

JOHNS ISLAND MAYBANK HIGHWAY AND MAIN ROAD ZONING PUBLIC WORKSHOP



**JULY 31, 2018
BERKELEY ELECTRIC COOPERATIVE**

Maybank Highway and Main Road Zoning Public Workshop

Co-hosted by

The City of Charleston and Charleston County

Berkeley Electric Cooperative

July 31, 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
- Eric Adams, Deputy Director for Engineering, 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

- **Johns Island Maybank Highway and Main Road Zoning Project Presentation**
 - The Purpose of the Project and the Project Schedule
 - The Current Maybank Highway Corridor Overlay Zoning District
 - The Urban Growth Boundary
 - The 2007 Johns Island Plan
 - The Proposed Overlay Boundary and Existing Land Uses
 - Status of Transportation Improvement Projects
- **Maybank Highway Community Needs Survey**

Purpose of the Johns Island Maybank Highway and Main Road Zoning Project

- 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 proposed zoning overlay boundaries for each of these Johns Island corridors, and gather public input through a community survey and public comment cards.

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

DATE	EVENT	TASK
2018		
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)
2019		
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

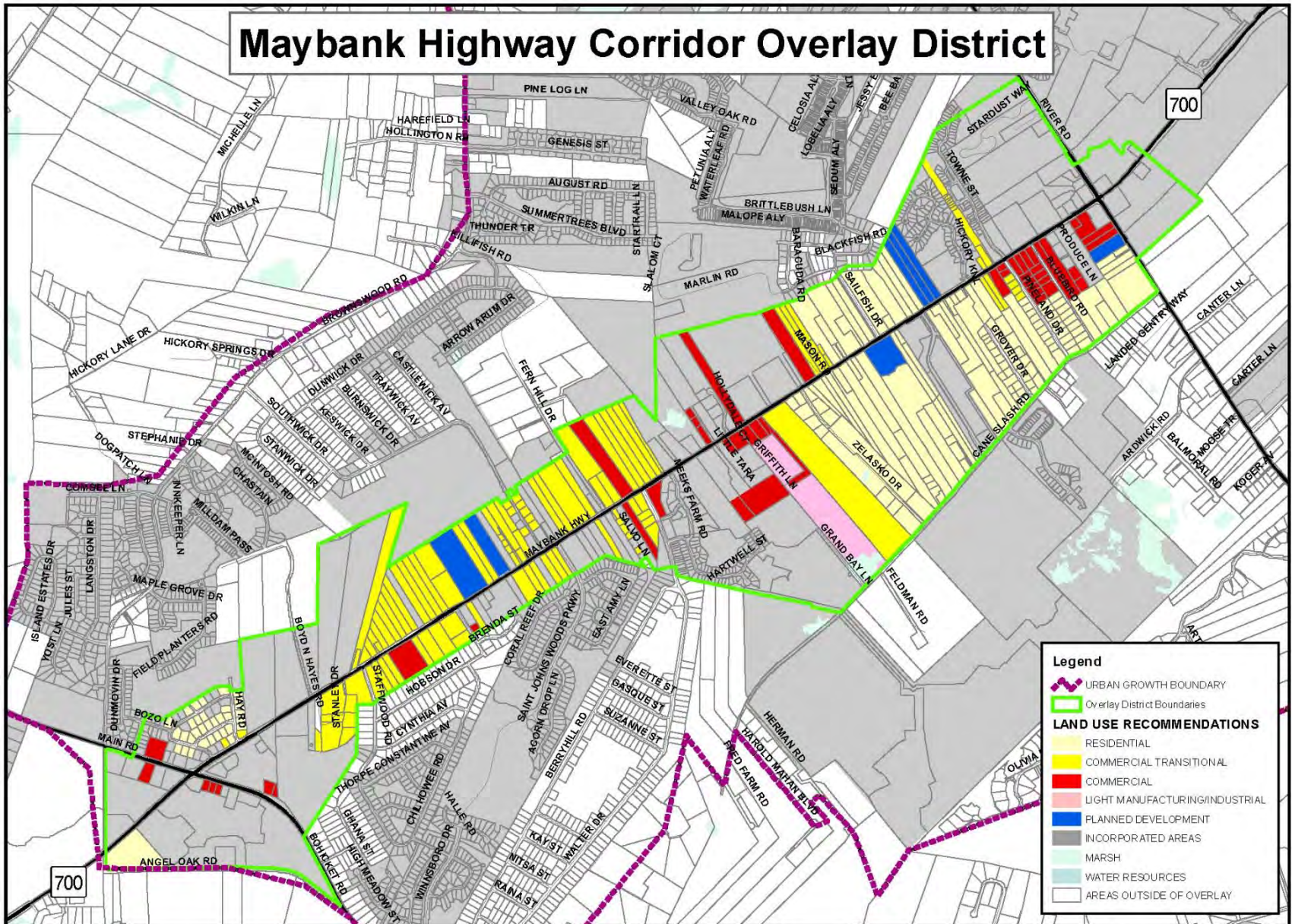
The Current Maybank Highway Corridor Overlay Zoning District

- The Maybank Highway Corridor Overlay Zoning District was adopted by County Council as part of the Zoning and Land Development Regulations Ordinance adopted on November 20, 2001.
- The overlay zoning district is intended to create a commercial corridor that is well planned and attractive through the implementation of traffic safety measures and consistent and coordinated design standards between the County and the City of Charleston.
- Since the last review of the overlay zoning district in 2006, many changes affecting the Maybank Highway Corridor have taken place, including the City of Charleston adopting the Johns Island Community Plan in 2007.
- 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.

