

# **JAMES ISLAND MAYBANK HIGHWAY ZONING PUBLIC WORKSHOP**



**JULY 30, 2018  
LOWCOUNTRY SENIOR CENTER**

# **Maybank Highway Zoning Public Workshop**

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Co-hosted by

The City of Charleston and Charleston County

Lowcountry Senior Center

July 30, 2018

6:00 P.M.

# Introductions

- Councilmember Anna Johnson, Charleston County
- 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

# Agenda

- **James Island Maybank Highway Zoning Project**
  - The Purpose of the Project and the Project Schedule
  - Maybank Highway Jurisdictional Background
  - The Proposed Overlay Boundary and Existing Land Uses
  - Status of Transportation Improvement Projects
- **Maybank Highway Community Needs Survey**

# Purpose of the James Island Maybank Highway Zoning Project

- 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** have begun this collaborative 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 proposed zoning overlay boundary and gather public input through a community survey and public comment cards.



**JOINT CITY/COUNTY PROJECT SCHEDULE**  
**MAYBANK HIGHWAY AND MAIN ROAD OVERLAY ZONING DISTRICTS**

DATE	EVENT	TASK
<b>2018</b>		
July	July 30 - James Island Public Workshop (Lowcountry Senior Center) July 31 - Johns Island Public Workshop (BEC)	City/County-hosted public workshop(s) - Present current MHC-O and existing conditions; - Identify overlay study areas; and - Receive public comment including citizen questionnaire
August	Stakeholder Meeting(s)	Meeting(s) to gather input on Draft OZD Text and Maps from stakeholders: - SCDOT; - Business Owners; - James Island/Johns Island Community Associations; and - Other stakeholders
September-October	Prepare Draft OZD Text and Maps	City/County Staff work together to prepare Draft OZD Text and Maps
November	Community Meeting(s)	City/County-hosted public workshop(s) presenting the Draft Overlay Text and Maps, and gathering feedback
November - December	Prepare final draft overlay zoning districts	City/County Staff work together to prepare Final Draft OZD Text and Maps, including incorporating the comments from the public workshop(s)
<b>2019</b>		
January	City and County Planning Commission Meetings	Present Final Draft OZD Text and Maps to respective planning commissions for comment/recommendation
February	Public Hearing Notifications (City & County)	Preparation for Public Hearings (notification letters, ads and sign postings)
March	Public Hearings (City & County)	Hold Public Hearings (City & County)
April	Committee Meetings (City & County)	Hold Committee Meetings (City & County)
April - May	City & County Council Adoption	County Council Adoption (3 readings) City Council Adoption

# Jurisdictional Background of Maybank Highway on James Island

- While previous incorporations by the Town of James Island included properties along Maybank Highway, the most recent 2012 James Island Town Limits do not include properties along Maybank Highway.
- Currently, all properties along the Maybank Highway corridor on James Island are either in unincorporated Charleston County or in the City of Charleston.
- While Maybank Highway (SC 700) is a state highway maintained by SCDOT, historically the Charleston County Government, City of Charleston, and SCDOT have worked together to improve safety and traffic flow along the corridor.



**JAMES ISLAND  
MAYBANK HIGHWAY CORRIDOR  
JURISDICTION MAP**



0.2 0.1 0 0.2 Miles



**Legend**

- CITY OF CHARLESTON
- CHARLESTON COUNTY



# Proposed Overlay Zoning District for Maybank Highway on James Island




- The proposed overlay zoning boundary includes all properties with frontage on Maybank Highway extending from Folly Road westward to the City of Charleston Golf Course.
- The intent of the overlay zoning district on James Island is to preserve the positive qualities of the existing commercial and residential corridor while encouraging future development and redevelopment that is well planned and attractive through the implementation of consistent and coordinated design standards and traffic safety measures.

