

JOHNS ISLAND MAYBANK HIGHWAY AND MAIN ROAD ZONING PUBLIC WORKSHOP



**AUGUST 23, 2018
ST. JOHN'S HIGH SCHOOL**

Maybank Highway and Main Road Zoning Public Workshop

Co-hosted by

The City of Charleston and Charleston County

St. John's High School

August 23, 2018

Starting at 6:00 P.M.

Introductions

CHARLESTON COUNTY

Councilmember Anna Johnson

Jennifer Miller, County Administrator

Walt Smalls, Deputy Administrator

Joel Evans, Planning Director

Andrea Pietras, Deputy Planning Director

Devri DeToma, Transportation Development

Sally Brooks, Planner

Dan Frazier, Planner

Megan Martino, Planning Technician

Emily Pigott, Planning Technician

CITY OF CHARLESTON

Councilmember Marvin Wagner

Jacob Lindsey, Planning Director

Christopher Morgan, Planning Manager

Aaron Holly, Planner

Agenda

- 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
- Approved Future Development
- Status of Transportation Improvement Projects
- Maybank Highway Community Needs Survey

Purpose of Tonight's Meeting

- The purpose of tonight's meeting is to present the proposed zoning overlay boundaries for the Johns Island Maybank Highway and Main Road corridors, and continue gathering public input through a community survey and public comment cards.

Background Information for 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.

**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 (Berkeley Electric Cooperative)	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	August 23 - 2nd Johns Island Public Workshop (St. John's High School)	City/County-hosted public workshop
September- October	Stakeholder Meeting(s)	Meeting(s) to gather input on Draft OZD Text and Maps from stakeholders, including SCDOT, business owners, James Island/Johns Island Community Associations, and other stakeholders.
November - December	Prepare Draft OZD Text and Maps Community Meeting(s)	City/County Staff work together to prepare Draft OZD Text and Maps Present survey/stakeholder input and outline of Draft Overlay Text and Maps
2019		
January	Community Meeting(s)	City/County-hosted public workshop(s) presenting the Draft Overlay Text and Maps, and gathering feedback
January - February	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)
March	City and County Planning Commission Meetings	Present Final Draft OZD Text and Maps to respective planning commissions for comment/recommendation
April	Public Hearing Notifications (City & County)	Preparation for Public Hearings (notification letters, ads and sign postings)
May	Public Hearings (City & County)	Hold Public Hearings (City & County)
June	Committee Meetings (City & County)	Hold Committee Meetings (City & County)
June - July	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.

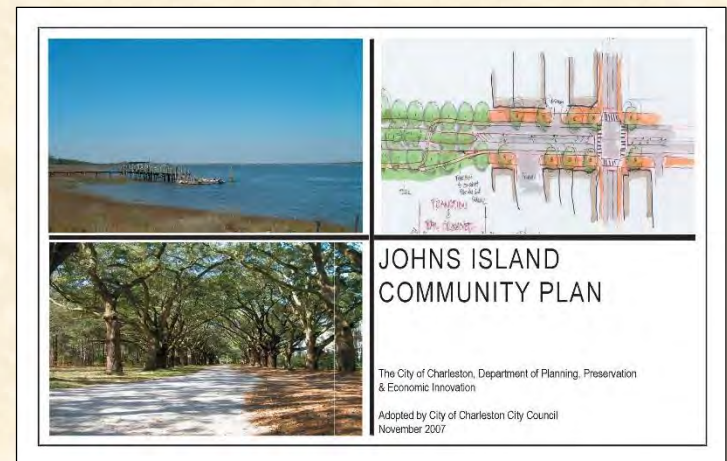
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Johns Island, SC

Map amended March 22, 2016

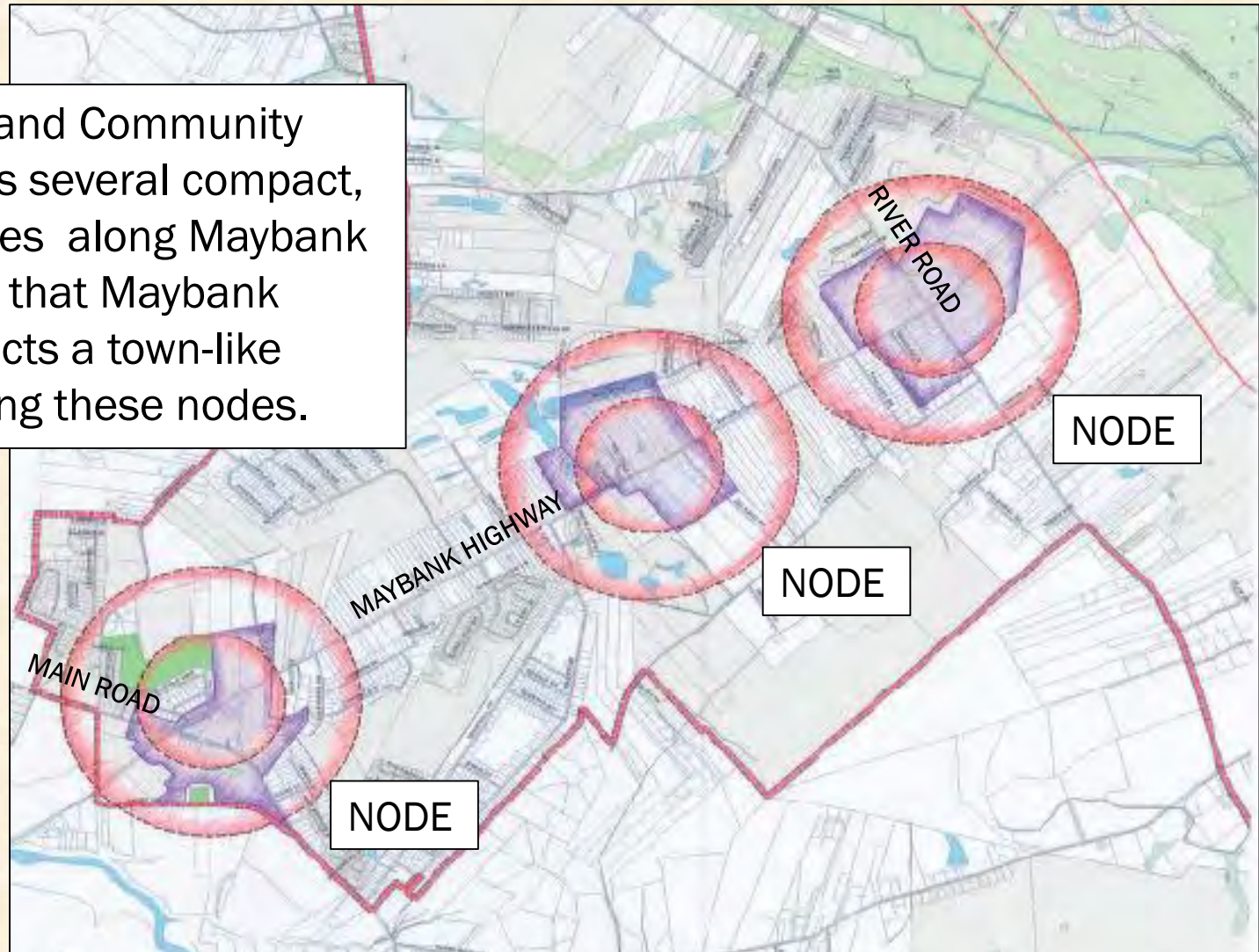
The Johns Island Community Plan

- 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.



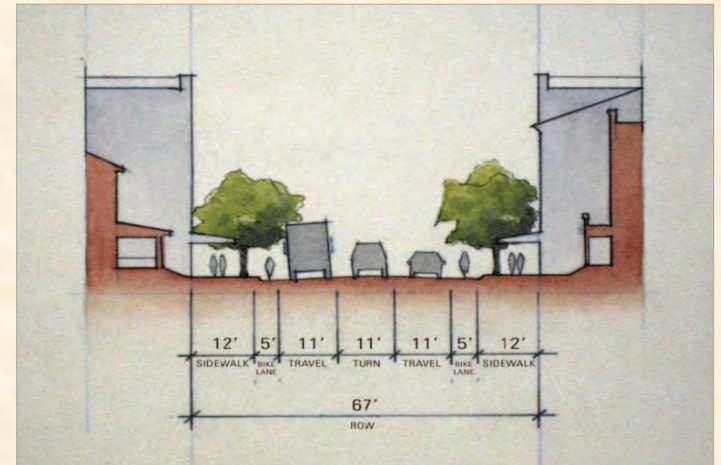
The Johns Island Community Plan

- The Johns Island Community Plan proposes several compact, town-like nodes along Maybank Highway, and that Maybank Highway reflects a town-like geometry along these nodes.