The City and County's Urban Growth Boundary (UGB)

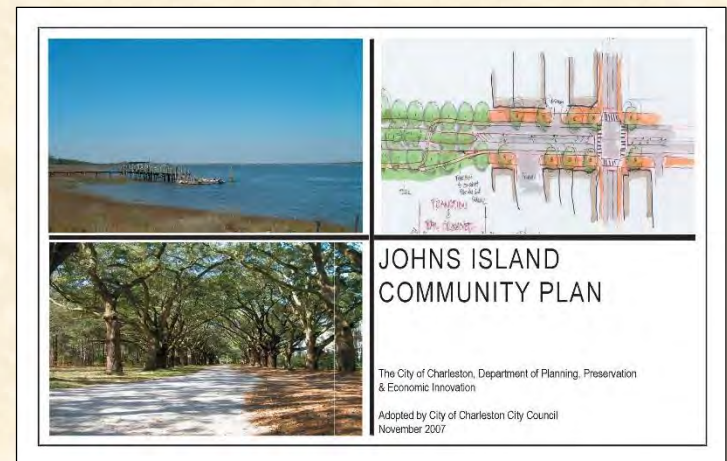
- One of the growth management tools implemented in the Charleston County Comprehensive Plan is the Urban Growth Boundary (UGB), which clearly defines two distinct Growth Management Areas - the Rural Area and the Urban/Suburban Area.
- The Urban Growth Boundary implements the desired County policy to promote higher intensity growth in the Urban/Suburban Area where adequate infrastructure and services are in place, at the same time allowing for preservation of the rural character of the majority of the County.
- The City of Charleston also maintains a UGB, and in the 2013-2014 Five year review of the County's Comprehensive Plan the County revised its UGB to match the City of Charleston's UGB on Johns Island.
- The draft 2018 Ten-Year Update of the Comprehensive Plan is currently going through the County Council adoption process and the Plan reflects no change in the UGB, as mutually agreed upon by the City and County.

Maybank Highway Corridor Overlay District



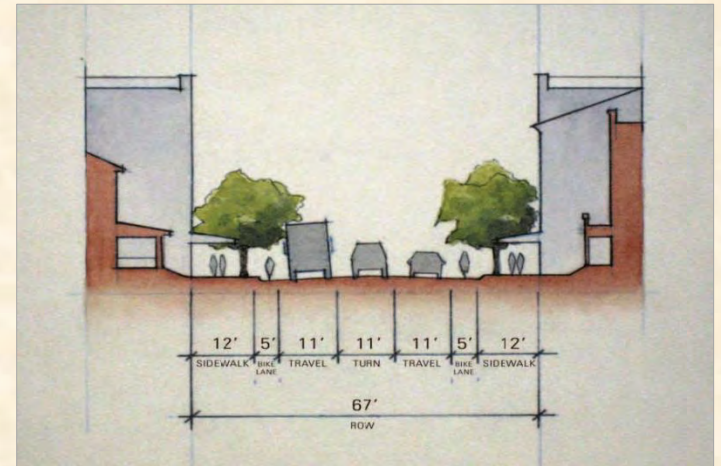
The Johns Island Community Plan

- The City of Charleston City Council adopted the Johns Island Community Plan in November 2007.
- The detailed Plan included a charrette where over 350 Johns Island stakeholders, including residents, property owners, business owners, government officials, and utility representatives, met to plan for the future of the study area.
- The Plan recognizes that Maybank Highway is the main transportation corridor through Johns Island, carrying large traffic volumes and acting as a gateway for motorists coming from the east.
- As a response to these factors, along with considerations related to function, aesthetics and environmental concerns, the Plan recommends configuring Maybank Highway as a sequence of Town and Country Sections.

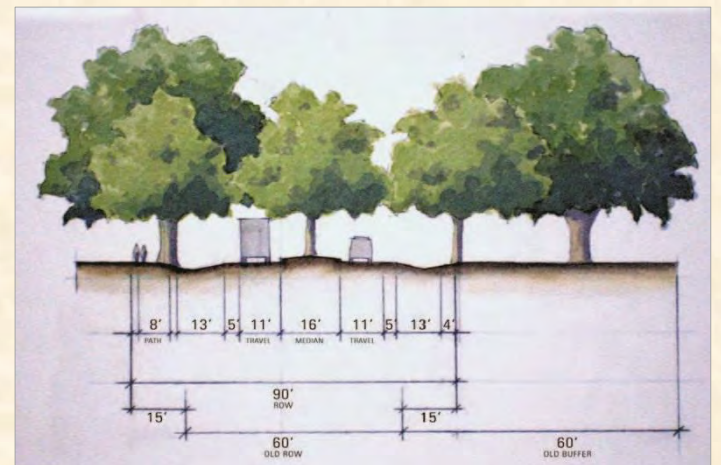


The Johns Island Community Plan's “Country to Town Transition”

- It is proposed that several compact, town-like nodes be developed along Maybank Highway, and that Maybank Highway reflects a town-like geometry along these nodes. Design elements include buildings closer to the road, wide sidewalks, curb & gutter, street trees, and a center turn lane providing better access to increased points of ingress/egress.
- Between these nodes, the road would take on a configuration appropriate for a country road designed to reflect the Johns Island character. Here, there are large buffers between buildings and the road, paths and open ditches replace sidewalks and curb & gutter, and street trees are supplemented with larger shade trees and a landscaped median.



