

JAMES ISLAND MAYBANK HIGHWAY CORRIDOR ZONING PUBLIC WORKSHOP

Co-hosted by
Charleston County
and the City of Charleston



Lowcountry Senior Center
October 29, 2019
6:00 P.M.



AGENDA FOR TONIGHT

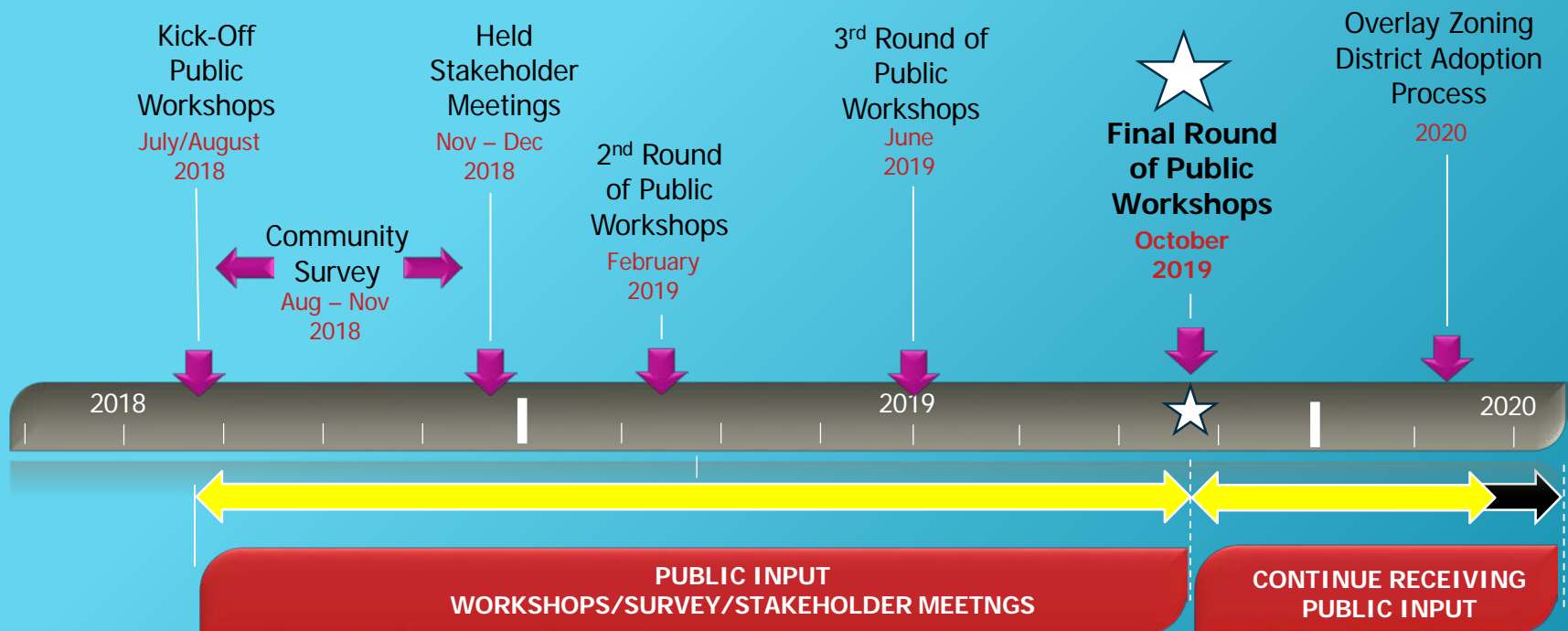
- Project review and background
- Present a descriptive overview of requirements included in the Draft James Island Maybank Highway Corridor Overlay (JA-MHC-O) Zoning District
- Public Comment Session

WHAT IS AN OVERLAY DISTRICT?

- An overlay district creates a special zoning district boundary, and properties within this boundary are subject to special regulations such as land use, density, access, building heights and architecture.
- This overlay zoning district project:
 - The County is creating a new James Island Maybank Highway Corridor Overlay (JA-MHC-O) Zoning District.
 - The City is creating overlay district to match the County
- 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.