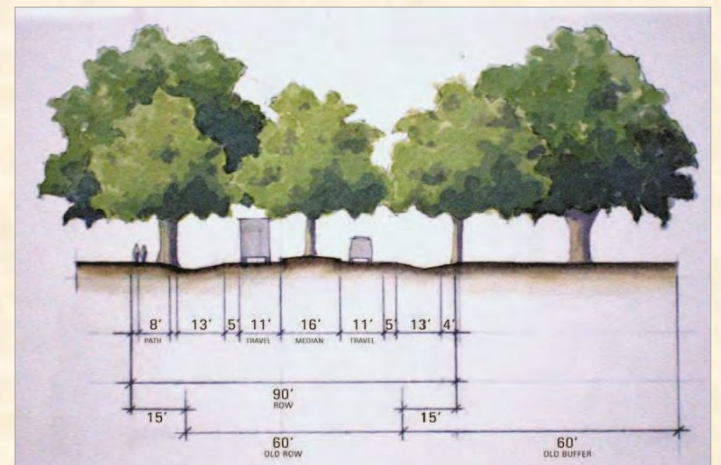


The Johns Island Community Plan's “Country to Town Transition”

- Design elements along the town section 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 the town section 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.

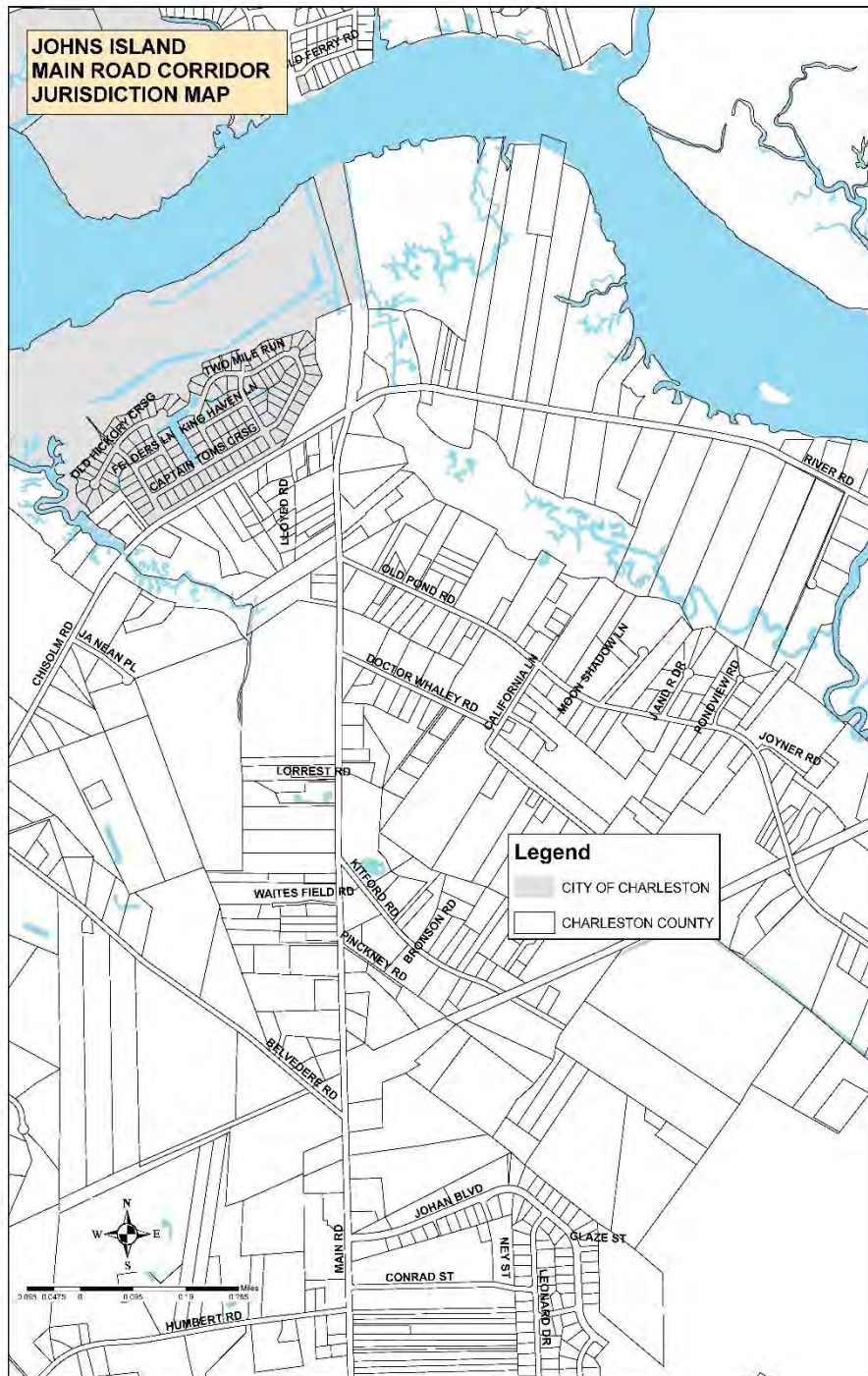
**JOHNS ISLAND
MAYBANK HIGHWAY CORRIDOR
JURISDICTION MAP**

Legend

- CITY OF CHARLESTON
- CHARLESTON COUNTY

0.25 0.125 0 0.25 Miles

**JOHNS ISLAND
MAIN ROAD CORRIDOR
JURISDICTION MAP**



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

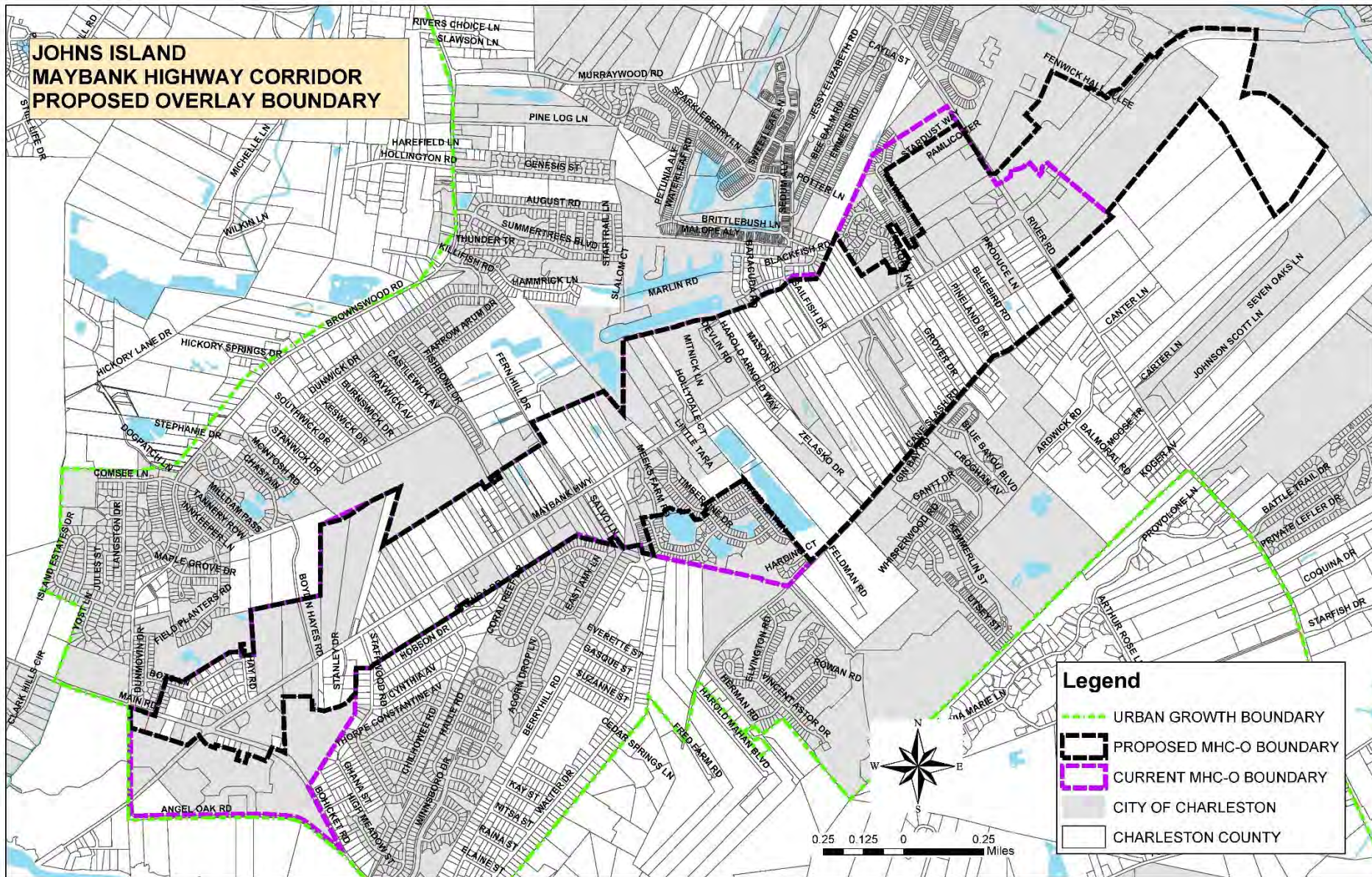
- The proposed overlay zoning boundary for Maybank Highway on Johns Island differs in several locations from the current overlay zoning boundary.
- The primary reason for modification of the existing MHC-O was to exclude some areas that are already developed, or in the case of the Angel Oak Preserve, 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.

