

JAMES ISLAND MAYBANK HIGHWAY ZONING PUBLIC WORKSHOP

**Co-hosted by
Charleston County
and the City of Charleston**

**Lowcountry Senior Center
June 11, 2019
6:00 P.M.**



INTRODUCTIONS

CHARLESTON COUNTY

- Jenny Honeycutt, Councilmember
- Anna Johnson, Councilmember
- Walt Smalls, Deputy Administrator
- Joel Evans, Planning Director
- Andrea Pietras, Deputy Planning Director
- Devri DeToma, Transportation Development
- Chris Wannamaker, Stormwater Program Manager
- Dan Frazier, Planner
- Niki Grimball, Planner

CITY OF CHARLESTON

- Carol Jackson, Councilmember
- William Moody, Councilmember
- William Gregorie, Councilmember
- Keith Benjamin, Director of Traffic and Transportation
- Christopher Morgan, Planning Manager
- Aaron Holly, Planner

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

Assessed public input, presented an outline of the draft overlay at the second round of public workshops

➤ JUNE 11 AND 17, 2019

TONIGHT - Third round of public workshops

AGENDA FOR TONIGHT

- **Overview of the Draft James Island Maybank Highway Overlay District (JA-MHC-O) Regulations**
- **Transportation Projects relevant to the Overlay District**
- **Public Works Projects relevant to the Overlay District**
- **Public Comment**
- **Next Steps**

NEXT STEPS FOR THE PROJECT

➤ **SUMMER/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

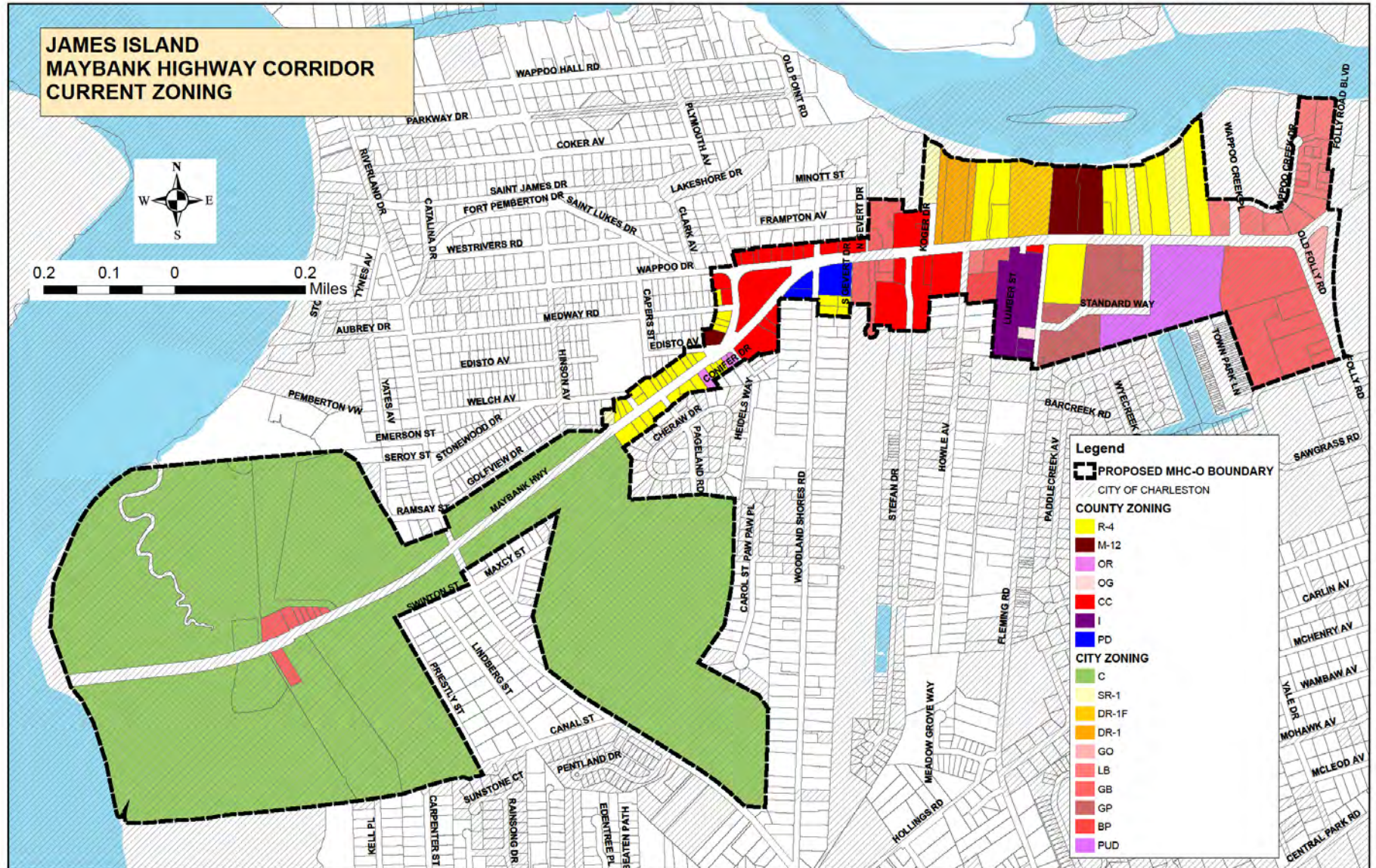
WHAT IS AN OVERLAY DISTRICT?

- **Creates a special zoning district boundary, and properties within the district boundary are subject to special regulations such as land use, density, access, building heights and architecture.**
- **LEGALLY established development existing PRIOR TO THE ADOPTION OF THE OVERLAY DISTRICT that does not meet the requirements as described in the overlay district will be grandfathered.**