PROJECT REVIEW AND BACKGROUND

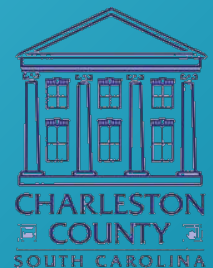
- Four Rounds of Public Workshops
- Two Community Surveys
- Three Stakeholder Meetings
- Numerous City-County Staff-level Meetings



OVERALL PROJECT REVIEW

THE PROJECT GOING FORWARD

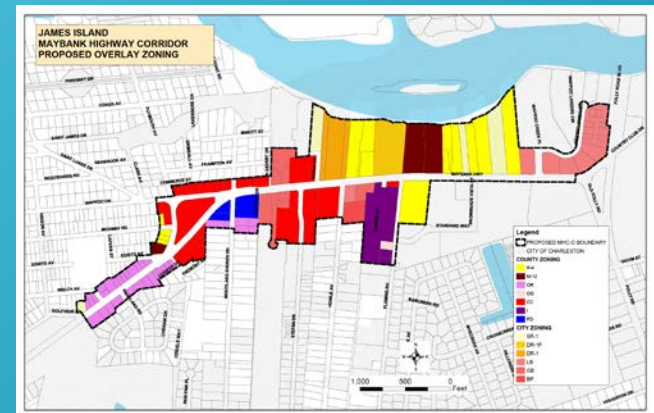
- Tonight is the final Public Workshop on James Island;
- City and County Staff will next finalize drafts of the overlay zoning districts;
- Other City and County departments will continue to provide input, including transportation, public works and legal departments; and
- Over the next few months, the City and County will proceed through separate adoption processes to amend their respective Zoning Ordinances. These adoption processes are open to the public and include a public hearing meeting.



**JAMES ISLAND
MAYBANK HIGHWAY CORRIDOR
OVERLAY ZONING DISTRICT
(JA-MHC-O)**

JA-MHC-O DISTRICT

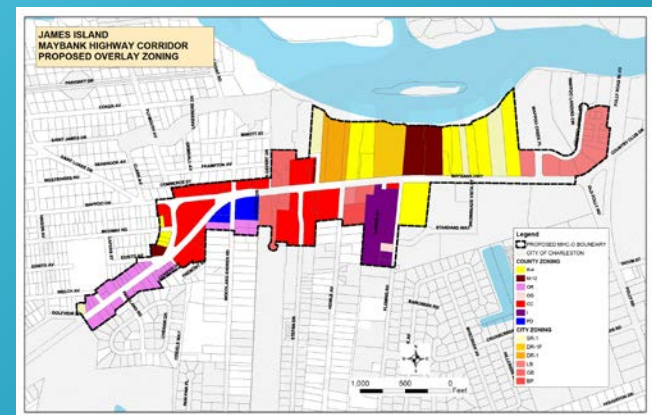
- The JA-MHC-O District includes properties along the James Island section of the Maybank Highway corridor from Folly Road westward to the Charleston City Golf Course.
- This corridor serves as both a busy commuter route and a popular entertainment district, resulting in a high volume of vehicular and pedestrian traffic on weekdays and weekends.
- The intent of the overlay district is to:
 - Preserve the positive qualities of existing development in the corridor;
 - Implement consistent and coordinated design and development standards; and
 - Support transportation and pedestrian safety improvements.