Maybank Highway “Town Section”



Maybank Highway “Country Section”

Jurisdictional Background of Maybank Highway and Main Road on Johns Island

- While essentially all of the Maybank Highway Corridor is within the UGB, only a small section of the Main Road Corridor close to the intersection with Maybank Highway is within the UGB.
- Currently, the Maybank Highway frontage on Johns Island is split about even between the jurisdictions of the City of Charleston and Charleston County
- The entire frontage length of Main Road is within the jurisdiction of Charleston County, with the exclusion of several parcels near the Maybank Highway intersection that are in the City of Charleston and contained within the UGB.
- While Main Road is 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.

**JOHNS ISLAND
MAYBANK HIGHWAY CORRIDOR
JURISDICTION MAP**

Legend

- CITY OF CHARLESTON
- CHARLESTON COUNTY

0.25 0.125 0 0.25 Miles

Map showing the Johns Island Maybank Highway Corridor jurisdiction map. The map displays the boundary between the City of Charleston (light gray) and Charleston County (dark gray). The Maybank Highway Corridor is highlighted in yellow. The map includes numerous street names, a legend, a north arrow, and a scale bar.

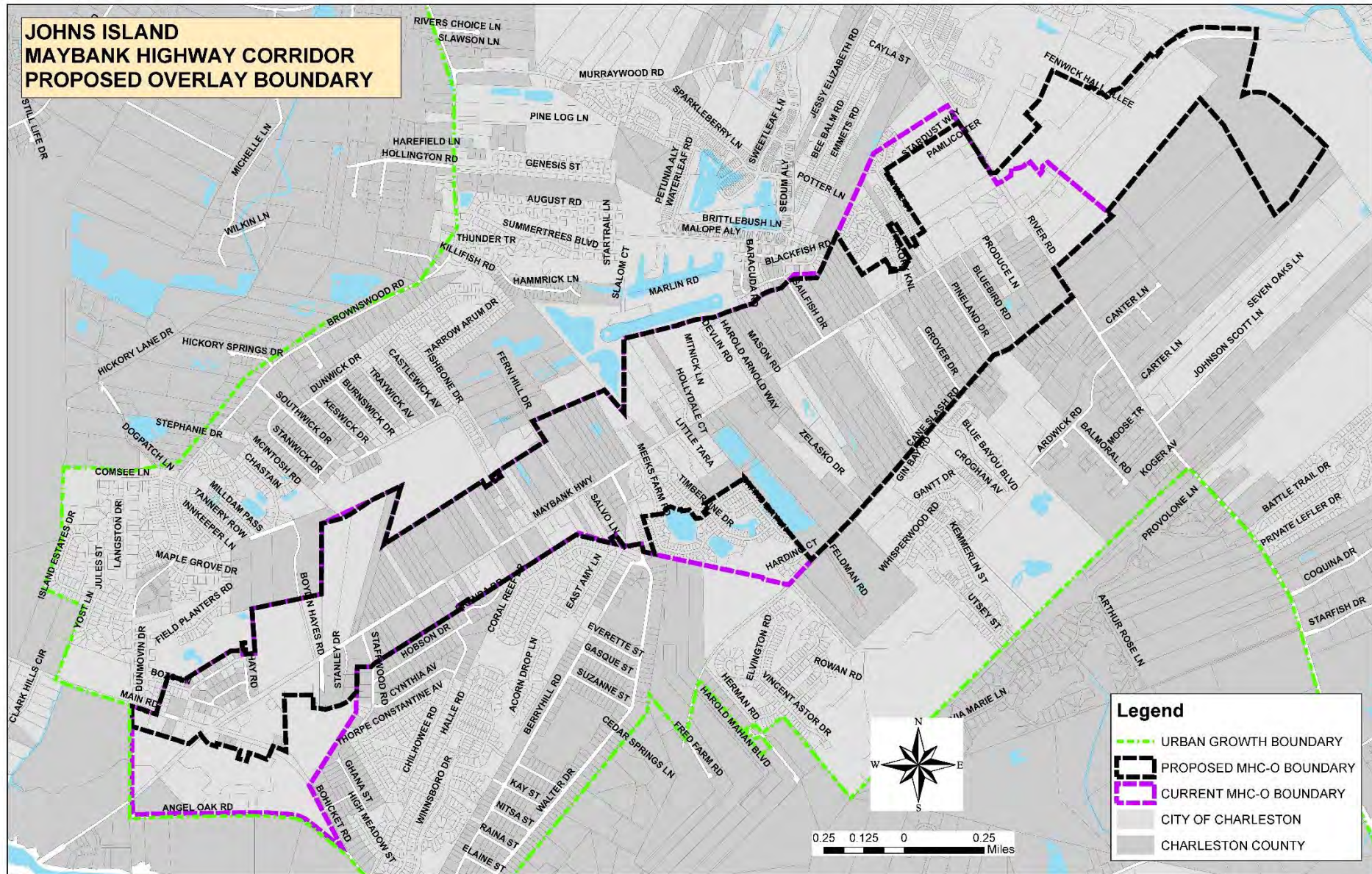
**JOHNS ISLAND
MAIN ROAD CORRIDOR
JURISDICTION MAP**