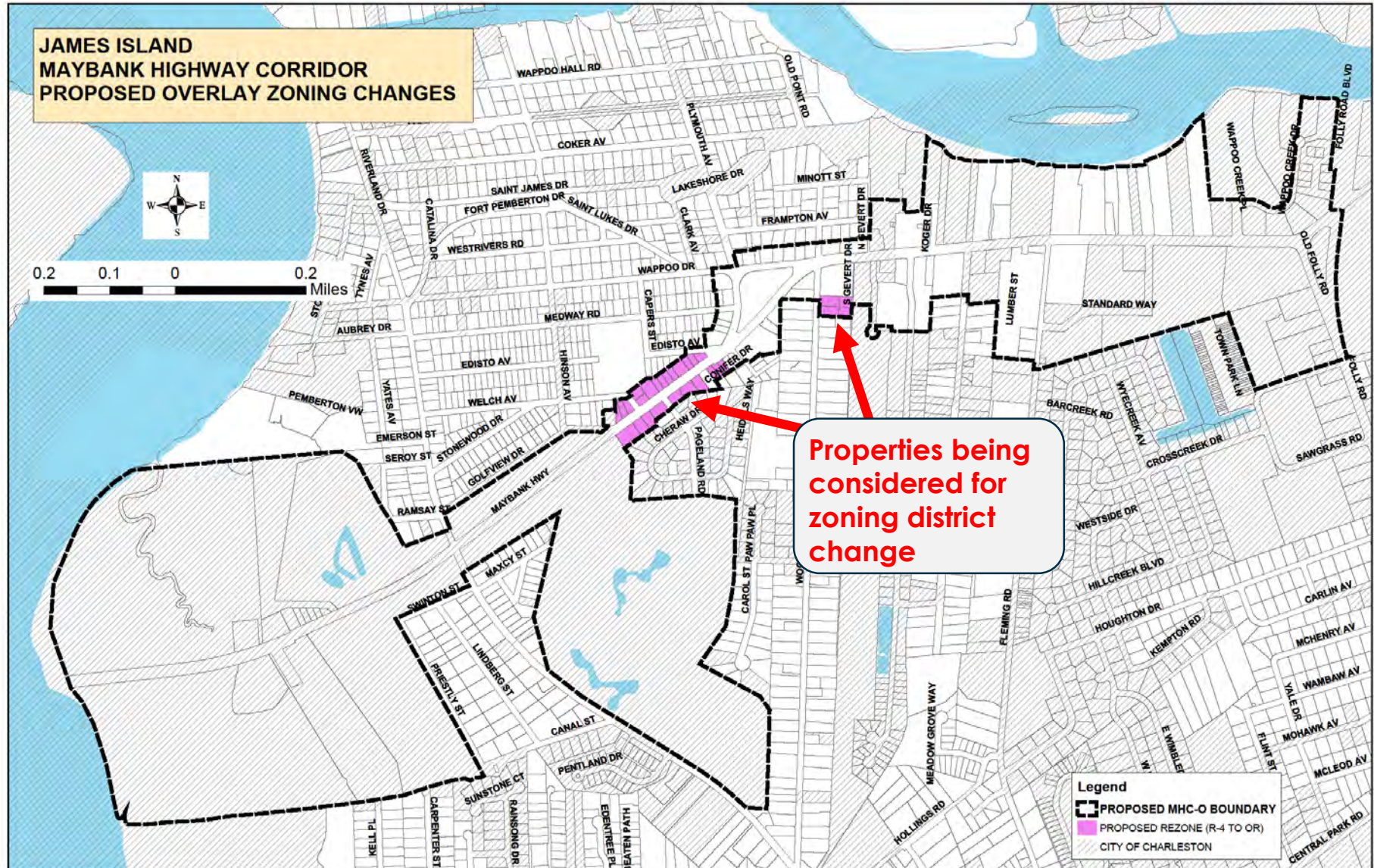
THE JA-MHC-O BOUNDARY MAP

- This process creates a new overlay district (subject to adoption by the jurisdictions).
- Development on properties within this new overlay district will be subject to the additional regulations created for this district.
- Proposed base zoning change for several County parcels from Single Family Residential 4 (R-4) District to Residential Office (OR) District .
- After staff-level discussions, the City would like to make some adjustments to the proposed boundary.

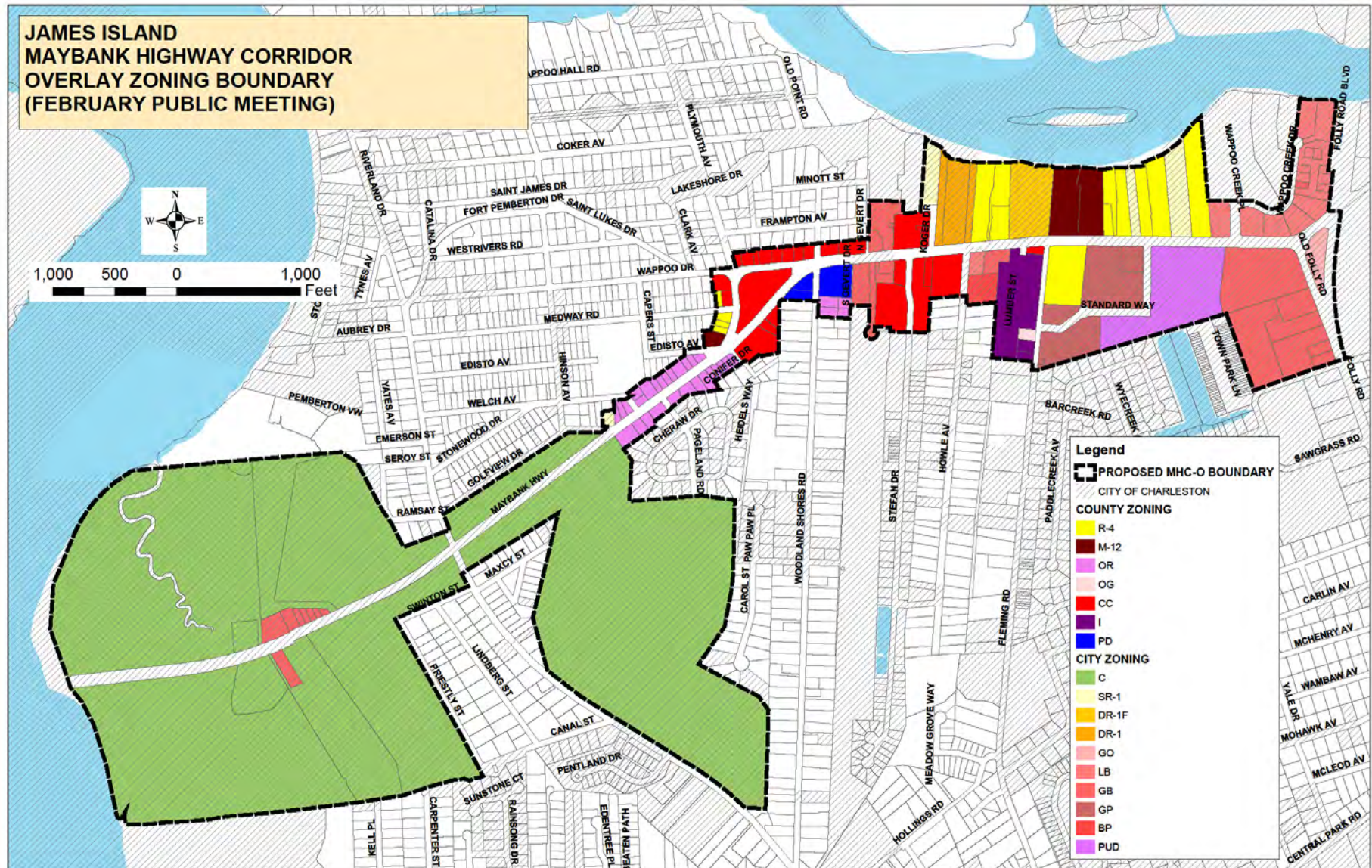
OVERLAY DISTRICT BOUNDARY MAP WITH CURRENT ZONING