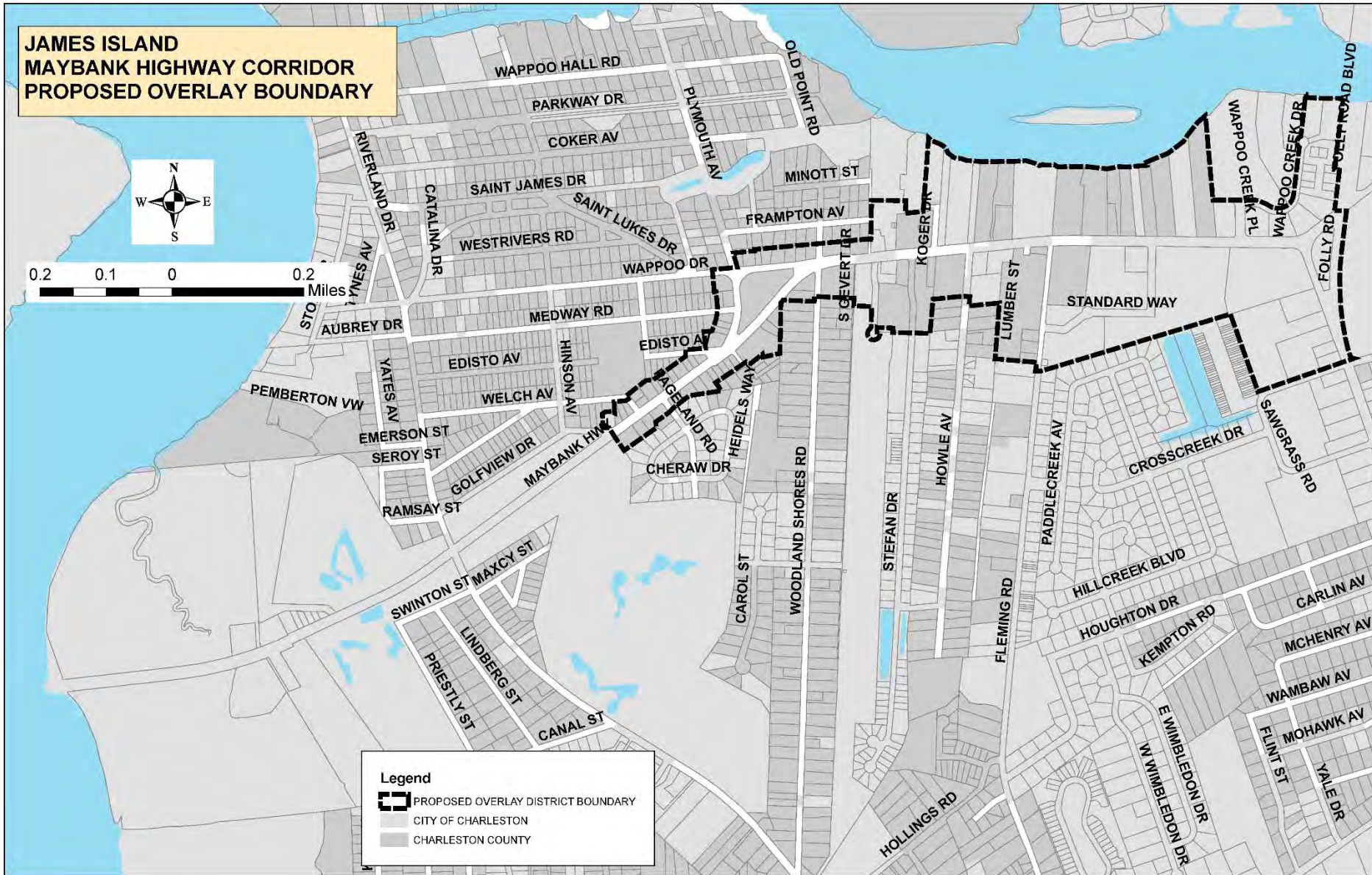
**JAMES ISLAND  
MAYBANK HIGHWAY CORRIDOR  
PROPOSED OVERLAY BOUNDARY**



0.2 0.1 0 0.2 Miles

**Legend**

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








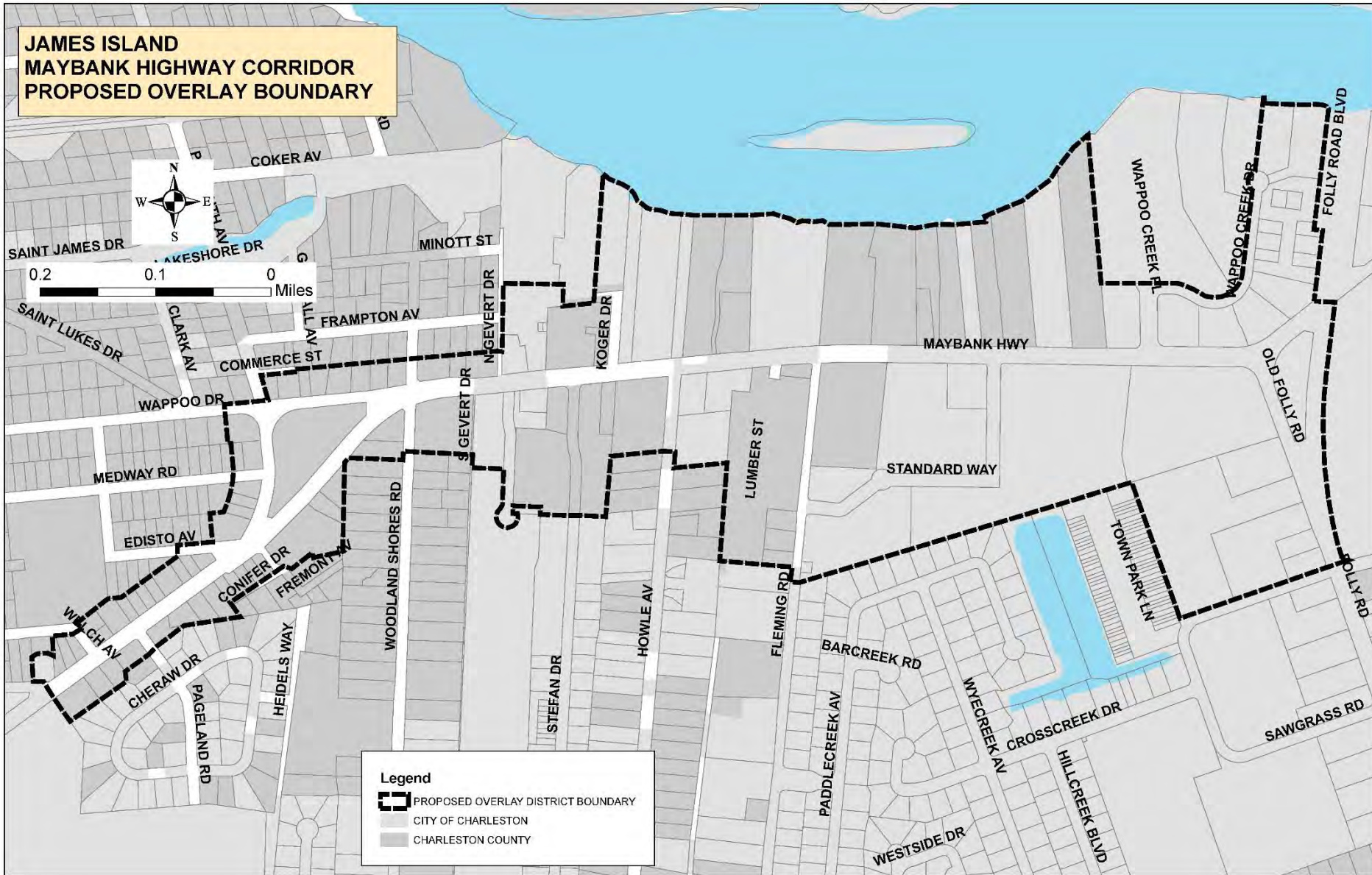
**JAMES ISLAND  
MAYBANK HIGHWAY CORRIDOR  
PROPOSED OVERLAY BOUNDARY**



0.2 0.1 0 Miles

**Legend**

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





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



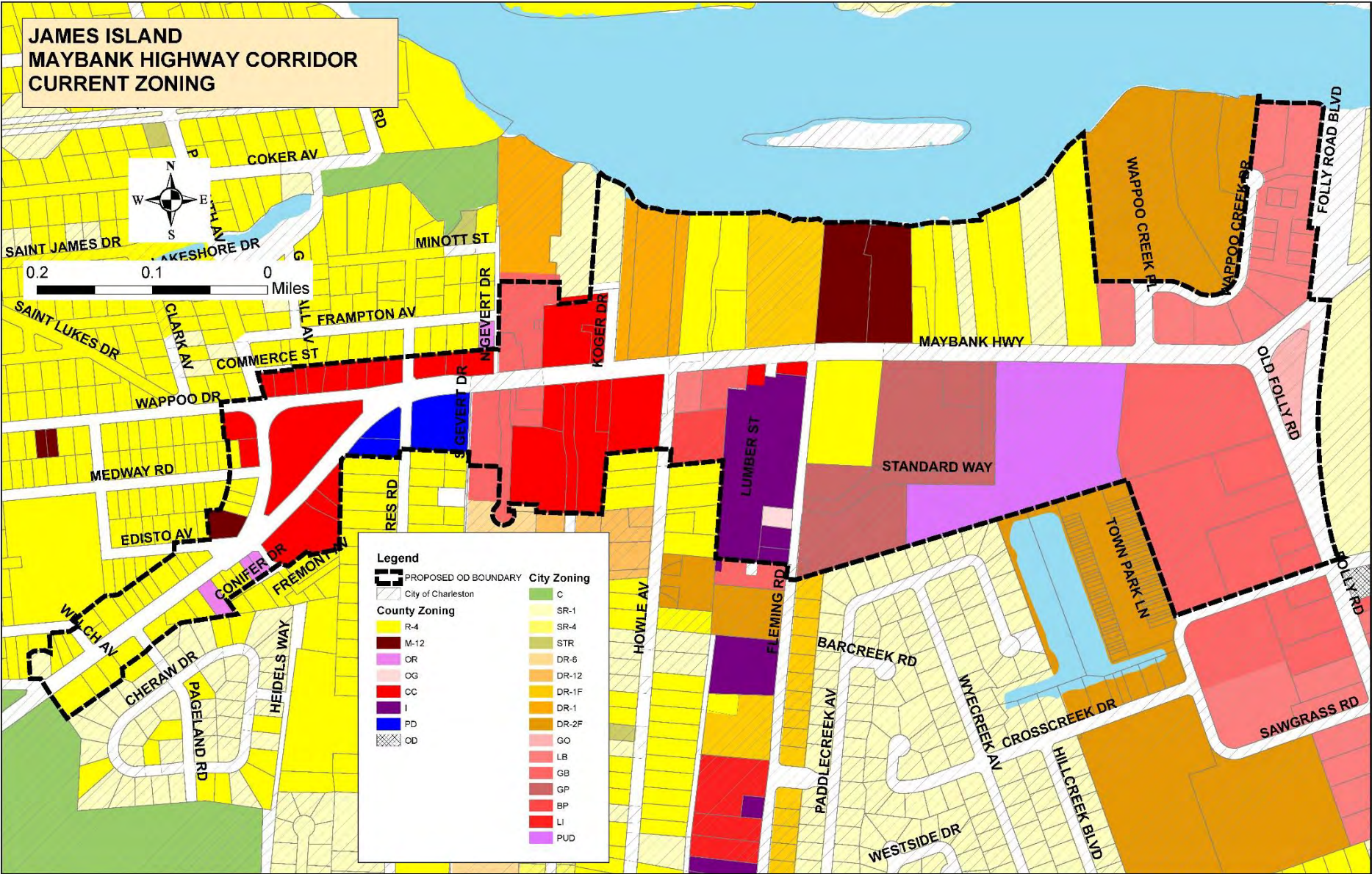
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**Legend**  
PROPOSED OD BOUNDARY  
City of Charleston



# JAMES ISLAND MAYBANK HIGHWAY CORRIDOR CURRENT ZONING



# Existing Land Uses

## Maybank Highway on James Island

- In contrast to the Maybank Highway Corridor on Johns Island, there is existing development on most of the parcels fronting Maybank Highway on James Island.
- There is a full range of existing development along the corridor, from estate lots to small single family attached and detached homes, from regional shopping and trendy restaurants and bars to multiple mom and pop shops, and professional and medical office space.
- Except adjacent to the City of Charleston Golf Course, continuous sidewalks flank both sides of Maybank Highway on James Island.
- There are no designated bike lanes or “share the road” signs along this segment of Maybank Highway.

# **James Island Maybank Highway Transportation Projects**

- **Woodland Shores Sidewalk Conceptual Plan**



# Next Steps

- Following the two Zoning Public Workshops and the closing date for the community survey, staff will compile and review all public input data received.
- During the month of August staff will conduct stakeholder meetings with various groups, including SCDOT, business owners, James Island and Johns Island Community Associations, and other interested parties.
- Beginning in September, staff will use public and stakeholder input as a guide in the preparation of a draft overlay zoning district document.
- This draft document will be presented at future community meetings to gather additional public feedback.