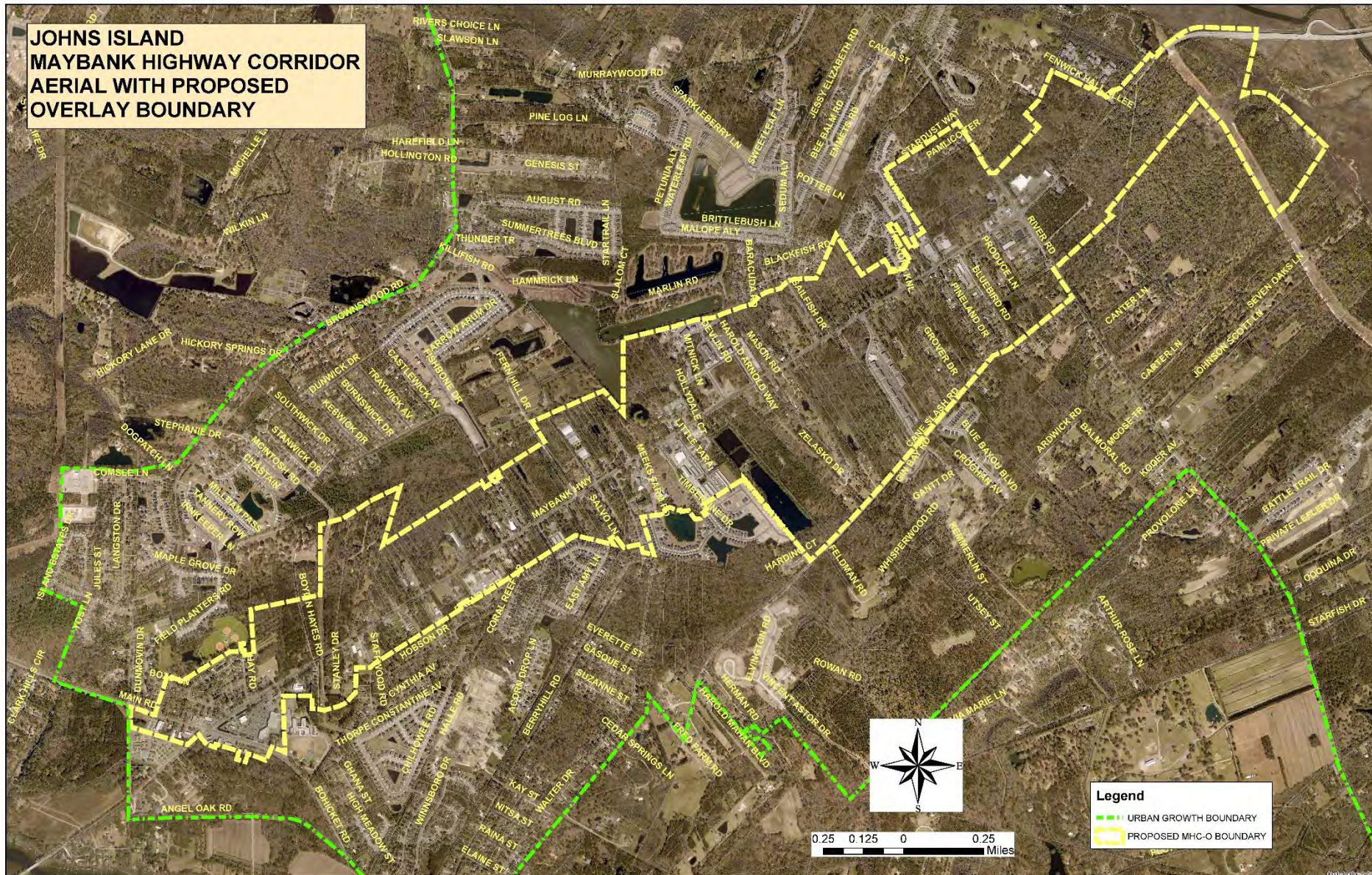
Proposed Overlay Zoning Districts for Maybank Highway and Main Road on Johns Island

- The proposed overlay zoning boundary for Maybank Highway on Johns Island differs in several locations from the current overlay zoning boundary.
- The primary reason for modification of the existing MHC-O was to exclude some areas that are already developed, or in the case of the Angel Oak Preserve, protected by a conservation easement.
- The proposed overlay zoning boundary for Main Road is confined to two “nodes” that contain commercial and industrial zoned properties. A potential third node is also being considered.
- The remainder of the Main Road corridor will retain its current zoning, which is predominantly the Rural Residential Zoning (RR-3) District on the east side of the corridor and the Agricultural/Residential Zoning (AGR) District on the west side of the corridor.