Existing Land Uses

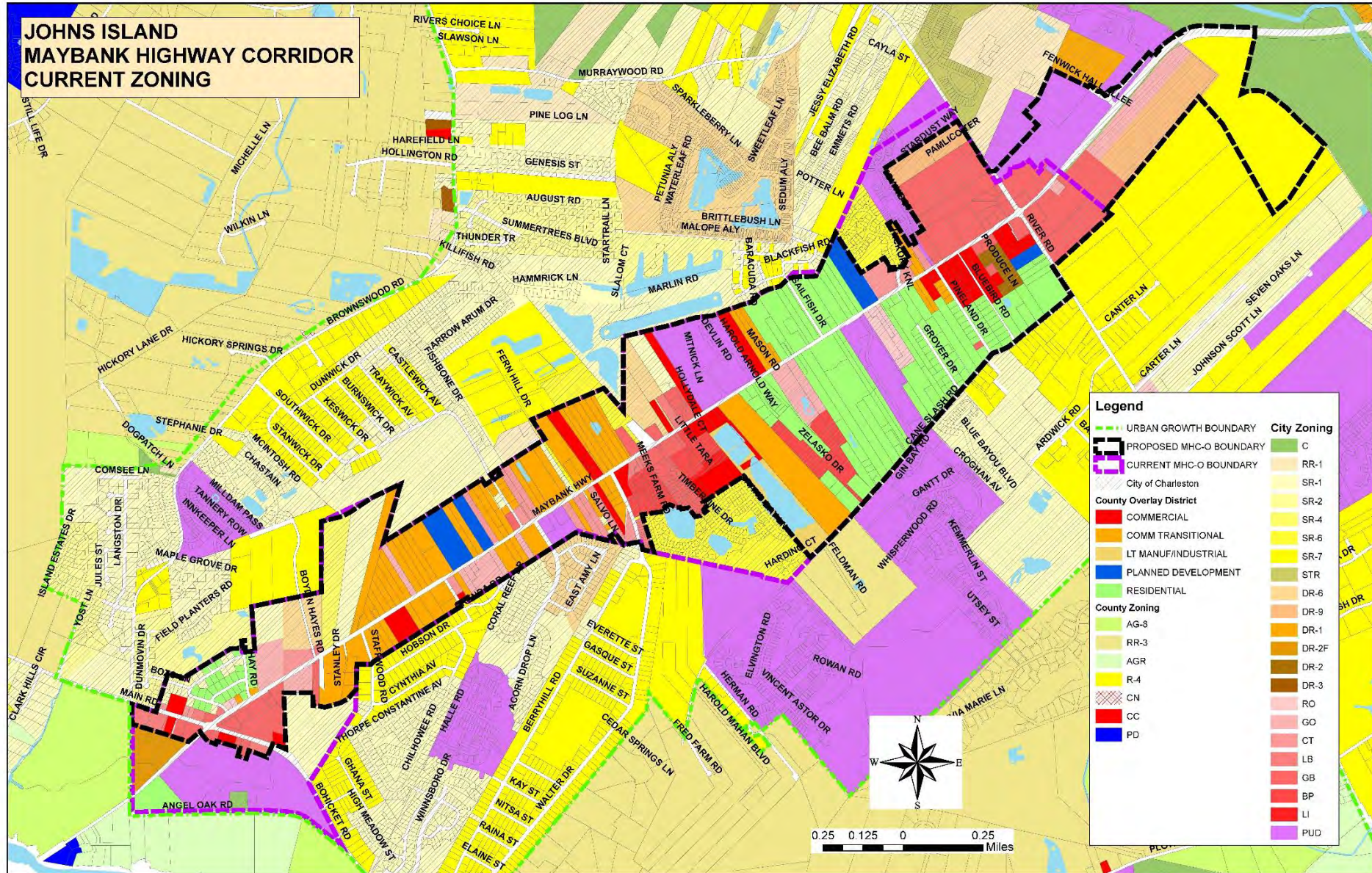
Maybank Highway on Johns Island

- 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.

JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR PROPOSED OVERLAY BOUNDARY



JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR CURRENT ZONING

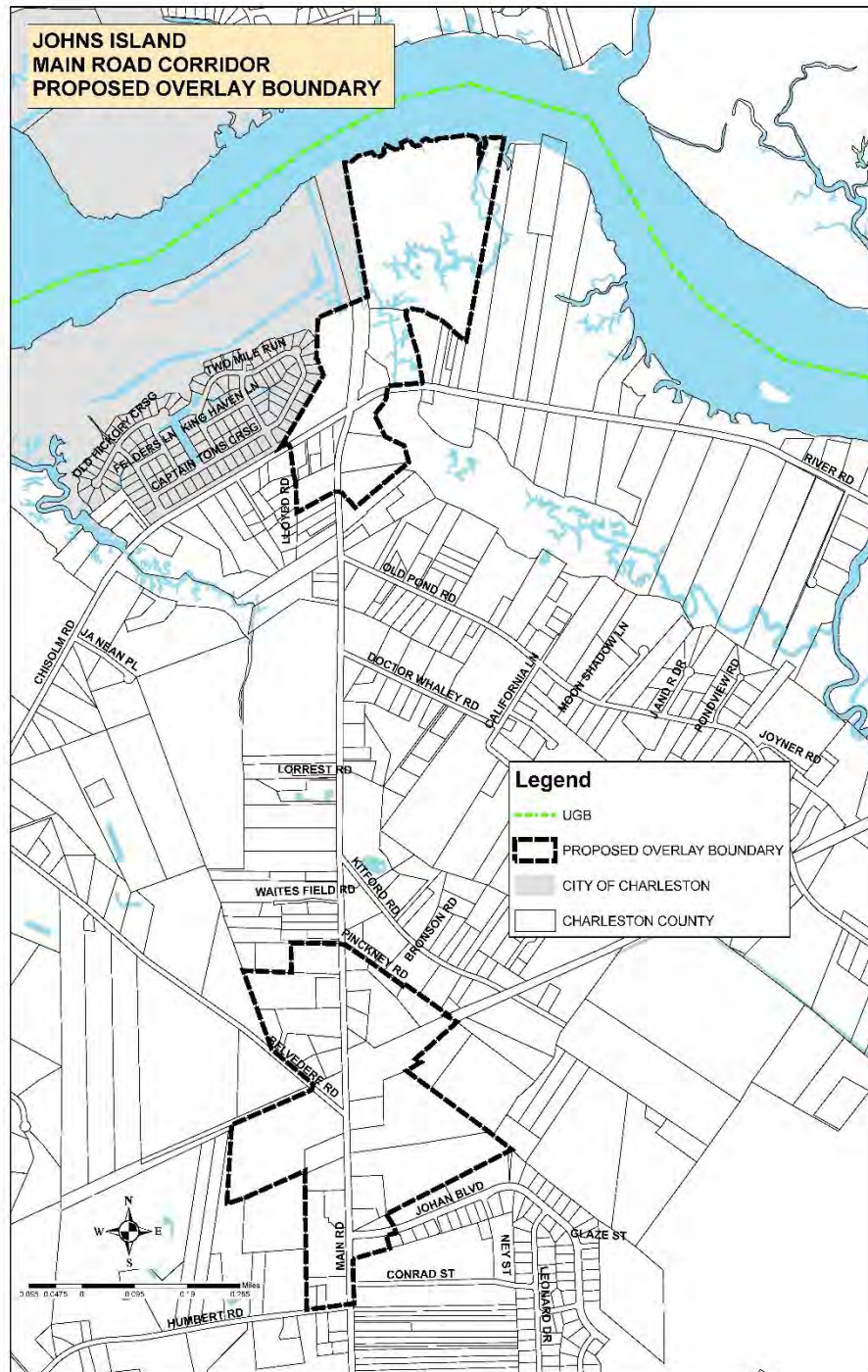


Existing Land Uses

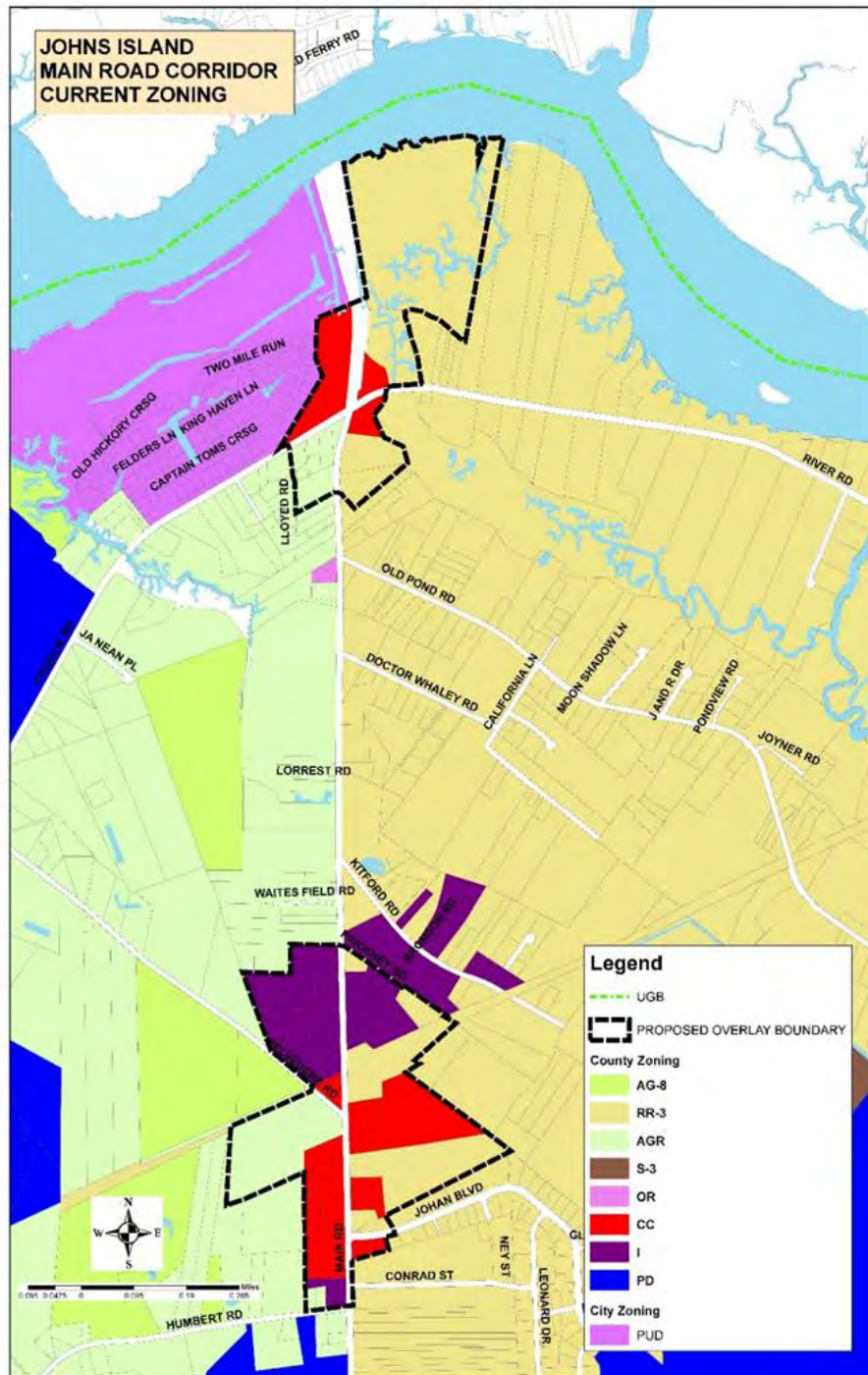
Main Road on Johns Island

- 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
MAIN ROAD CORRIDOR
PROPOSED OVERLAY BOUNDARY**

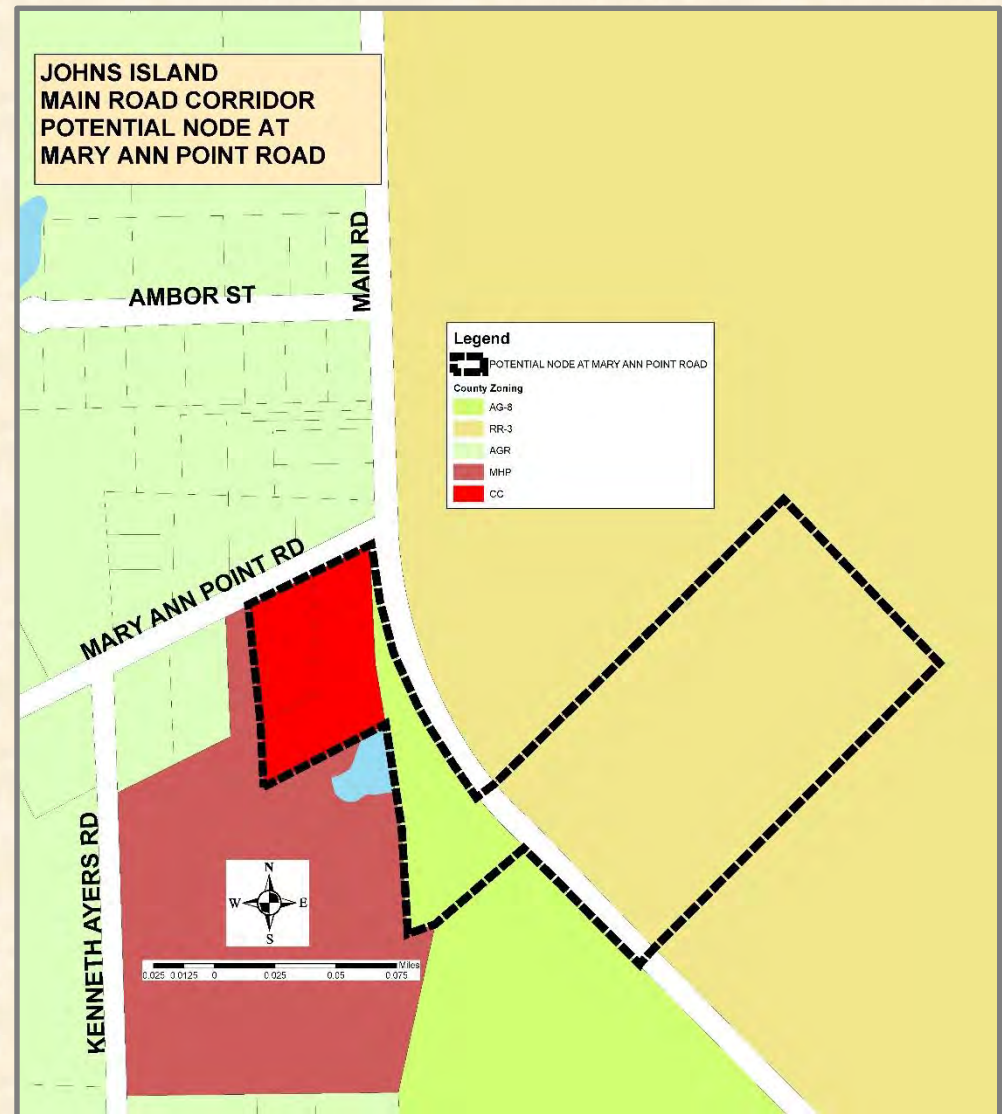


**JOHNS ISLAND
MAIN ROAD CORRIDOR
CURRENT ZONING**



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.