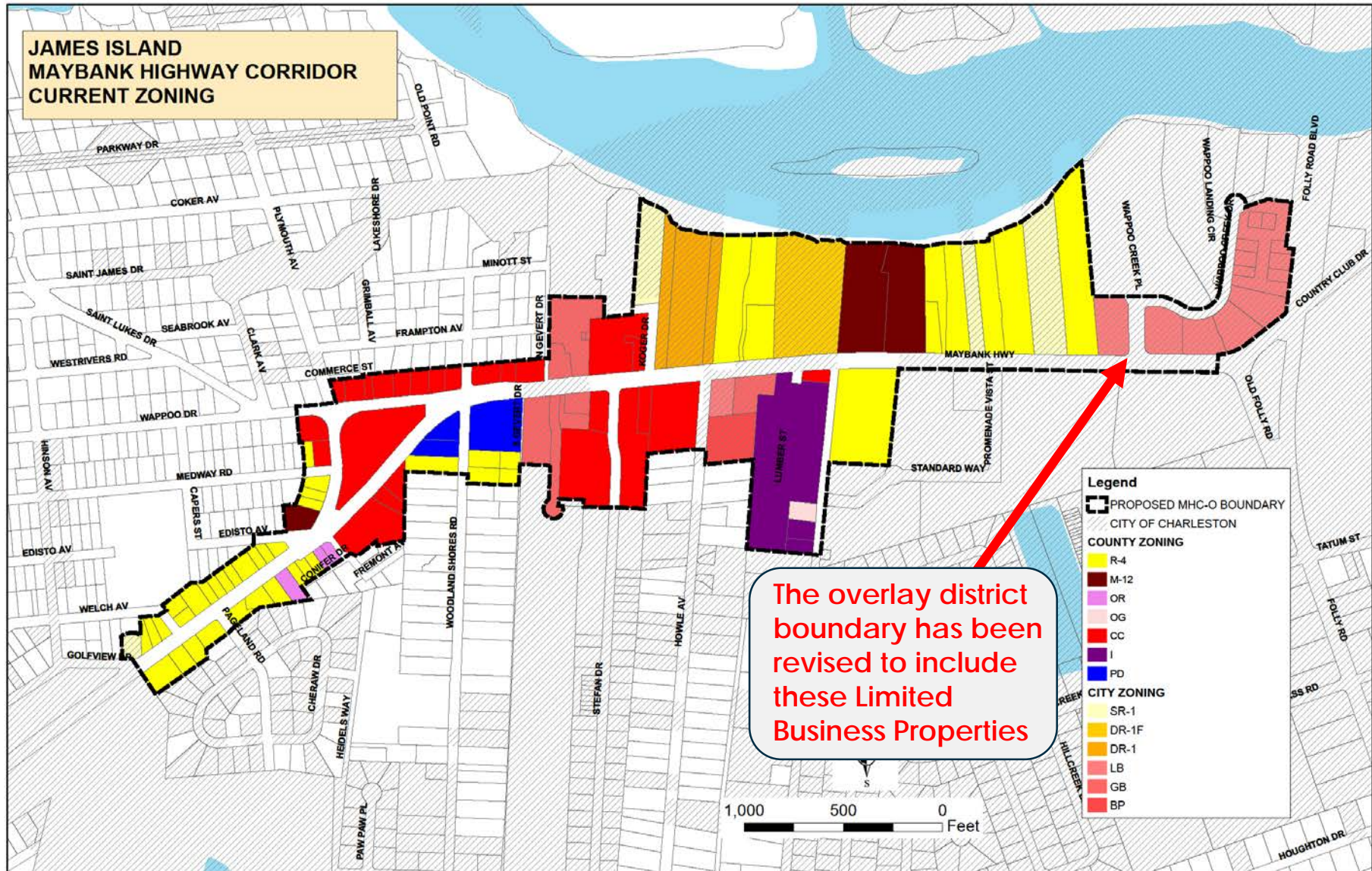
THE JA-MHC-O DISTRICT

- This proposed James Island Maybank Highway Corridor Overlay (JA-MHC-O) Zoning District is a priority project included in Charleston County's Comprehensive Plan 2018-2023 Work Plan.
- 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 .
- The overlay district boundary has been revised as a response to public comment received at the previous public meeting.