# James Island

## Maybank Highway Community Survey

- Tonight we will provide an overview of the survey questions.
- The community survey will be available online at Charleston County's Zoning and Planning Homepage until Friday, August 17:  
<https://www.charlestoncounty.org/departments/zoning-planning/>
- We also have printed copies available now if you would like to complete the survey this evening.
- Please note that there will be two different surveys available online:
  - **James Island** Maybank Highway Community Survey
  - **Johns Island** Maybank Highway Community Survey

# Notification of Public Workshop Meetings

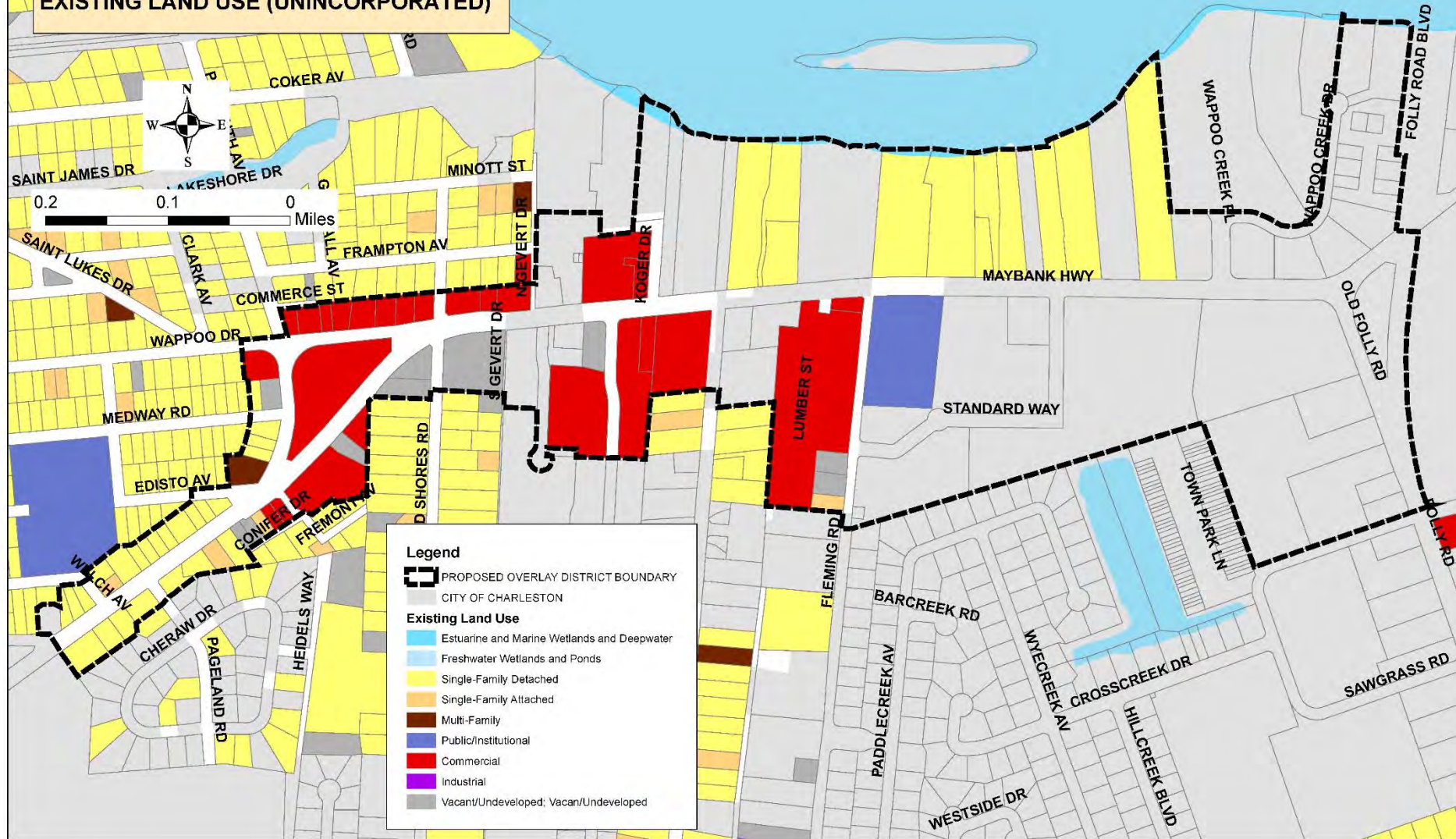
- Various methods were used to provide notification of the James Island and Johns Island Zoning Public Workshop Meetings:

- Over 2,500 notification fliers were sent by email or mail to all property owners within the proposed overlay boundaries and all individuals listed on the James Island, Johns Island and ZLDR/ Comprehensive Plan Interested Parties List;
- Over 60 Community Meeting signs were posted along Maybank Highway and Main Road;
- City of Charleston and Charleston County Press Releases; and
- The City of Charleston Neighborhood Newsletter.





# JAMES ISLAND MAYBANK HIGHWAY CORRIDOR EXISTING LAND USE (UNINCORPORATED)





JAMES ISLAND  
MAYBANK HIGHWAY CORRIDOR  
FUTURE LAND USE