JOHNS ISLAND

MAJOR PLANNED PROJECTS


Charleston County Planned Projects

 2372 Residential Units still Available

Legend

 Incorporated Areas

Water Features

 River

 Marsh

WHIPPORWILL FARM
3

GIFT PLANTATION
16

ST JOHNS LAKES
245

MAYBANK
HWY PD
1

HOOPSTICK
10

BOHICKET SELF
STORAGE
2

ORANGE HILL
PLANTATION
181

RIVER LANDING
6

JOHNS ISLAND
JUNCTION
101

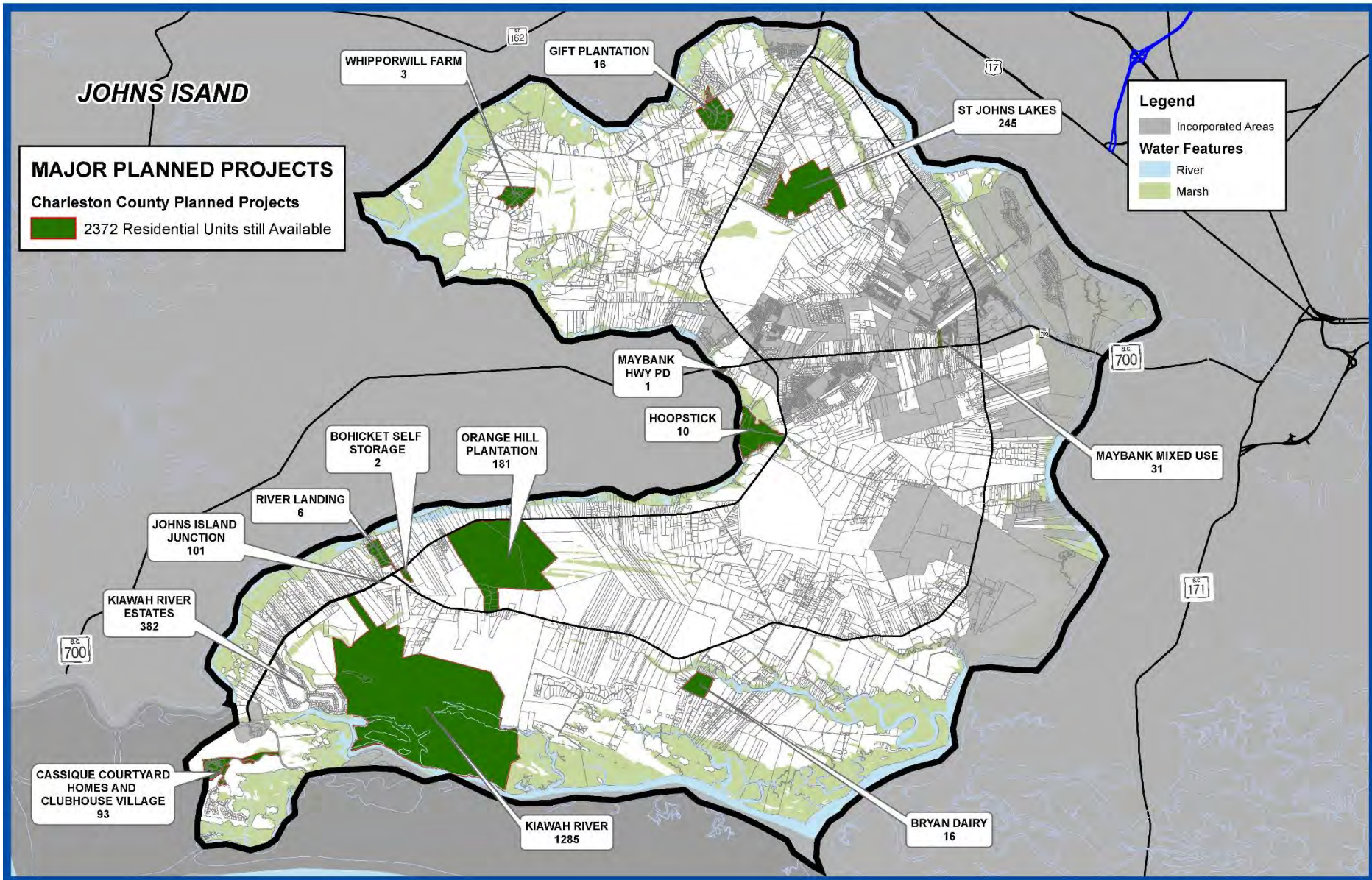
KIAWAH RIVER
ESTATES
382

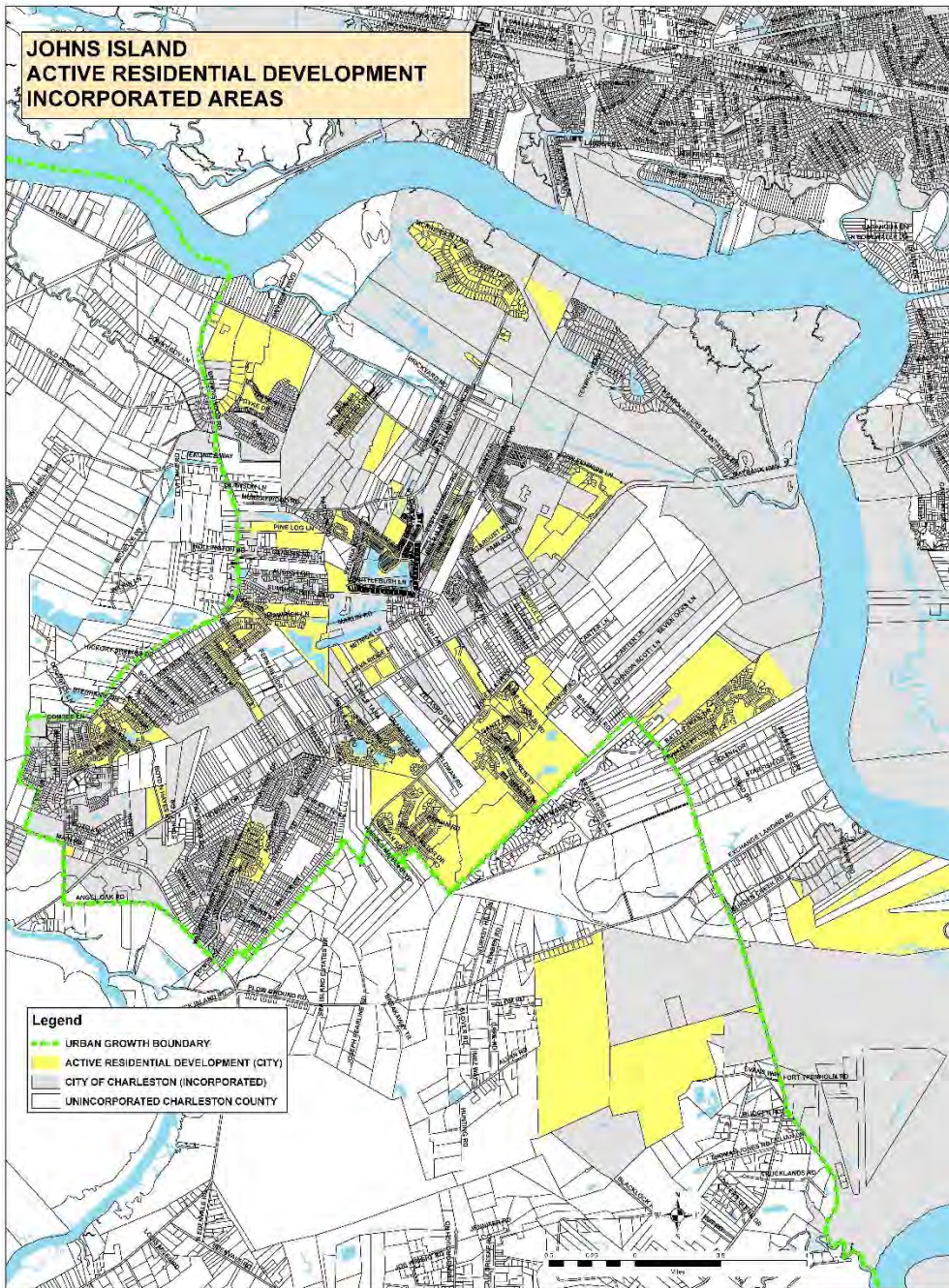
CASSIQUE COURTYARD
HOMES AND
CLUBHOUSE VILLAGE
93