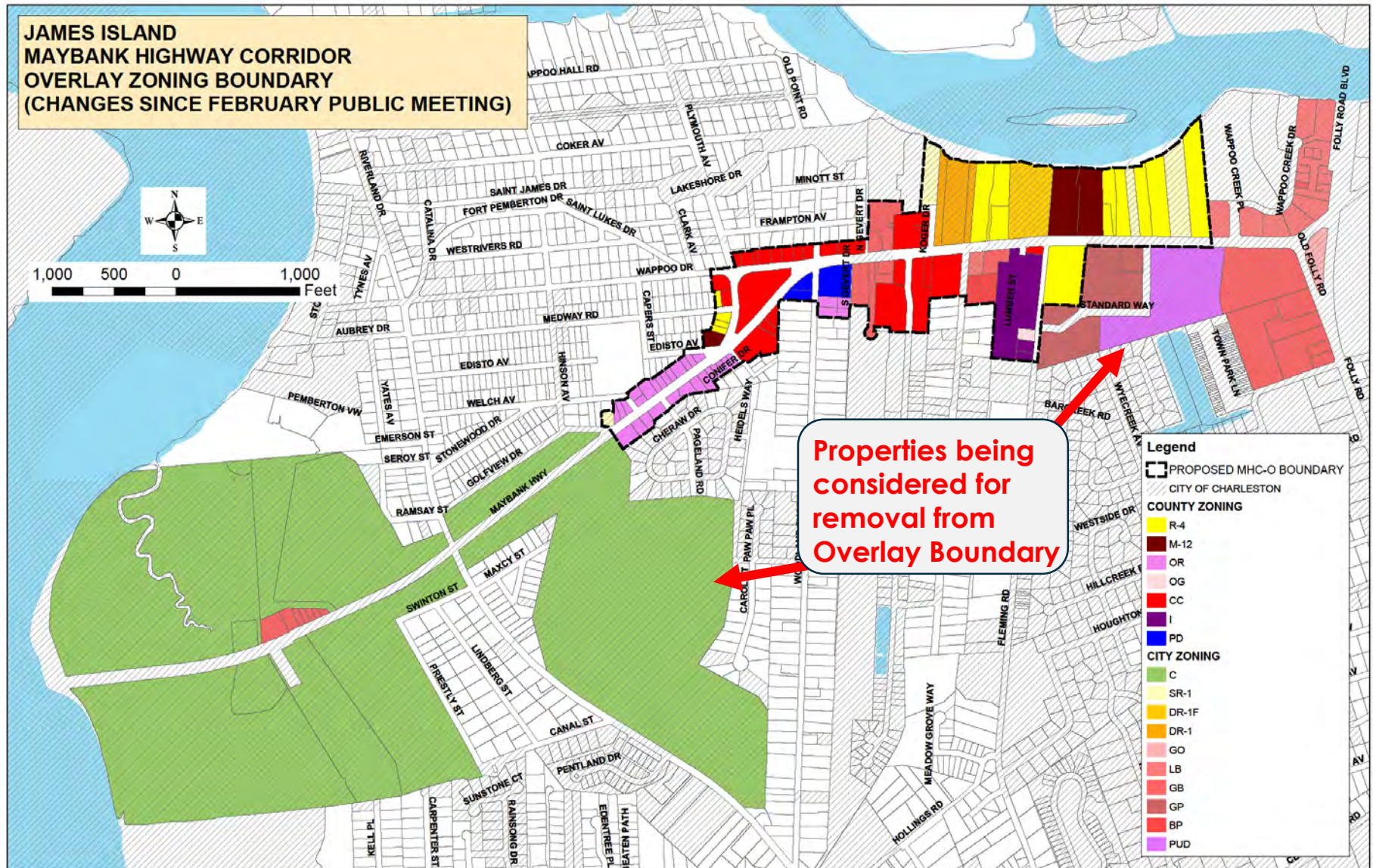
ONLY PARCELS CONSIDERED FOR UNDERLYING ZONING DISTRICT CHANGE (FROM R-4 TO OR)



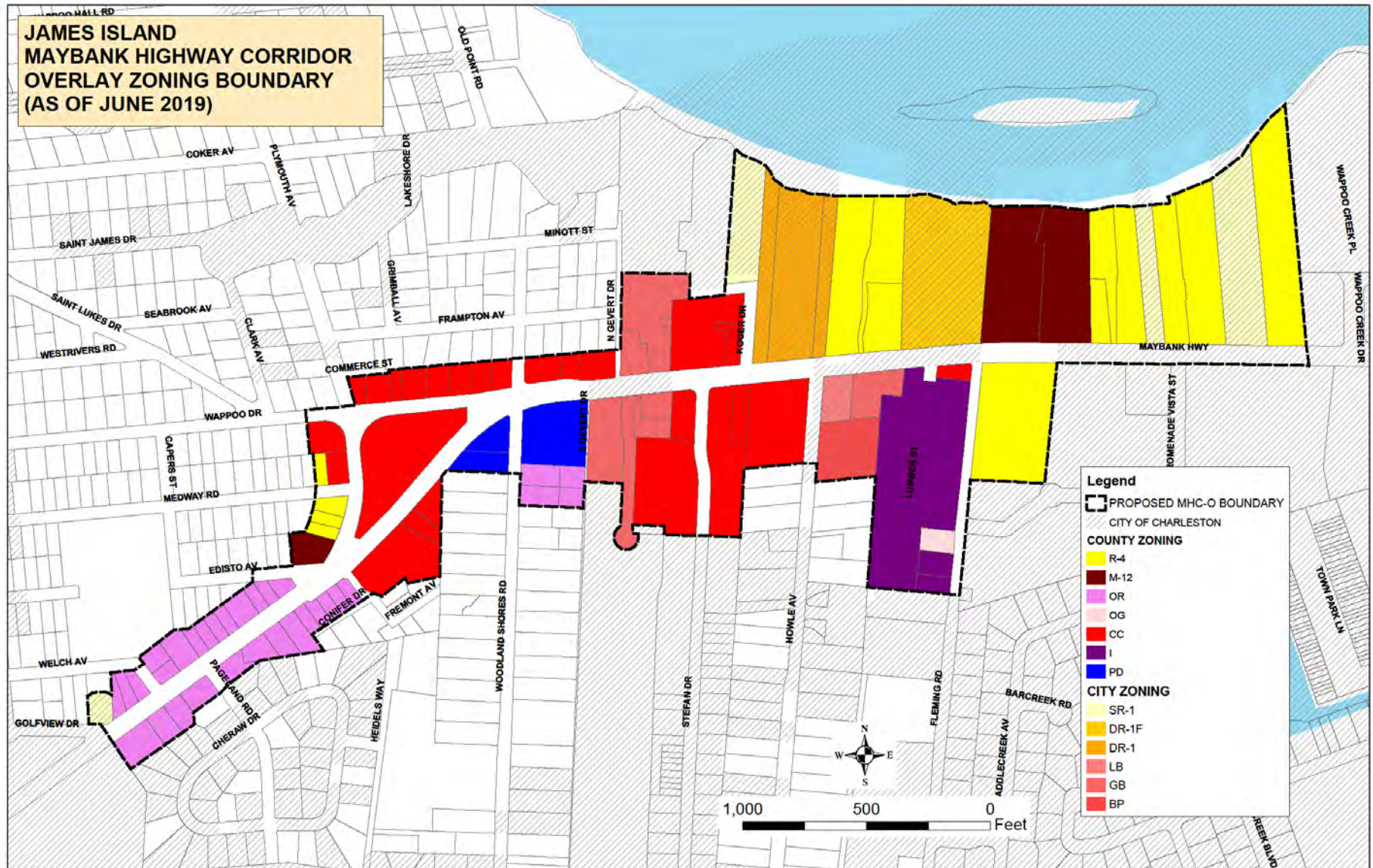
RESULT IS THIS PROPOSED OVERLAY ZONING MAP AS SHOWN AT FEBRUARY PUBLIC WORKSHOP



OVERLAY BOUNDARY CHANGES BEING CONSIDERED SINCE FEBRUARY PUBLIC WORKSHOP



CURRENTLY PROPOSED OVERLAY ZONING MAP



APPLICATION, EFFECT AND COORDINATION

- All JA-MHC-O development standards and requirements apply to all parcels within the overlay district boundary.
- The City and County will adopt separate but consistent and coordinated overlay district regulations specific to their jurisdiction.
- To ensure consistency in development, all land development applications will require the applicant to obtain a Letter of Coordination from the adjacent jurisdiction.