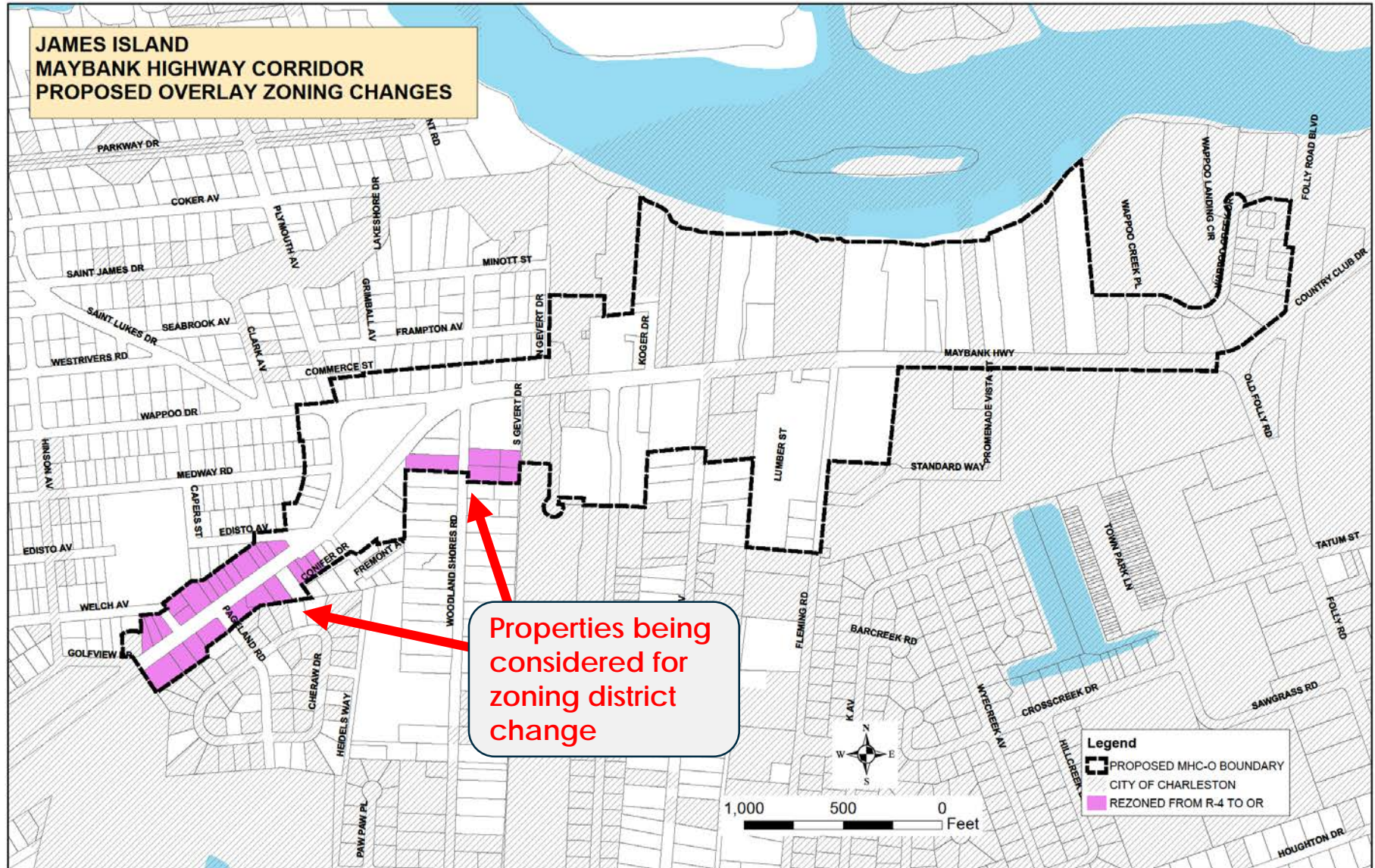
JA-MHC-O DISTRICT