KIAWAH RIVER
1285

BRYAN DAIRY
16

MAYBANK MIXED USE
31





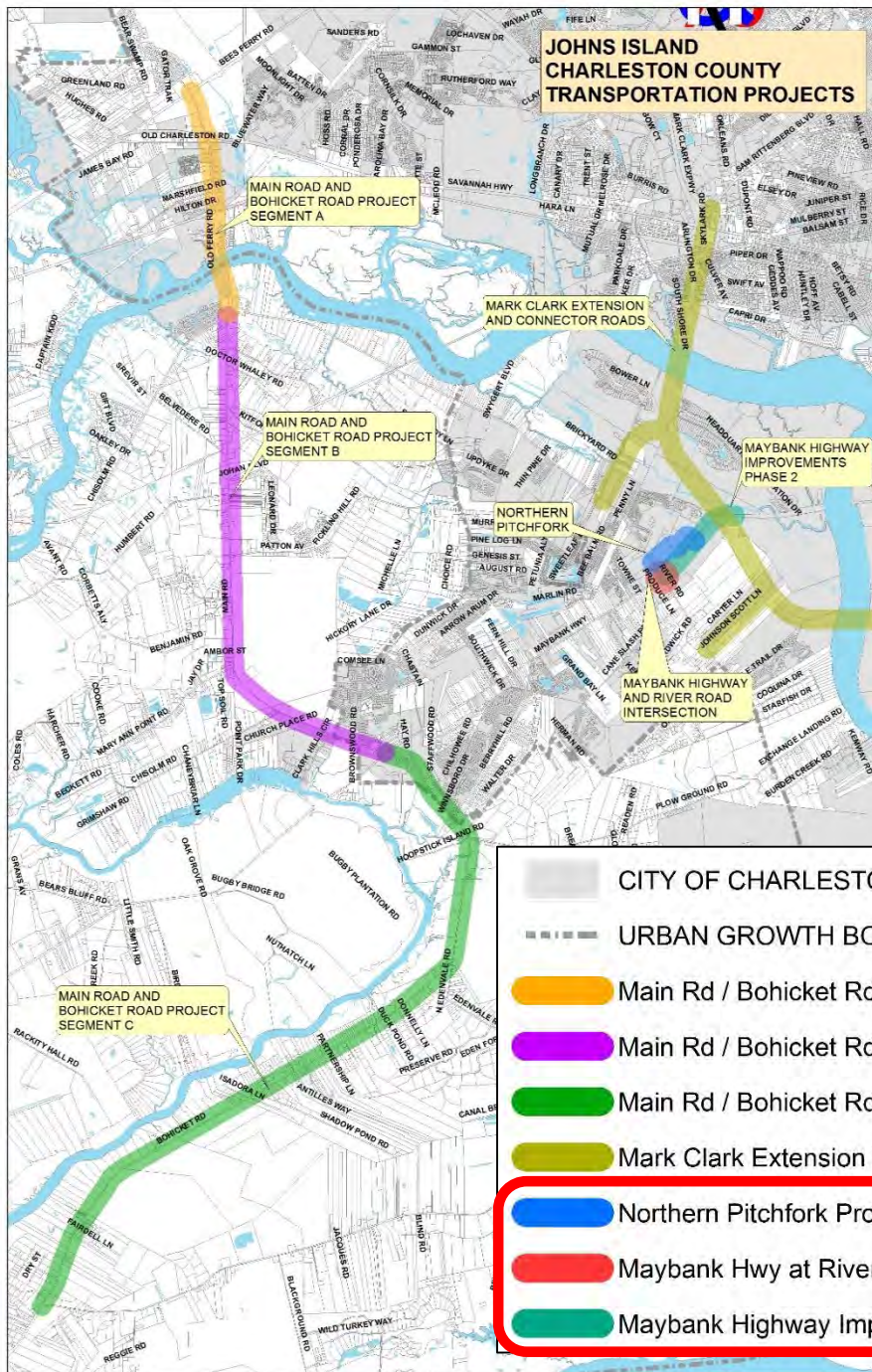
Approved Residential Units Still Available*

- **Unincorporated Charleston County:**
There are 2,357 residential units approved and available in planned developments.
- **City of Charleston:**
There are 4,004 residential units approved and available in planned developments and residential subdivisions.

* The building timeline for available residential units is market-driven and could be greater than 20 years.

Johns Island Maybank Highway Transportation Projects

- **Northern Pitchfork Project**
- **Maybank Highway @ River Road Intersection Project**
- **Maybank Highway Improvements, Phase 2**
- **Mark Clark Extension and Connector Roads**
- **US 17 at Main Road and Main Road / Bohicket Road Widening**
 - **Segment A – Bees Ferry Road to River Road**
 - **Segment B – River Road to Maybank Highway**
 - **Segment C – Maybank Highway to Betsy Kerrison Parkway**



NORTHERN PITCHFORK PROJECT

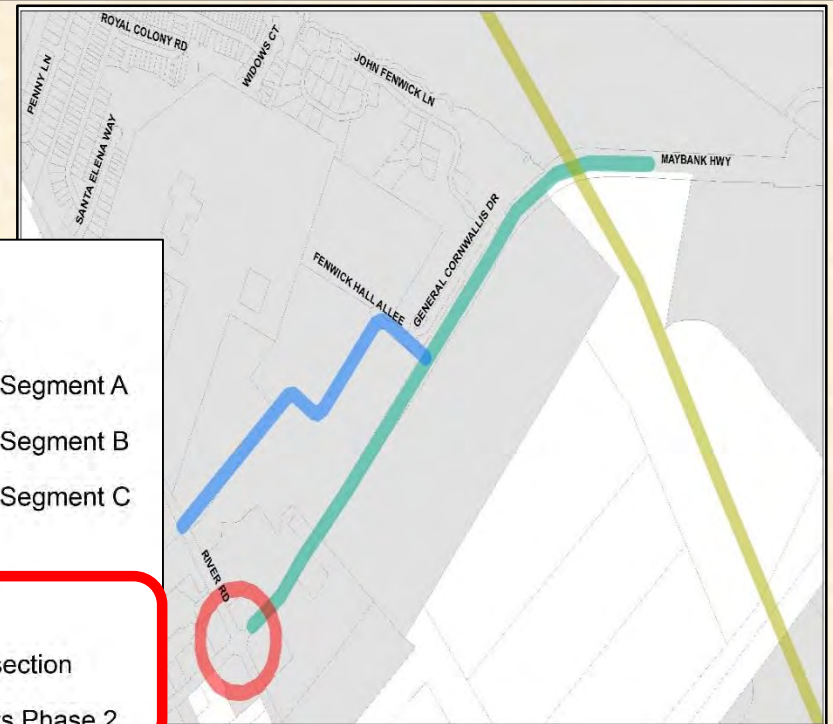
Description: Construction of a two-lane road connecting Maybank Highway to River Road north of Maybank Highway. The new road will begin at Fenwick Hall Allee and run parallel to Maybank Highway.

MAYBANK HIGHWAY AT RIVER ROAD INTERSECTION

Description: Intersection improvements to add dual left turn lanes from River Road southbound onto Maybank Highway eastbound toward James Island.

MAYBANK HIGHWAY IMPROVEMENTS, PHASE 2

Description: Construction of a new westbound lane forming two continuous lanes from the Paul Gelegotis Bridge to River Road.



**JOHNS ISLAND
CHARLESTON COUNTY
TRANSPORTATION PROJECTS**

MAIN ROAD AND BOHICKET ROAD PROJECT SEGMENT A

MARK CLARK EXTENSION AND CONNECTOR ROADS

MAIN ROAD AND BOHICKET ROAD PROJECT SEGMENT B

NORTHERN PITCHFORK

MAYBANK HIGHWAY IMPROVEMENTS PHASE 2

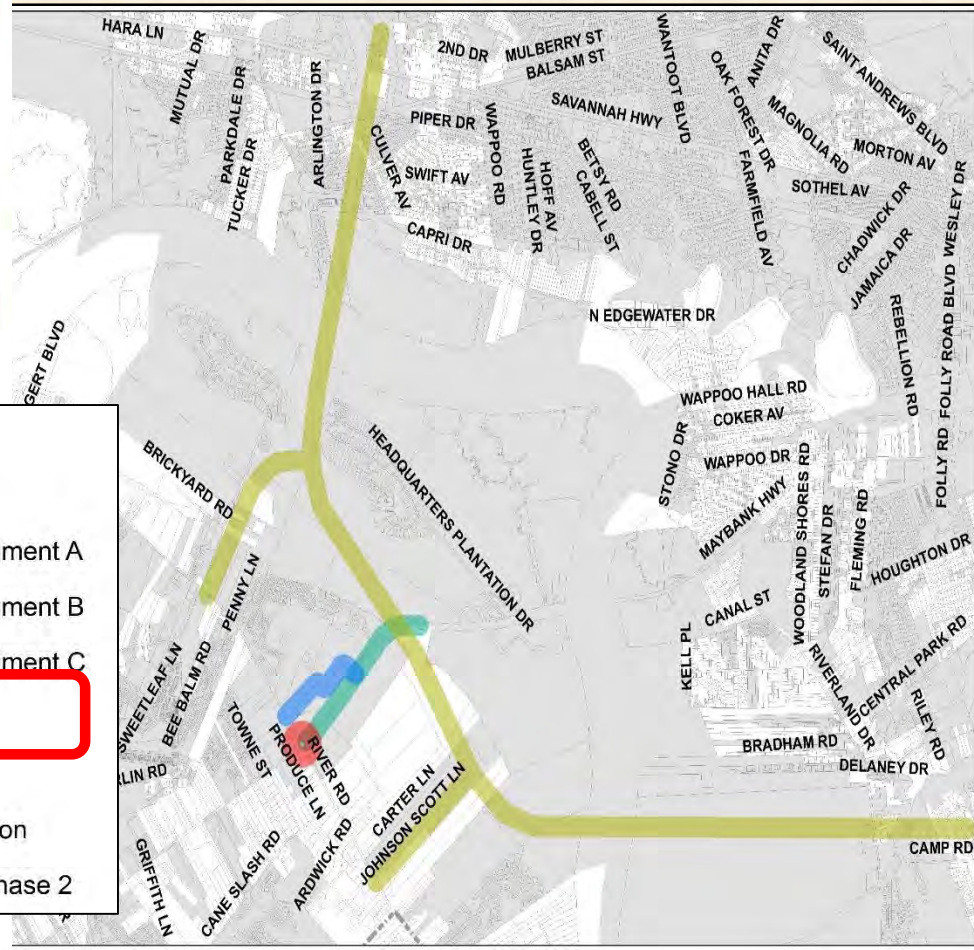
MAYBANK HIGHWAY AND RIVER ROAD INTERSECTION

MAIN ROAD AND BOHICKET ROAD PROJECT SEGMENT C

LEGEND

- CITY OF CHARLESTON
- URBAN GROWTH BOUNDARY
- Main Rd / Bohicket Rd Project - Segment A
- Main Rd / Bohicket Rd Project - Segment B
- Main Rd / Bohicket Rd Project - Segment C
- Mark Clark Extension Project
- Northern Pitchfork Project
- Maybank Hwy at River Rd Intersection
- Maybank Highway Improvements Phase 2

Description: Connecting the Mark Clark Expressway from its current termini at US 17 South in West Ashley across Johns Island and connecting with the James Island Connector (SCDOT Alternative G).