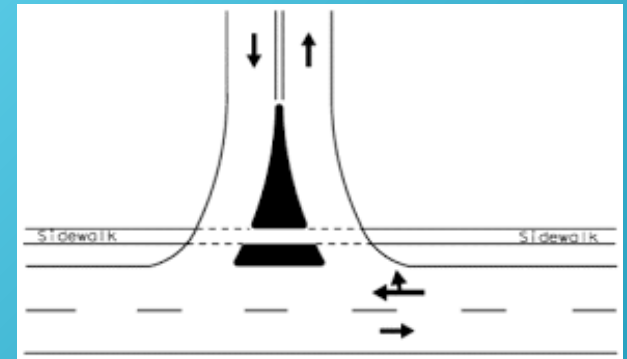
DEVELOPMENT REQUIREMENTS

➤ Residential Density Note:

- Freshwater wetlands and OCRM Critical Line Area are not included in residential density and lot area calculations.

➤ Vehicle Access

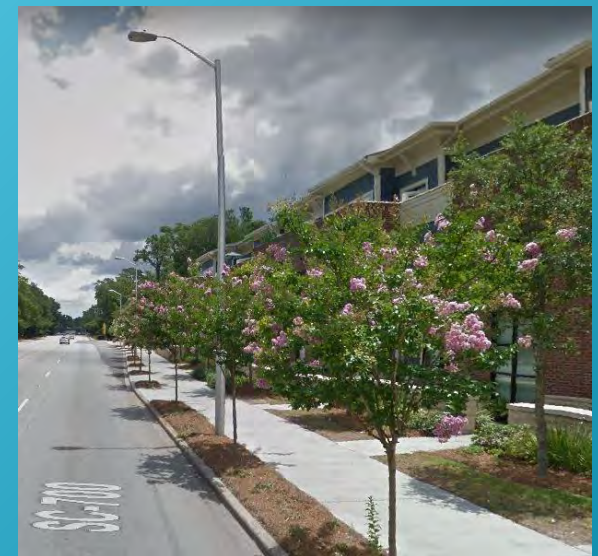
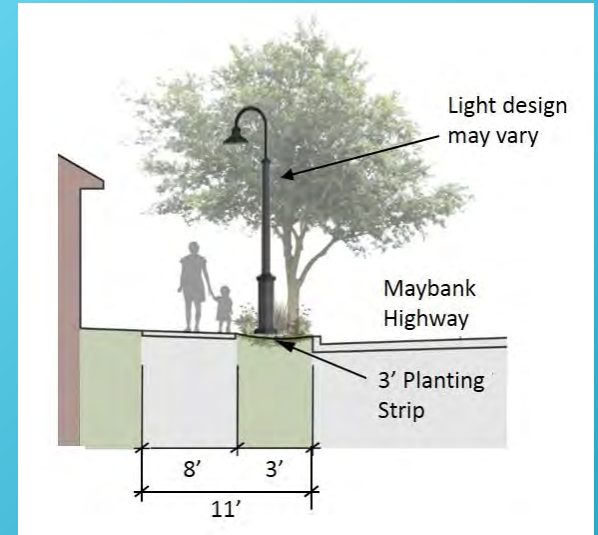
- All driveways directly accessing Maybank Highway shall be designed as right-in, right-out (RIRO) driveways.
- Requirements will regulate the number, width and location of driveways.
- Driveways on corner lots shall be located only on the secondary street.
- Shared access with adjacent properties (excluding single family detached properties).



DEVELOPMENT REQUIREMENTS

➤ Maybank Highway Buffer Requirements

- Planting strip– a three (3') foot planting strip shall be required adjacent to back of curb.
- Sidewalks – Eight (8') feet wide sidewalks required adjacent to planting strip.
- Street trees – three (3') feet square tree wells shall be installed within planting strip.
- Street lights – will be required, with fixtures located within the planting strip.
- For Residential Office (OR) District, only requirement would be five (5') sidewalk.



DEVELOPMENT REQUIREMENTS

➤ Signs

- All signs shall be monument style.
- For development containing three (3) or fewer business units; one sign, max. ht. 12', max. size per face 40 sq. ft.
- For development containing more than three (3) business units; one sign, max. ht. 12', max. size per face 60 sq. ft.



DEVELOPMENT REQUIREMENTS

➤ **Special Stormwater Requirements**

- The proposed overlay district is located in a Special Protection Area.
- The applicant shall meet with the Public Works/Stormwater Director to discuss specific design criteria pursuant to the requirements of the Charleston County/City of Charleston Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications.
- Later in this presentation there will be overview of the ongoing James Island Drainage Basin Delineation Project.

DESIGN STANDARDS

- **Architectural design standards include, but are not limited to:**
 - Parking shall be located to the side or rear of the building.
 - Building entrances and windows shall be provided along the street frontage.
 - Buildings on corner lots shall address all applicable street frontages with regards to site design and architectural intent.
 - Quality building materials such as brick, stucco, and finished masonry products and shingles as approved by the Planning Director must be used.



DESIGN STANDARDS

- **Architectural design standards include, but are not limited to:**
 - Residential buildings that are converted to nonresidential uses shall present the residential character (height, scale, material, entrances, windows of roof pitch, etc.) at the street frontage.
 - Architecture shall be appropriate to reflect the vision for the area as approved by the Planning Director.



PERMITTED/PROHIBITED USES

➤ Permitted Uses:

- Retail, office and service uses, restaurants, churches, public safety, and residential uses, including single family residential, townhouses, duplexes and multifamily.

