, AND OPEN SPACE
- CONSERVATION MANAGEMENT
- RESOURCE MANAGEMENT
- WADMALAW AGRICULTURAL PRESERVATION
- AGRICULTURAL PRESERVATION
- RURAL AGRICULTURAL
- AGRICULTURAL RESIDENTIAL
- RURAL CULTURAL COMMUNITY PROTECTION
- RURAL RESIDENTIAL
- URBAN/SUBURBAN CULTURAL COMMUNITY PROTECTION
- URBAN/SUBURBAN MIXED USE
- CIVIC/INSTITUTIONAL
- OFFICE
- RURAL COMMERCIAL
- COMMERCIAL
- RURAL ECONOMIC DEVELOPMENT
- RURAL INDUSTRIAL
- INDUSTRIAL
- PLANNED DEVELOPMENT

**GENERAL FEATURES**

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES



# Zoning

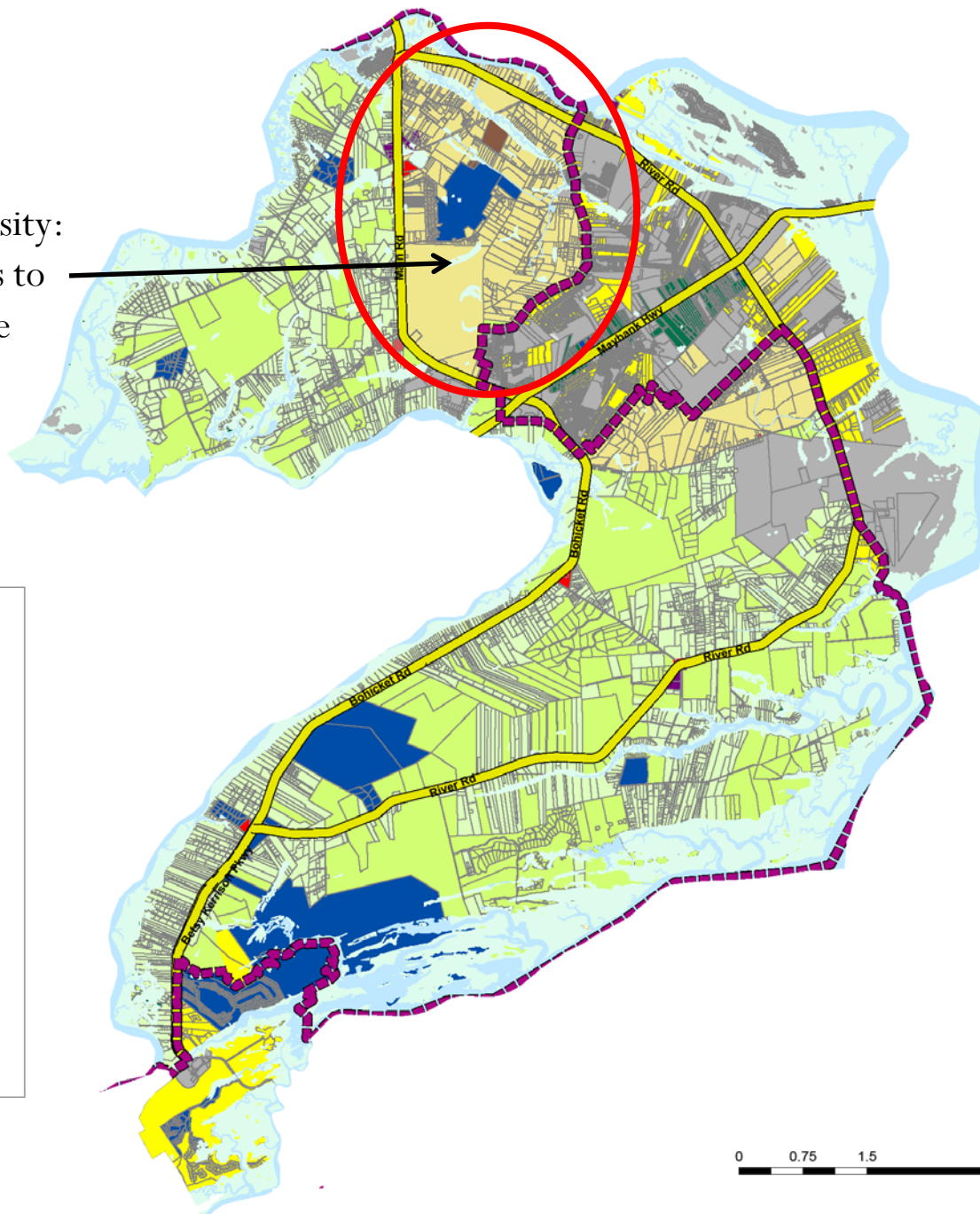
- The Rural Residential Future Land Use Designation is implemented by the Rural Residential 3 Zoning District (RR-3)
  - Majority of the area between Brownswood Road and Main Road is zoned RR-3
  - Maximum density: 1 dwelling unit per 3 acres
  - Minimum lot area: 30,000 SF