JOHNS ISLAND CHARLESTON COUNTY TRANSPORTATION PROJECTS

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT A

MARK CLARK EXTENSION
AND CONNECTOR ROADS

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT B

MAYBANK HIGHWAY
IMPROVEMENTS
PHASE 2

NORTHERN
PITCHFORK

MAYBANK HIGHWAY
AND RIVER ROAD
INTERSECTION

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT C

CITY OF CHARLESTON

URBAN GROWTH BOUNDARY

Main Rd / Bohicket Rd Project - Segment A

Main Rd / Bohicket Rd Project - Segment B

Main Rd / Bohicket Rd Project - Segment C

Mark Clark Extension Project

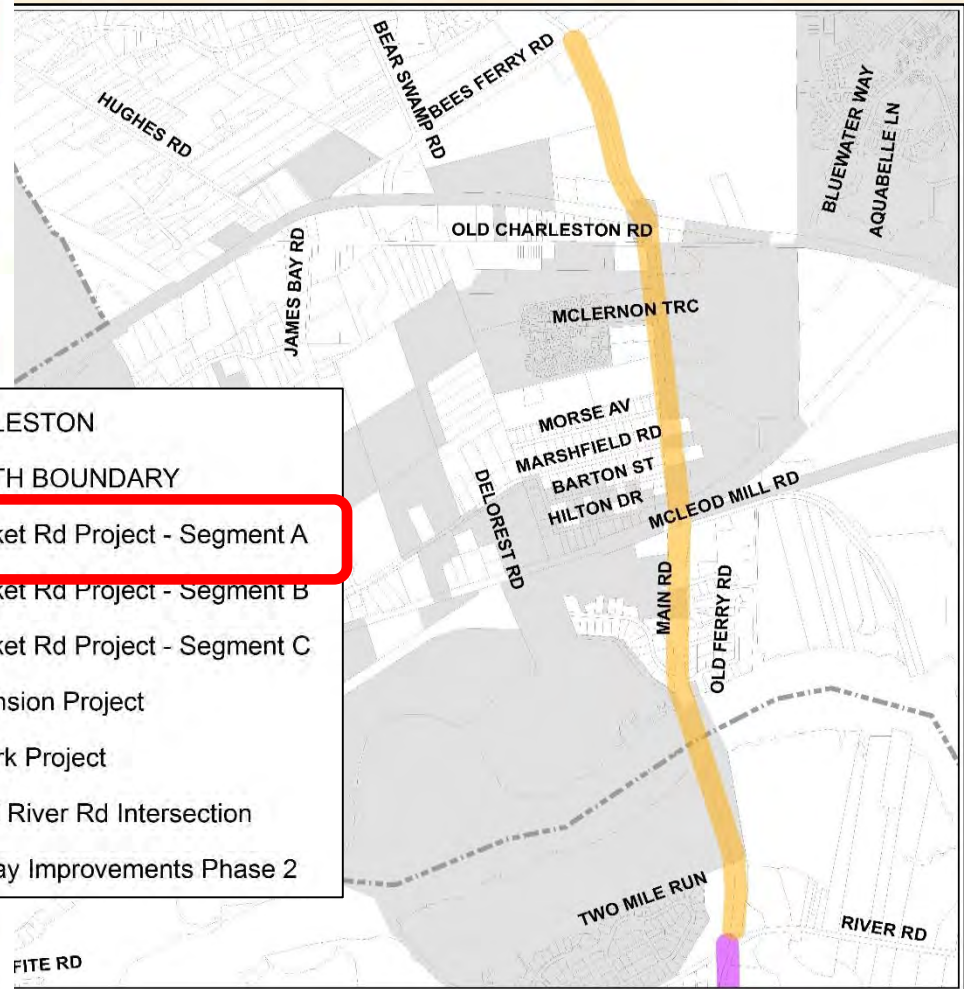
Northern Pitchfork Project

Maybank Hwy at River Rd Intersection

Maybank Highway Improvements Phase 2

MAIN ROAD AND BOHICKET ROAD PROJECT

Description: Segment A - US 17 and Main Road intersection improvements and Main Road improvements from Bees Ferry Road to River Road.



JOHNS ISLAND CHARLESTON COUNTY TRANSPORTATION PROJECTS

MAIN ROAD AND BOHICKET ROAD PROJECT

Description: Segment B – Main Road improvements from River Road to Maybank Highway

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT A

MARK CLARK EXTENSION
AND CONNECTOR ROADS

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT B

MAYBANK HIGHWAY
IMPROVEMENTS
PHASE 2

NORTHERN
PITCHFORK

MAYBANK HIGHWAY
AND RIVER ROAD
INTERSECTION

MAIN ROAD AND
BOHICKET ROAD PROJECT
SEGMENT C

CITY OF CHARLESTON

URBAN GROWTH BOUNDARY

Main Rd / Bohicket Rd Project - Segment A

Main Rd / Bohicket Rd Project - Segment B

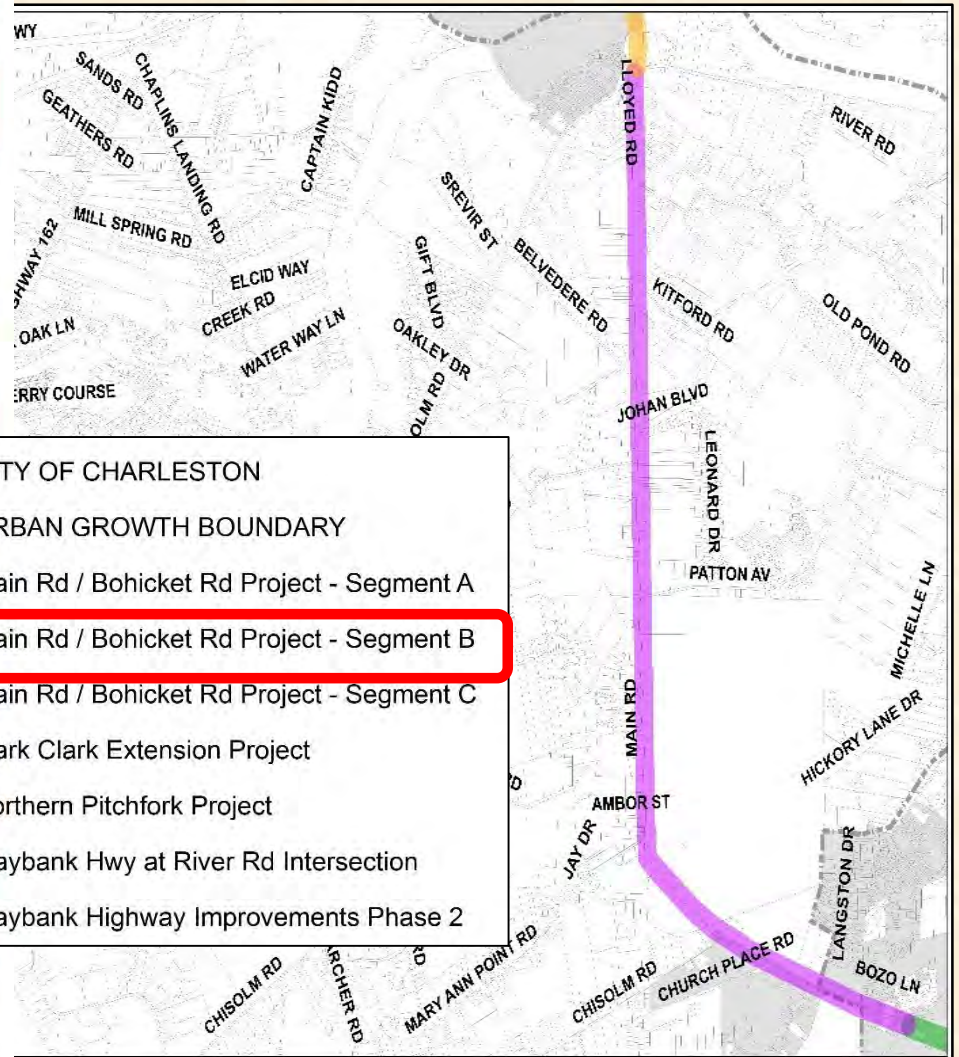
Main Rd / Bohicket Rd Project - Segment C