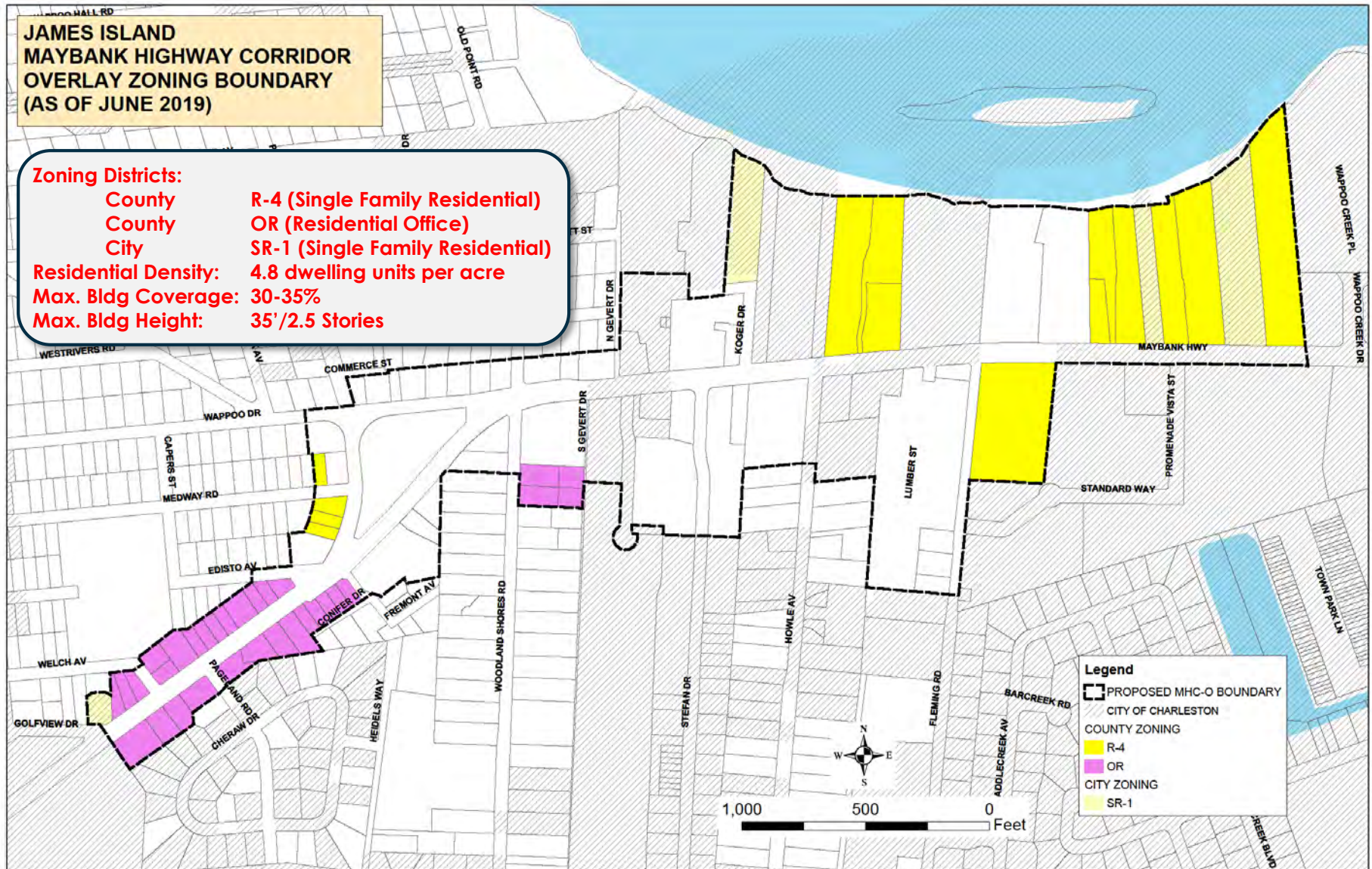
➤ Prohibited Uses:

- Fast Food/Drive-thru Restaurants, Vehicle Sales and Repair, Towing Facilities, Vehicle Storage, Gasoline Service Stations, Pawn Shops, and Convenience Stores.

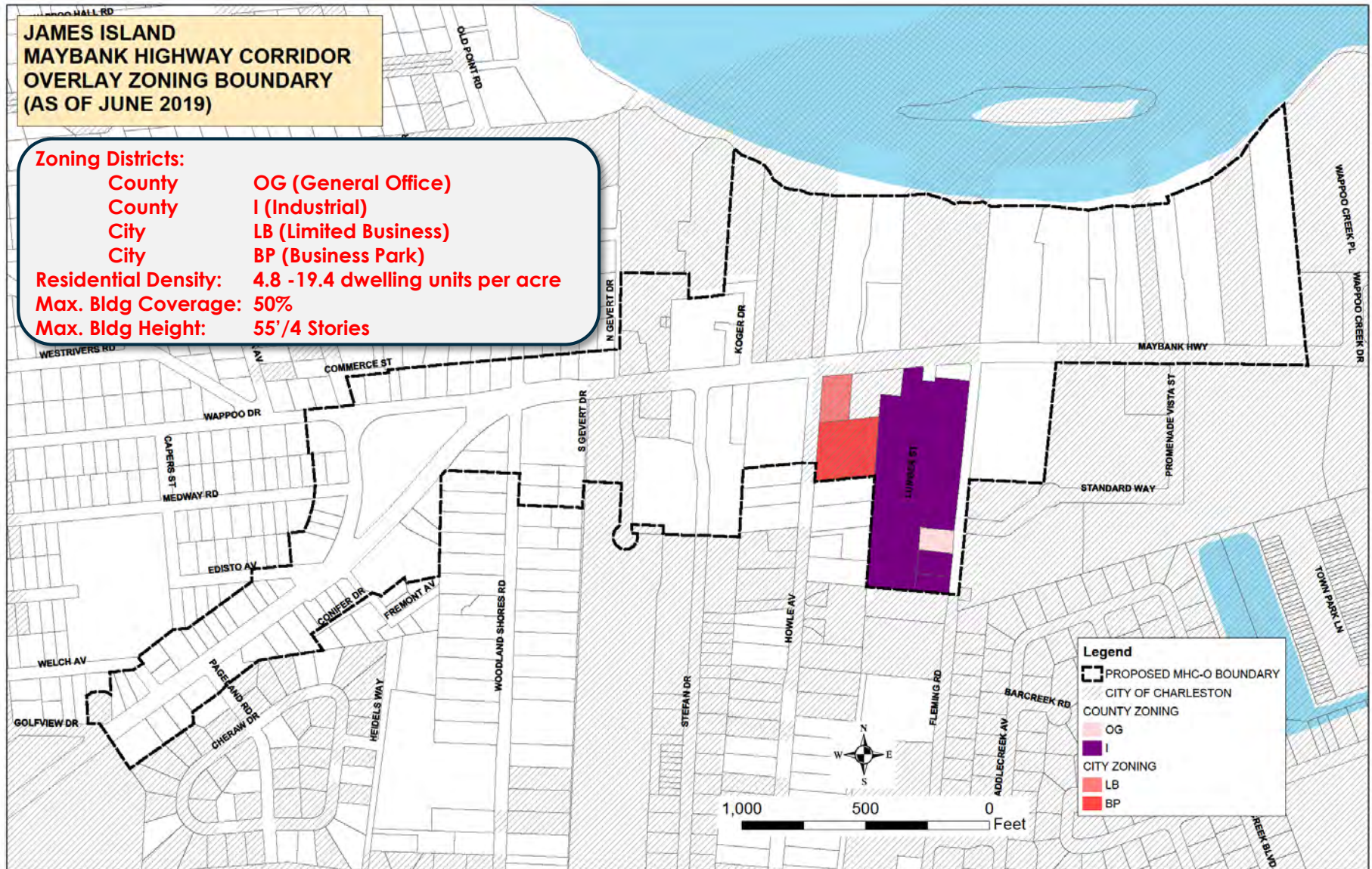
➤ Hours of Operation:

- Limiting business hours from 7 a.m. - 11 p.m. (existing uses would be grandfathered).