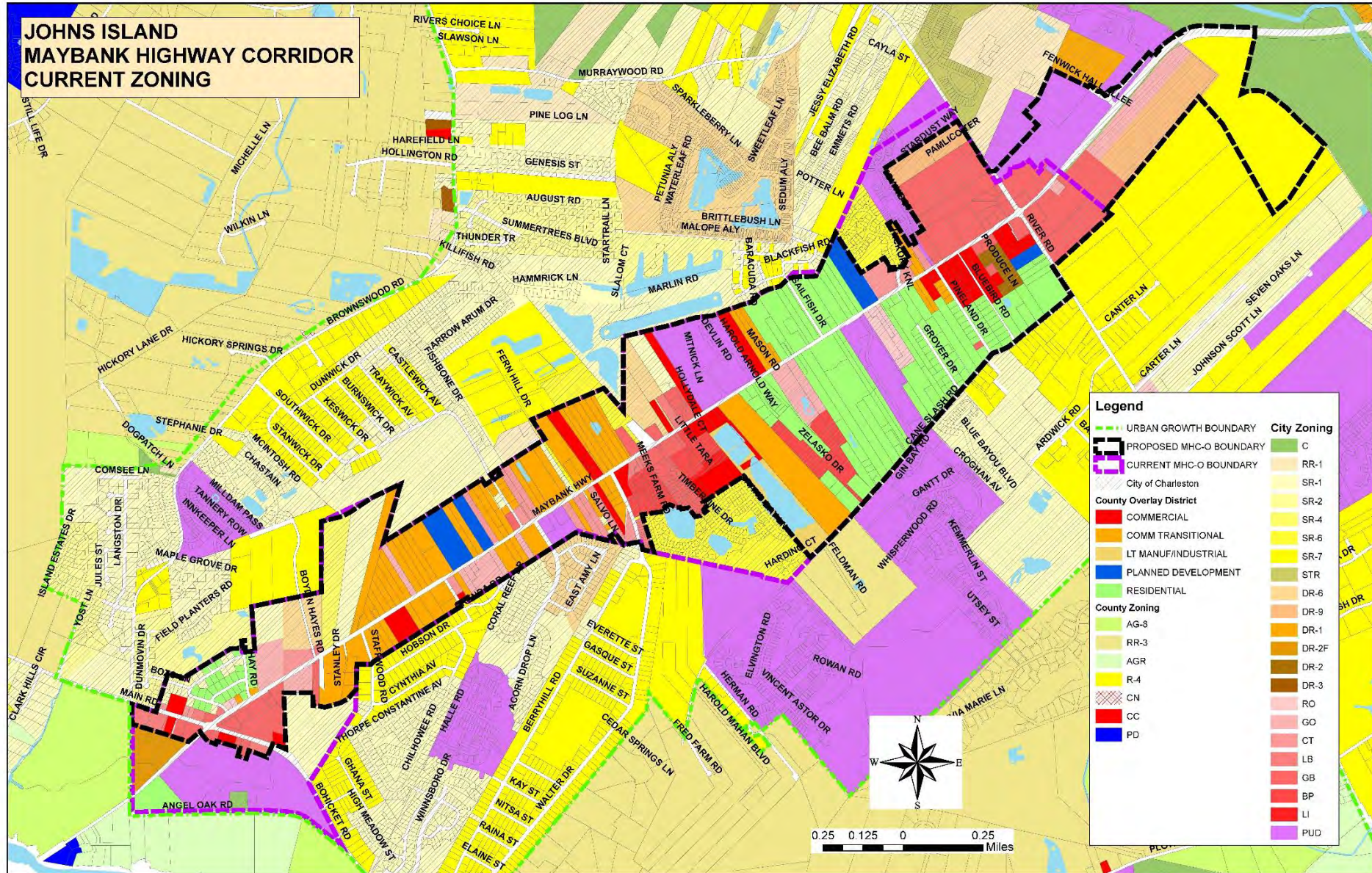
JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR PROPOSED OVERLAY BOUNDARY