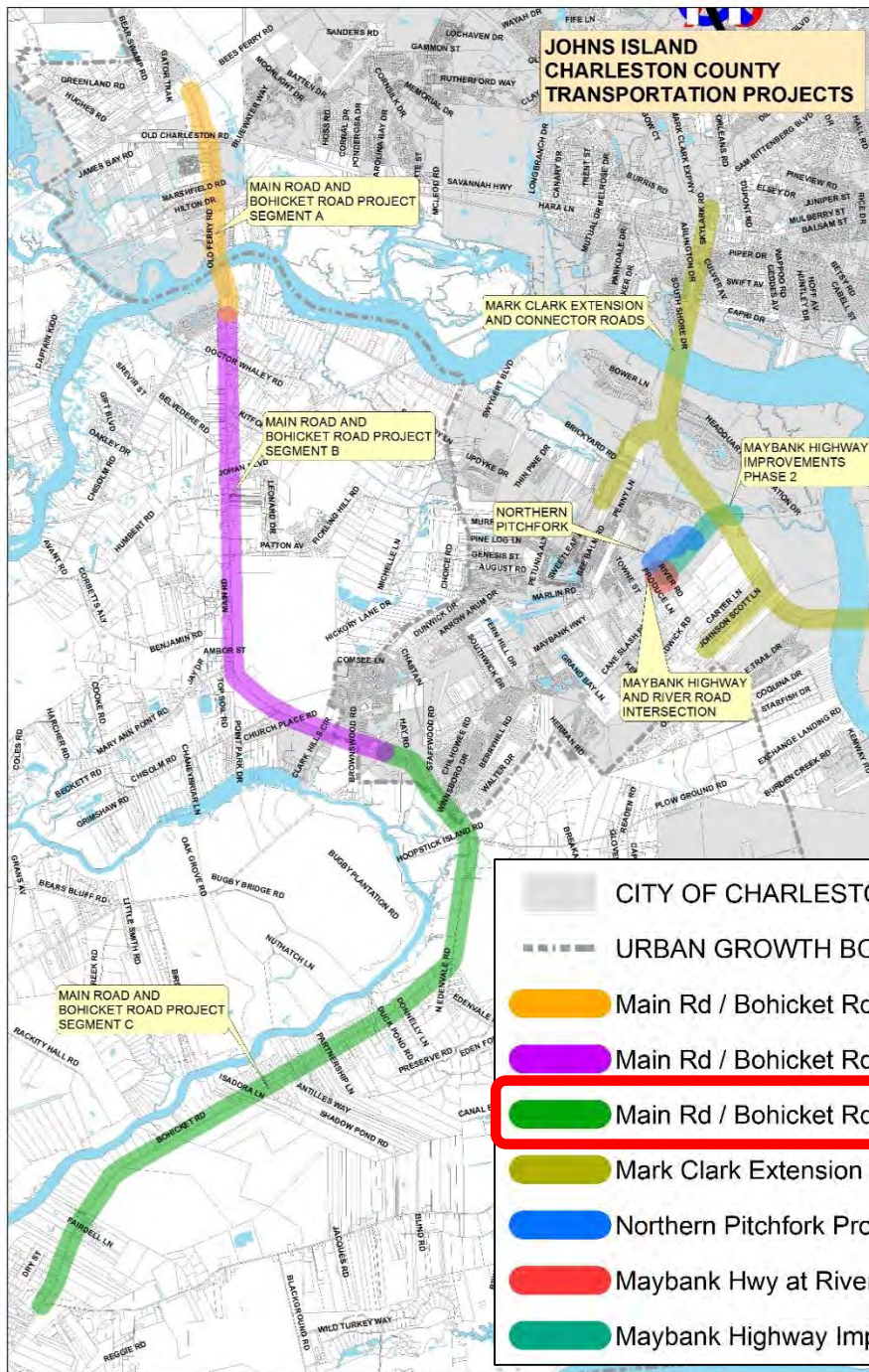
Mark Clark Extension Project

Northern Pitchfork Project

Maybank Hwy at River Rd Intersection

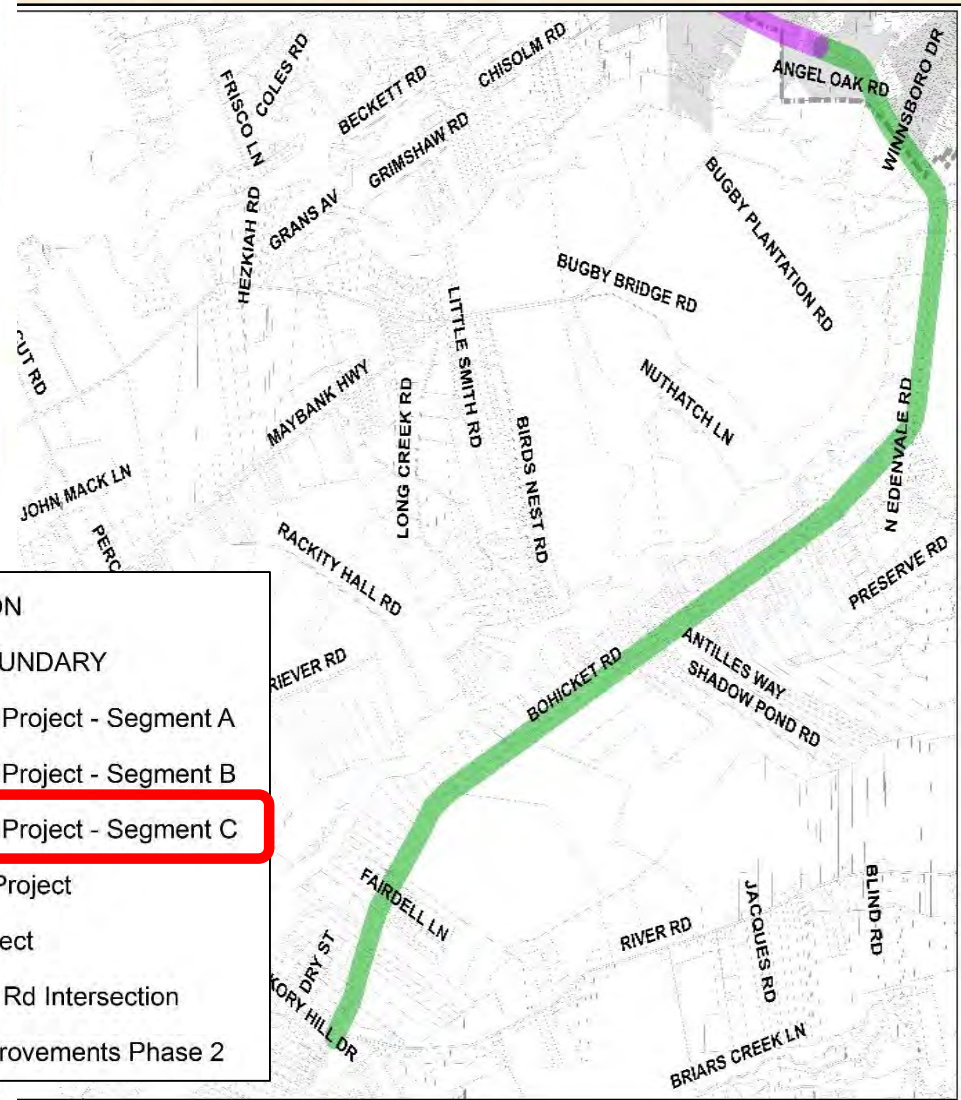
Maybank Highway Improvements Phase 2





MAIN ROAD AND BOHICKET ROAD PROJECT

Description: Segment C - Bohicket Road improvements from Maybank Highway to Betsy Kerrison Parkway.



Next Steps

- Following the Zoning Public Workshops and the closing date for the community survey, staff will compile and review all public input data received.
- During September and October staff will conduct stakeholder meetings with various groups, including SCDOT, business owners, James Island and Johns Island Community Associations, and other interested parties.
- Following the stakeholder meetings, 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.

Ongoing Johns Island Survey Snapshot

- Approximately 1,600 survey responses have been submitted as of August 23, 2018.
- The general themes submitted as a response to “Describe your vision of an ideal Maybank Highway and Main Road Corridor” include:
 - Maintaining a “rural feel”;
 - Maintaining buffers and setbacks from major roads;
 - Providing services on Johns Island so residents do not have to travel off the island;
 - Ensuring infrastructure is adequate for future development;
 - Addressing flooding and evacuation concerns through drainage and road improvements;
 - Through proactive planning, identify and strategize the long-term vision for Johns Island; and
 - Completing the Mark Clark (I-526) Extension Project

Johns Island

Maybank Highway Community Survey

- The community survey is available online at Charleston County's Zoning and Planning Homepage until Friday, August 31:

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

- Please note that there are two different surveys available online:
 - **James Island** Maybank Highway Community Survey
 - **Johns Island** Maybank Highway Community Survey