# Zoning Map

March 25, 2015

Rural Area Density:  
1 house/3 acres to  
1 house per acre



### Legend

URBAN GROWTH BOUNDARY

### ZONING DISTRICTS

- AGRICULTURAL PRESERVATION (AG-8)
- RURAL RESIDENTIAL (RR-3)
- AGRICULTURAL/RESIDENTIAL
- SPECIAL MANAGEMENT 3 (S-3)
- SINGLE FAMILY RESIDENTIAL 4 (R-4)
- RESIDENTIAL OFFICE (OR)
- GENERAL OFFICE (OG)
- NEIGHBORHOOD COMMERCIAL (CN)
- COMMERCIAL TRANSITION (CT)
- RURAL COMMERCIAL (CR)
- COMMUNITY COMMERCIAL (CC)
- INDUSTRIAL (I)
- PLANNED DEVELOPMENT (PD)

### GENERAL FEATURES

- INCORPORATED AREAS
- MARSH
- WATER RESOURCES



# Zoning Options (1 house per acre)

- Processing an application to rezone to the Planned Development Zoning District
  - Write your own zoning (text and site plan)
  - Adoption process (Planning Commission recommendation, Public Hearing, Council approval)
  - Can be expensive; no guarantee of approval
- Conservation Subdivision
  - Staff level approval process
  - 1 house per 2 acres when 30% - 49.9% of site is conserved
  - 1 house per acre when 50% + of site is conserved
  - Flexibility to vary lot sizes and design a unique development
  - Potential waterfront lot increases in proportion to increased waterfront setbacks
- Other potential future options:
  - Allow up to 1 house per acre when public water and/or sewer are available
  - Allow smaller minimum lot sizes and minimum setbacks when public water and/or sewer are available
  - Additional ideas?

# Public Facilities

- The County does not have control over the provision of public water and sewer service
- The entities that do provide these services have their own policies in effect which determine where these services can be provided
- Public water: St. John's Water Company
- Majority of this area utilizes septic tanks

# Public Sewer Information

Charleston Water System – Kin Hill, P.E., CEO

Berkeley-Charleston-Dorchester Council of  
Governments – Ron Mitchum, Executive Director



# Questionnaire

**Fill out the questionnaire and turn it in before  
leaving tonight or submitting it by mail or email  
no later than April 6**

# Next Steps

- Staff will compile the results of the questionnaire, present the information to Charleston County Council and Planning Commission for consideration and direction
  - Questionnaire results will be posted on the County's website
- May result in amendments to the Charleston County Comprehensive Plan and/or Zoning and Land Development Regulations Ordinance
  - Additional community meetings

# Public Questions and Comments

# Thank you for attending tonight's meeting!

## Contact information:

Council Member Anna Johnson: [ajohnson@charlestoncounty.org](mailto:ajohnson@charlestoncounty.org) (795-3970)

Dan Pennick, AICP, Director: [dpennick@charlestoncounty.org](mailto:dpennick@charlestoncounty.org) (202-7226)

Joel Evans, AICP: [jevans@charlestoncounty.org](mailto:jevans@charlestoncounty.org) (202-7202)

Andrea Pietras, AICP: [apietras@charlestoncounty.org](mailto:apietras@charlestoncounty.org) (202-7219)