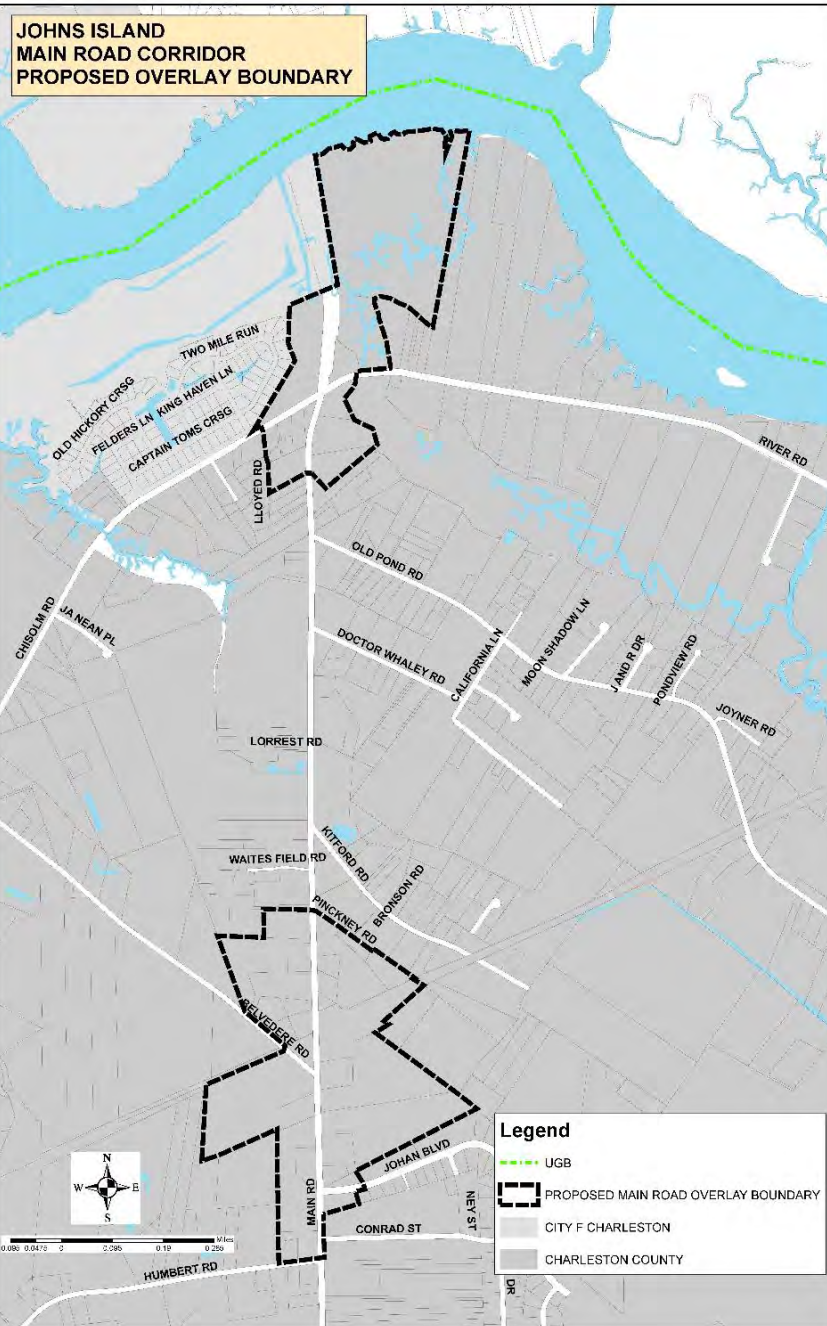


JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR AERIAL WITH PROPOSED OVERLAY BOUNDARY



JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR CURRENT ZONING

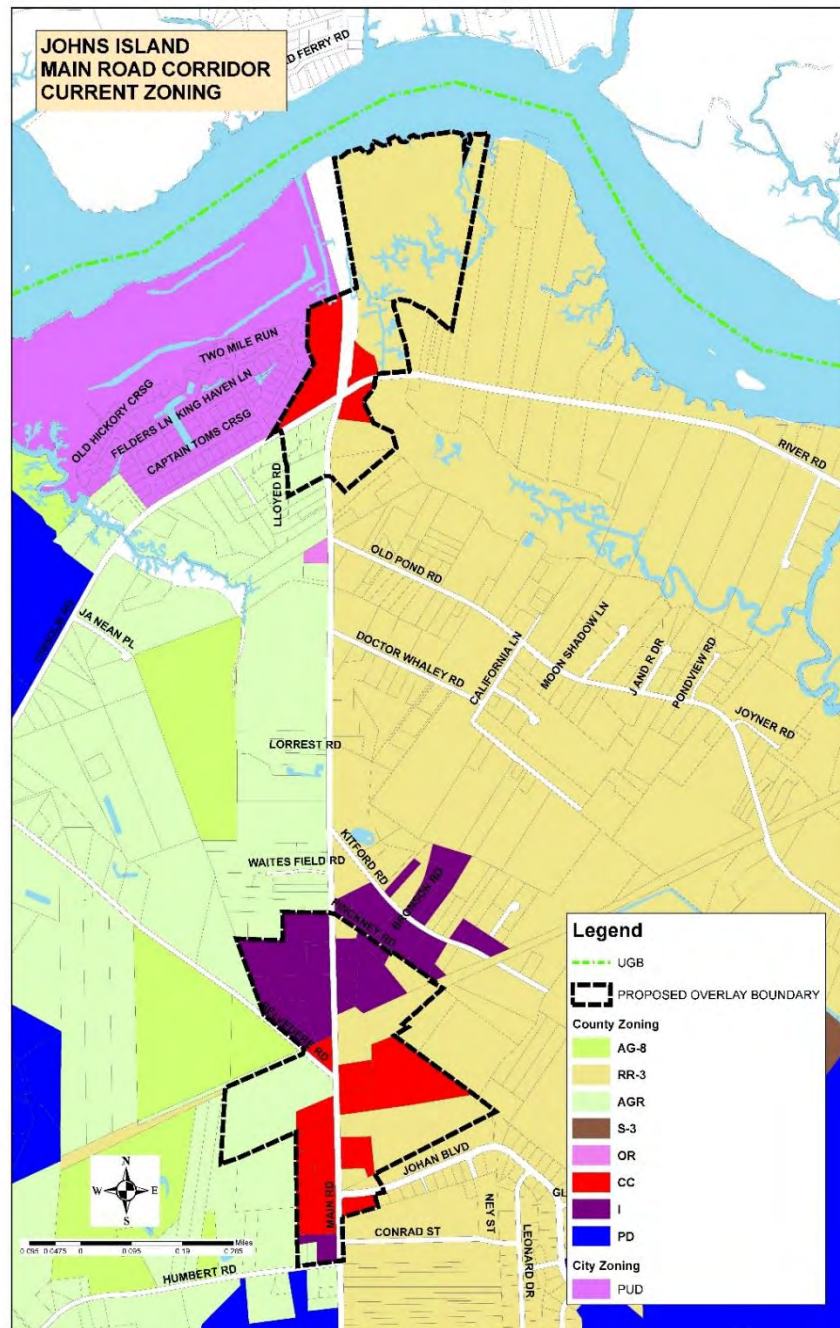




**JOHNS ISLAND
MAIN ROAD CORRIDOR
AERIAL WITH PROPOSED
OVERLAY BOUNDARY**

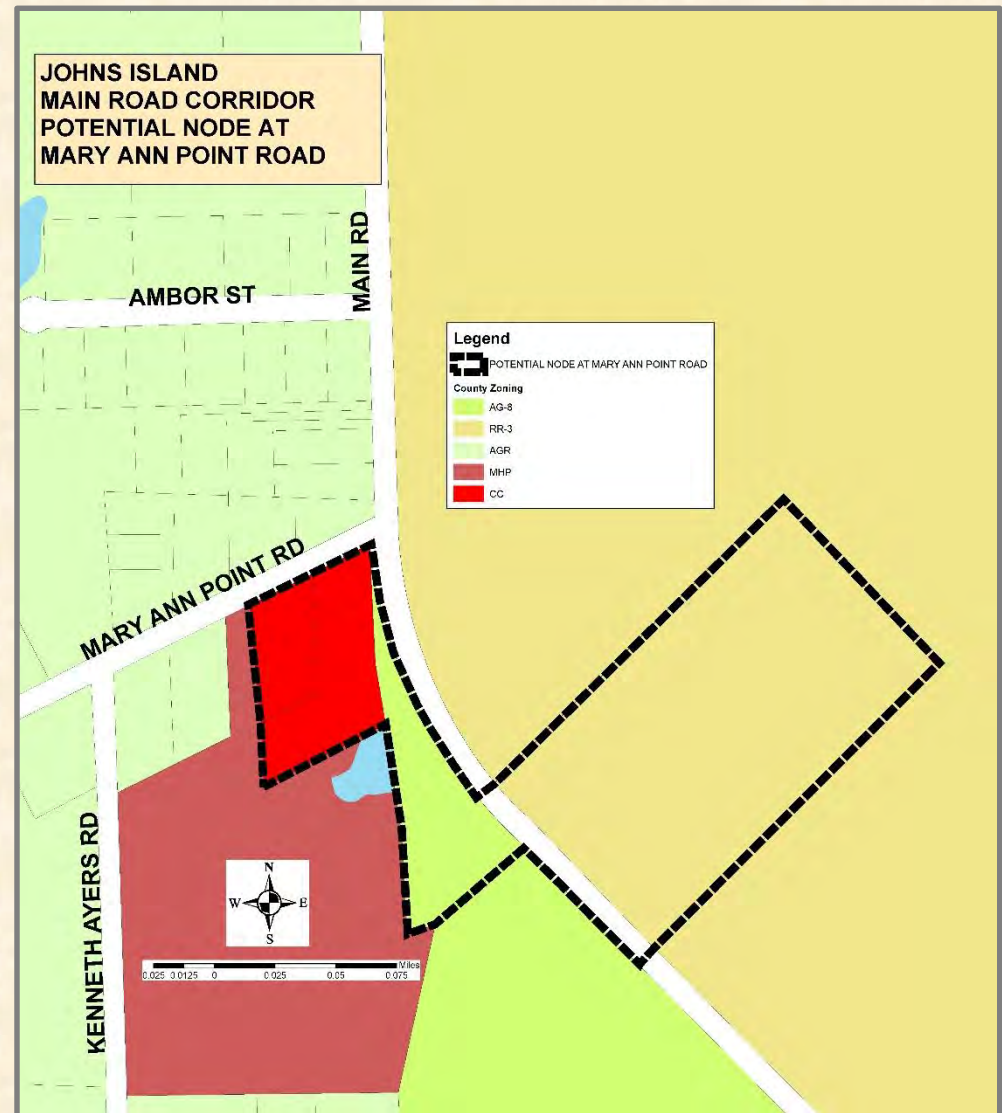


JOHNS ISLAND MAIN ROAD CORRIDOR CURRENT ZONING



Potential Node at Mary Ann Point Road

- Also being considered is a third potential node to be included in the Main Road Overlay Boundary.
- This node would contain the only other parcels adjacent to Main Road that are currently zoned commercial.



Existing Land Uses

Maybank Highway on Johns Island

- In contrast to the Maybank Highway Corridor on James Island, there are many undeveloped and vacant parcels fronting Maybank Highway on Johns Island.
- Residential development along this corridor includes older single family detached homes as well as formal entrances to subdivisions and apartment complexes set back from the corridor.
- Existing commercial development on Johns Island is similar to James Island, and ranges from regional shopping and trendy restaurants and bars to multiple mom and pop shops, and professional and medical office space.

Existing Land Uses

Main Road on Johns Island

- Historically, existing land uses along Main Road have varied from rural and agricultural residential uses to commercial and light industrial development.
- The corridor is also experiencing new development in several locations, including multi-family residential and additional commercial development.
- Similar to Maybank Highway, it is likely that this corridor will experience continued development pressure and increased traffic volumes.

Johns Island Maybank Highway Transportation Projects

- **Maybank Highway Additional Westbound Lane**
- **Northern Pitchfork**
- **River Road at Maybank Highway Intersection Improvements**
- **US 17 at Main Road and Main Road Widening**

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.

Johns 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

Charleston County Zoning and Planning Department Homepage

<https://www.charlestoncounty.org/departments/zoning-planning/>

Zoning & Planning





Contact

Zoning & Planning
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
Phone: (843)202-7200
Fax: (843)202-7222

Planning Commission & Board Of Zoning Appeals
C/O Planning Department
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405
Phone: (843)202-7200
Fax: (843)202-7222

Office Hours:
Public Services Building
Mon. - Fri. 8am - 5pm

 [All Departments](#)

Maybank Highway and Main Road Zoning Project Community Surveys

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 Charleston County and City of Charleston 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. As part of the initial public input process, two community surveys have been prepared; one specifically tailored to the Maybank Highway Corridor on James Island, and one specifically tailored to the Maybank Highway and Main Road Corridors on Johns Island.