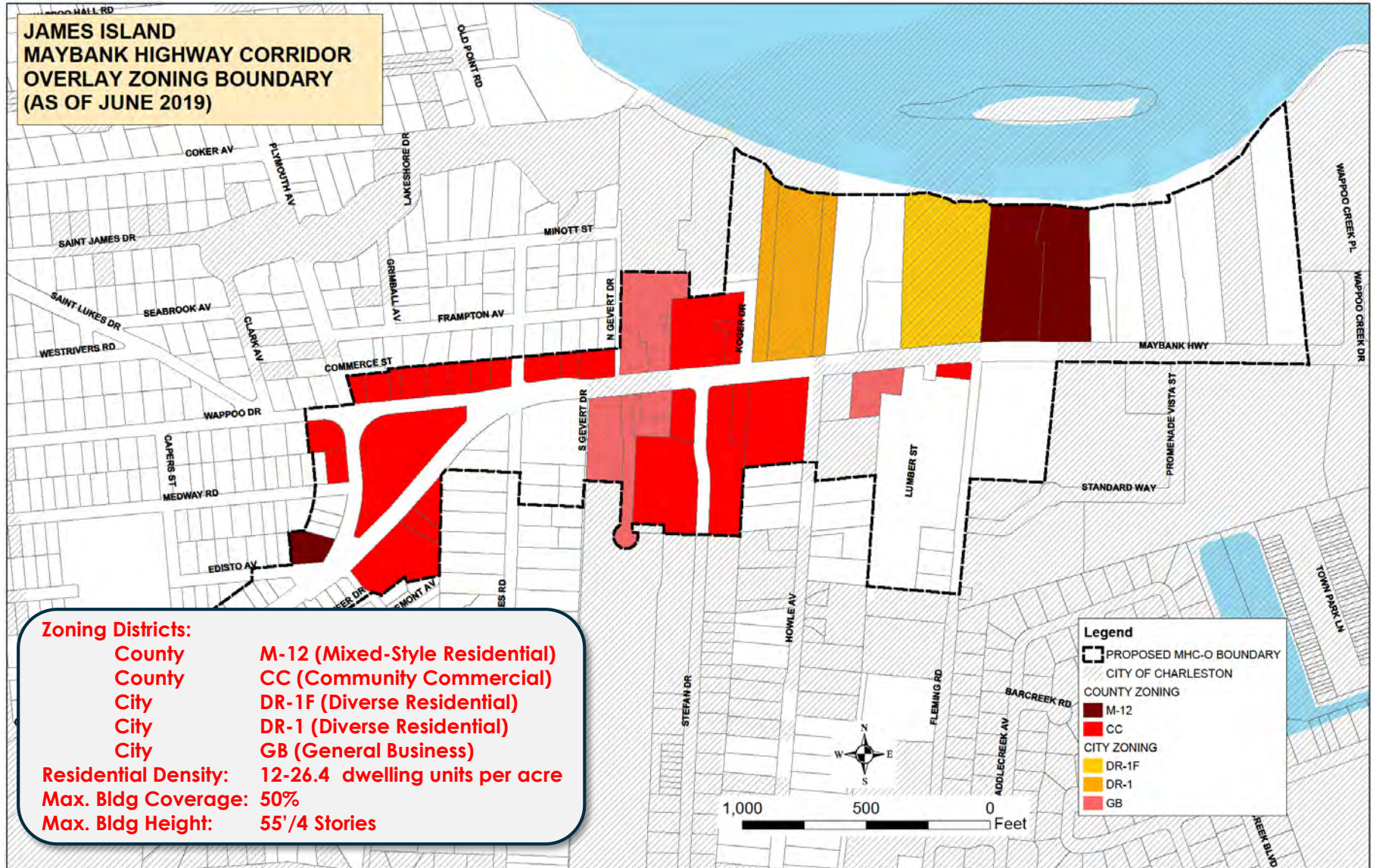
DEVELOPMENT REQUIREMENTS BY ZONING



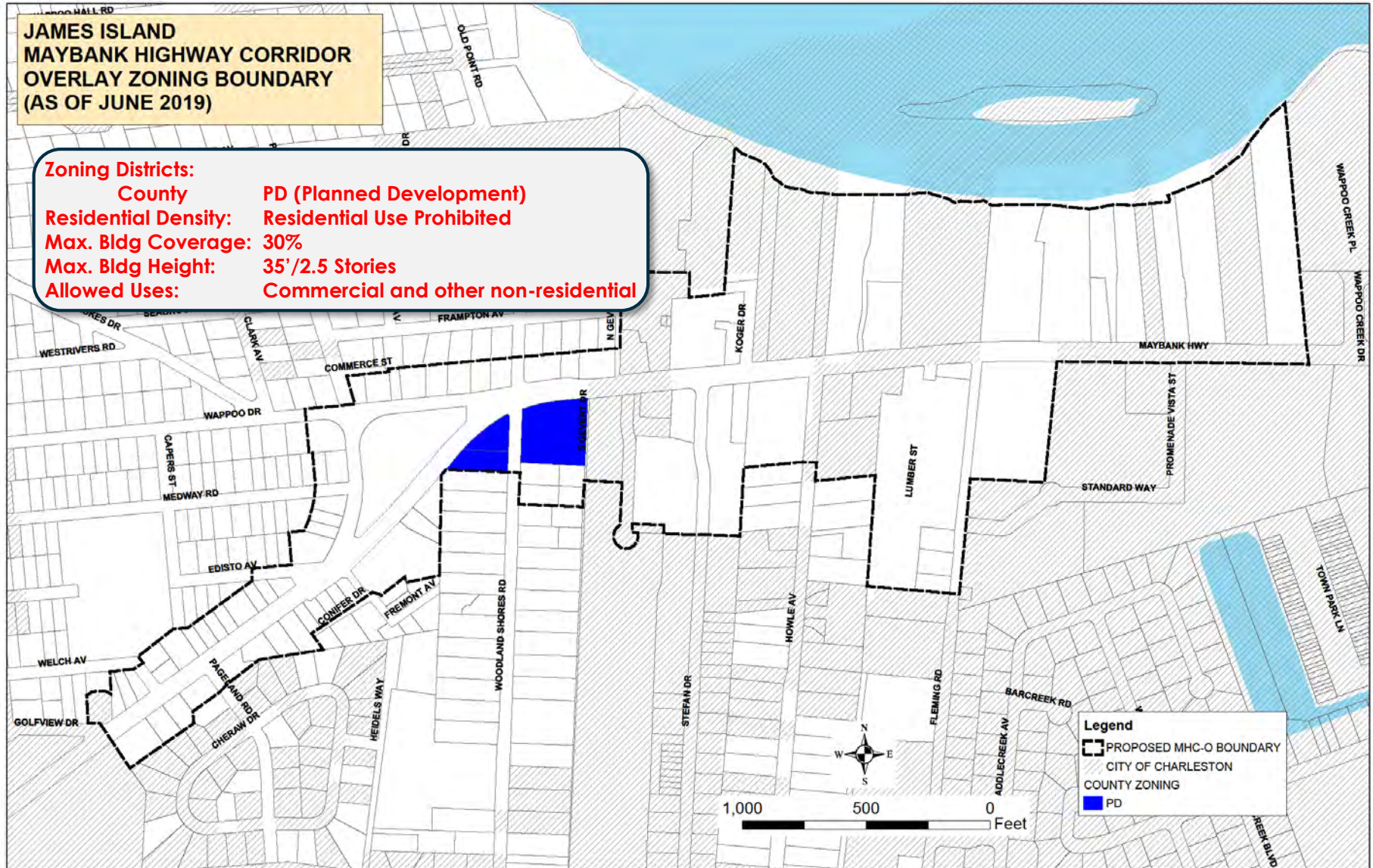
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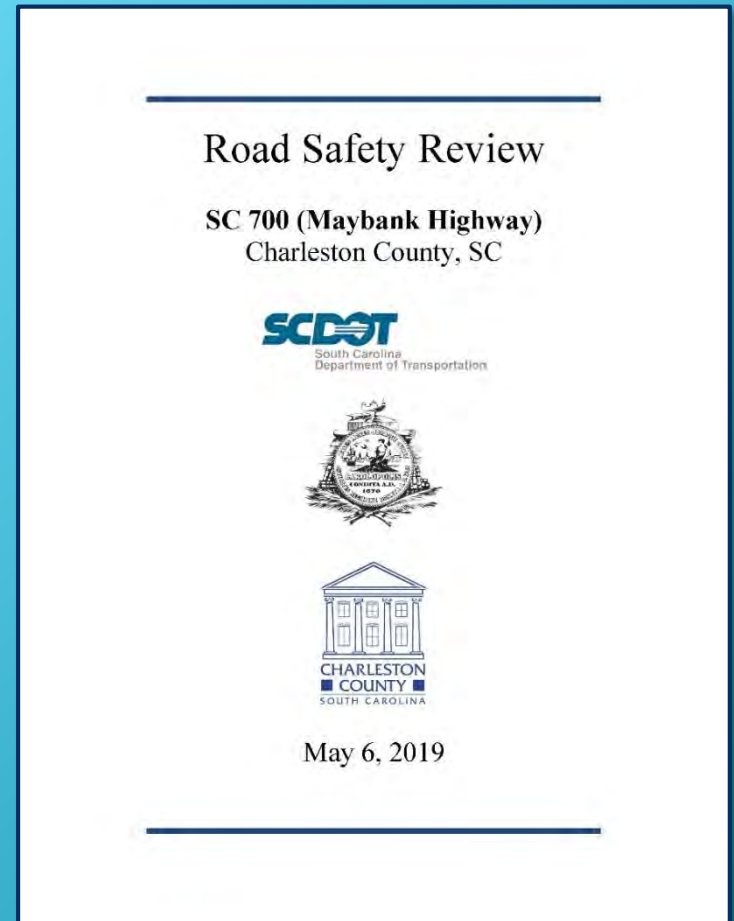