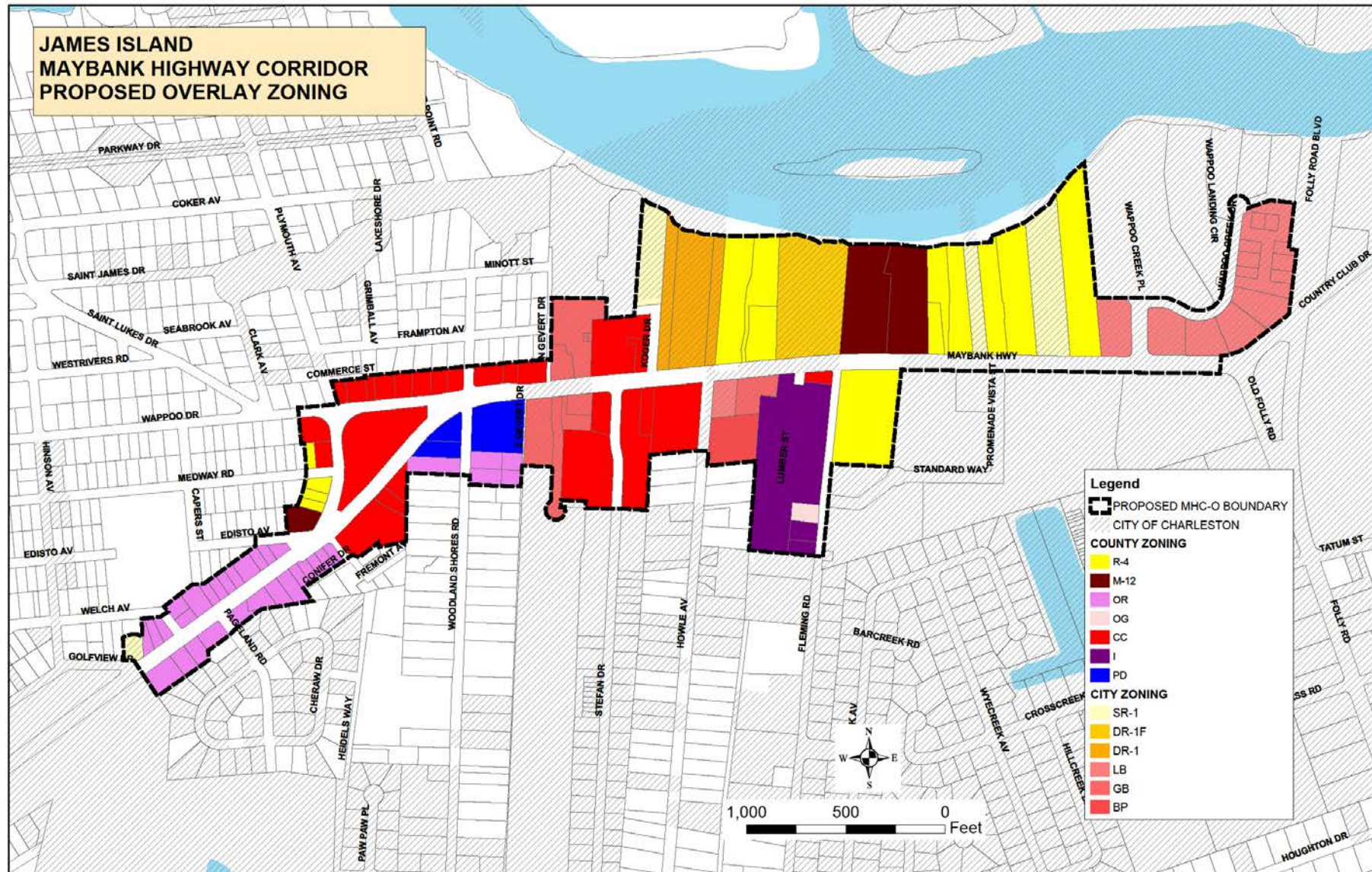
OVERLAY DISTRICT BOUNDARY MAP WITH CURRENT ZONING