Please click the button or buttons below to complete either or both surveys. The surveys will remain available through Friday, August 17, 2018. The results of the surveys will help guide the preparation of these draft overlays for the Maybank Highway Corridor on James Island and the Maybank Highway and Main Road Corridors on Johns Islands. Once draft overlays are prepared, they will be available for review and comment online, as well as at future community meetings. Thank you for taking the time to complete the survey!

[James Island Maybank Highway Community Survey](#)

[Johns Island Maybank Highway and Main Road Community Survey](#)

Notification of Public Workshop Meetings

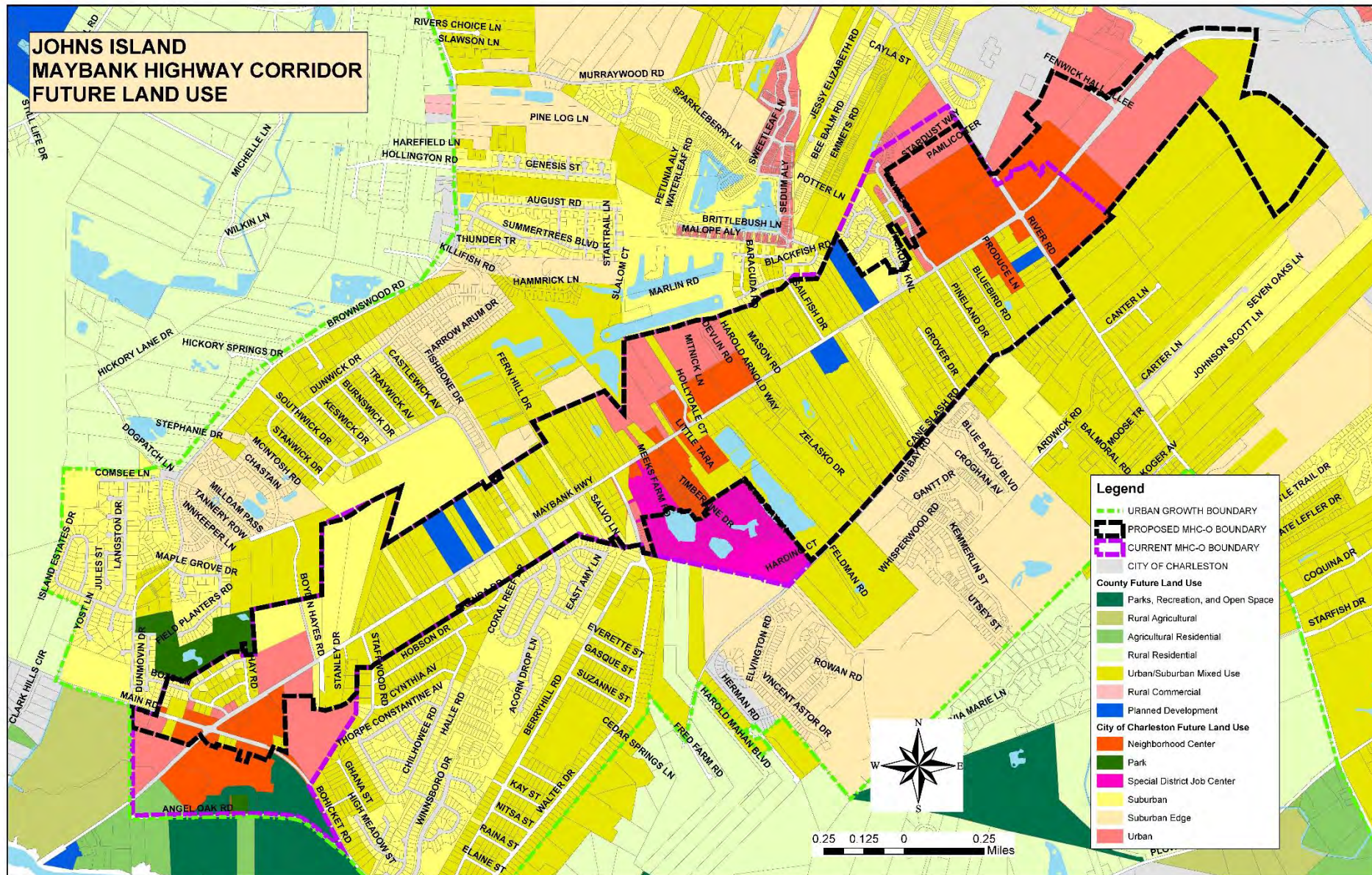
■ Various methods were used to provide notification of the James Island and Johns Island Zoning Public Workshop Meetings:

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;
- The City of Charleston Neighborhood Newsletter; and
- All attendees of the two Johns Island Growth Management Committee meetings that took place earlier this year.



JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR FUTURE LAND USE



**JOHNS ISLAND
MAYBANK HIGHWAY CORRIDOR
EXISTING LAND USE (UNINCORPORATED)**

Legend

- URBAN GROWTH BOUNDARY
- PROPOSED MHC-O BOUNDARY
- CURRENT MHC-O BOUNDARY
- CITY OF CHARLESTON

Land Use

- Estuarine and Marine Wetlands and Deepwater
- Lake
- Freshwater Wetlands and Ponds
- Other Water
- Agriculture
- Single-Family Detached
- Multi-Family
- Mobile Homes
- Public/Institutional
- Infrastructure/Utilities
- Commercial
- Vacant/Undeveloped, Vacan/Undeveloped

0.25 0.125 0 0.25 Miles