**JAMES ISLAND
MAYBANK HIGHWAY
TRANSPORTATION-RELATED
PROJECTS**

SHORT TERM TRANSPORTATION PROJECTS

➤ ROADWAY SAFETY AUDIT:

- **RESTRIPING PLAN**
- **SOME STREET LIGHTING ISSUES ADDRESSED**
- **SIDEWALKS CLEARED OF DEBRIS**



LONGER TERM TRANSPORTATION PROJECTS

- MAYBANK HIGHWAY @ RIVERLAND DR INTERSECTION IMPROVEMENT STUDY
- CITY OF CHARLESTON CTC FUNDING REQUEST

Figure 7 – Median with Pedestrian Refuge (Option A)

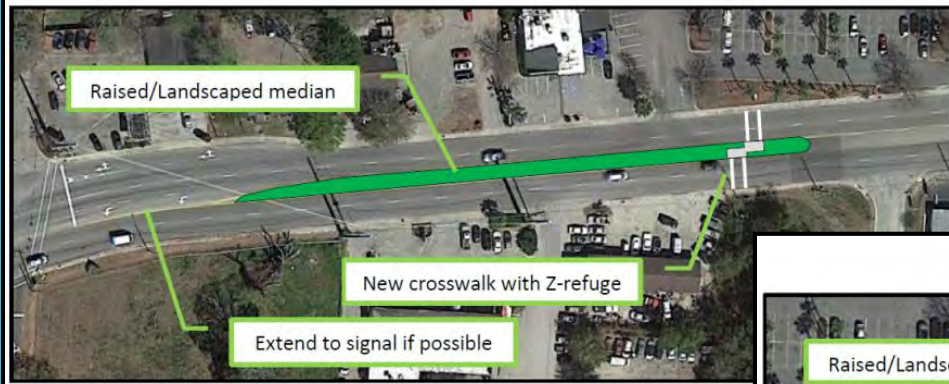
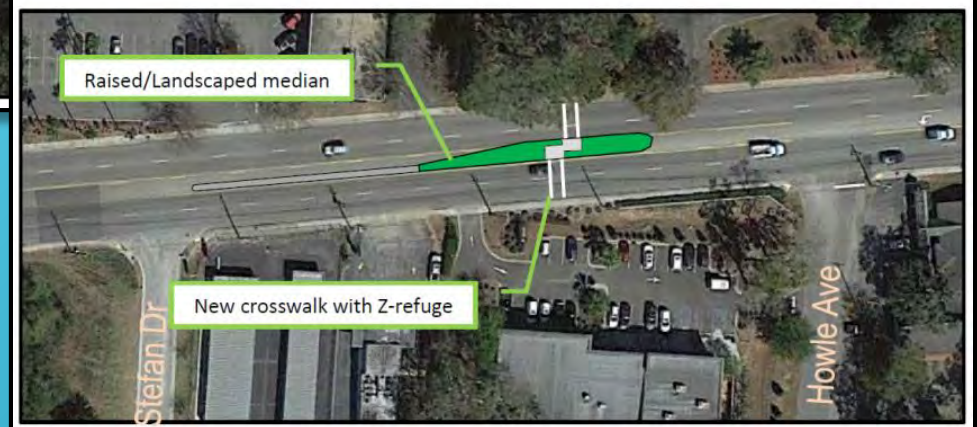


Figure 8 – Median with Pedestrian Refuge (Option B)



James Island

Drainage Basin Delineation

Town of James Island, City of Charleston, Charleston County

Overview

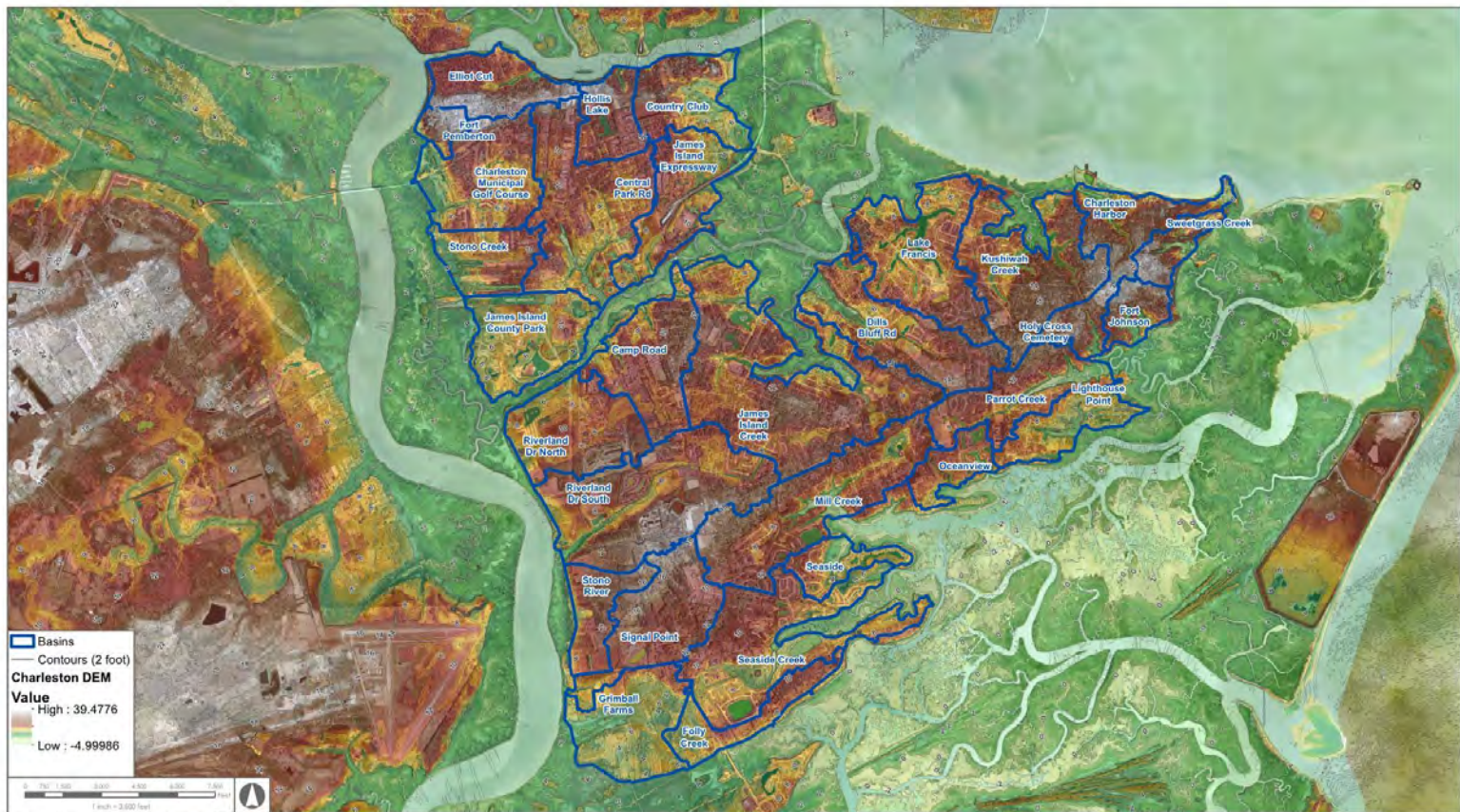
- Objectives of the Work
- Delineation of the Basins
- Review of Compiled Data Sources
- Next Steps