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



RESULT IS THIS PROPOSED OVERLAY ZONING MAP

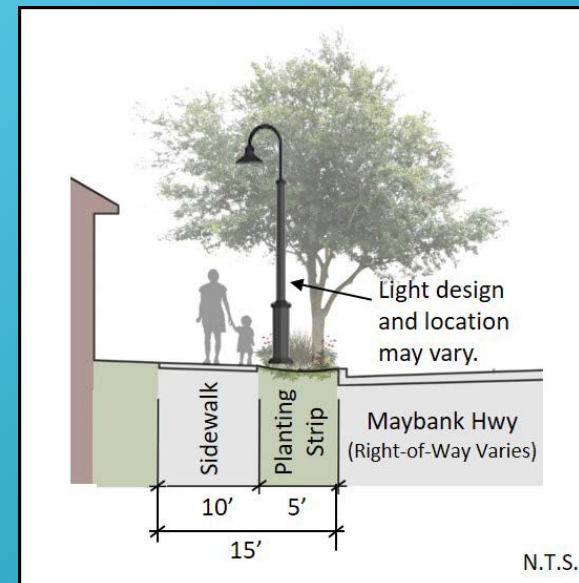


JA-MHC-O DEVELOPMENT STANDARDS AND BUFFER REQUIREMENTS

JA-MHC-O District Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	8 dwelling units per acre
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER	30%
MAXIMUM BUILDING FOOTPRINT	No single building shall exceed 7,500 square feet (1)
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories
(1) No single building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of the Zoning and Land Development Regulations Ordinance.	

- The City is reducing residential density to match the County
- Density bonus is available when affordable housing criteria is met
- Maximum building coverage increased to 40% for properties with shared access agreements

JA-MHC-O District Buffer Depth and Planting Schedule	
STANDARD	MAYBANK HIGHWAY (JAMES ISLAND)
MIN. BUFFER DEPTH	15 feet
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)	
Canopy Trees	2
Understory Trees (at least 50 percent evergreen)	3
Shrubs	25
Street Trees (may be counted toward canopy tree req.)	2



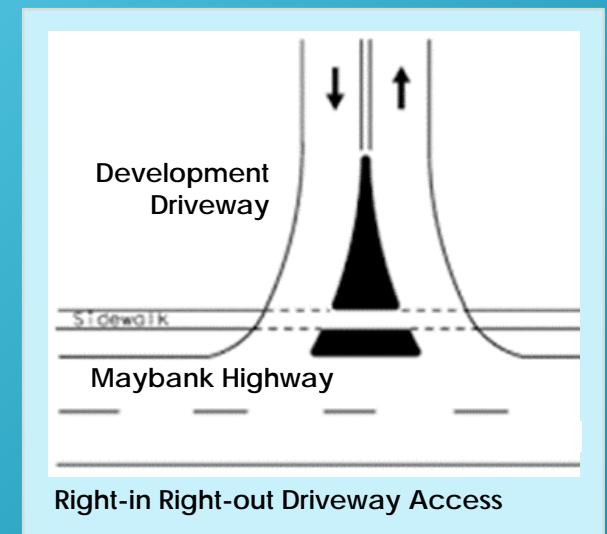
ADDITIONAL REQUIREMENTS

➤ Signage requirements

- Monument signs only;
- Limitation on size of free-standing and façade signs;
- Pole skirts required when re-facing non-conforming signs.

➤ Vehicle access management

- Right-in right-out driveway access (to Maybank Highway);
- Restrictions on driveway width, separation, and number allowed;
- Shared access requirements (frontages less than 250 feet).



ADDITIONAL REQUIREMENTS

➤ Traffic Impact Analysis Requirements

- A traffic impact analysis is a specialized engineering study that evaluates the effects of a proposed Development on the surrounding transportation network.
- A Level 1 or Level 2 traffic impact analysis is required based on the number of Peak Hour vehicle trips the proposed Development is projected to generate:

THRESHOLDS AND TYPE OF TRAFFIC IMPACT ANALYSIS REQUIRED	
Type of Analysis	Threshold
Level 1 - Trip Generation Memo	Less than 50 Peak Hour vehicle trips
Level 2 - Traffic Impact Study	50 or more Peak Hour vehicle trips

Level 1 Trip Generation Memo is intended:

- as information for Review and Decision-Making Bodies, and
- to identify whether further analysis is needed based on unique site attributes or development characteristics.

Level 2 Traffic Impact Study is intended:

- as information for Review and Decision-Making Bodies, and
- to quantitatively assess the proposed Development's impact on the transportation network, and
- to identify transportation improvements (and their associated costs) that would offset the proposed Development's impact.

PUBLIC COMMENT