City, Town and County Objective:

1. Develop a Common Picture - shared basin map and database of information from all 3 entities related to flooding
2. Develop a Proactive Maintenance Tool
 - Create a Map of Drainage Systems for Each Outfall with Classification of Conveyances (Arterial, Collector, and Local)
 - Identify Conveyances with Level of Service Concerns
3. Categorize General Drainage Issues by Basin – use the shared objective data to identify which basins generally have large scale issues and which have localized issues

Basin Delineation

- Basin Delineation
 - Drainage System Inventory
 - 2017 LiDAR



James Island Drainage Masterplan Charleston County, SC

Figure 13: Digital Elevation Map

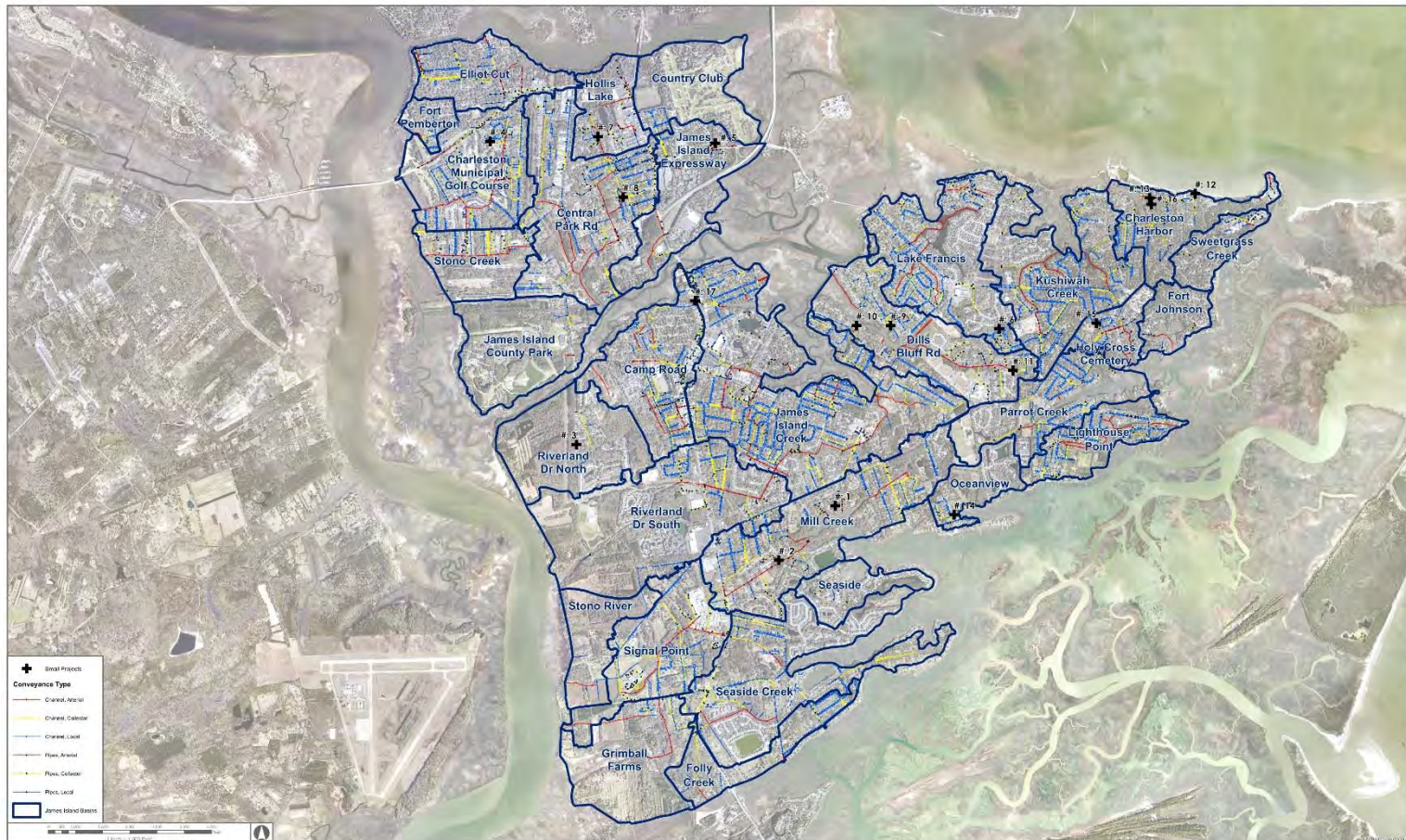


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Analyzed Data

- Work Order Request History
- FEMA Flood Claims
- Drainage Area Acreage
- Number of Parcels
- Pipe Level of Service
- Elevations
- Hydrologic Soil Group (runoff/infiltration characteristics)



James Island Drainage Masterplan

Charleston County, SC

Exhibit 1: Drainage Conveyance



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Small Projects
Conveyance Type
Channel, Arterial
Channel, Collector
Channel, Local
Flood, Arterial
Flood, Collector
Flood, Local
James Island Basins

Scale: 1 inch = 1,000 feet

North Arrow

Legend

Notes

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Next Steps

- Continue Collaborative Work
- Incorporate Data into Proactive Maintenance Programs
 - Categorized Inventory
 - Outfall Based Maintenance
 - Level of Service/Hot Spots
- Target Improvements/Additional Data Collection
 - Basin Data for Project Type
 - Level of Service Analysis
 - Costs

PUBLIC COMMENT

NEXT STEPS FOR THE PROJECT

➤ **SUMMER/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