

# Sol Legare Community Workshop

Charleston County Zoning & Planning Department  
October 30, 2017



## Sol Legare Community Workshop Agenda

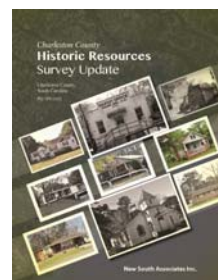
- Introductions
- Brief History of Project
- Review Draft Overlay Zoning District Regulations
- Public Comments
- Next Steps

## Introductions

- Anna Johnson, Charleston County Council Member
- Sussan Chavis, County Planning Commission Member
- Joel Evans, PLA, AICP, Planning Director
- Andrea Pietras, AICP, Deputy Director
- Andrea Harris-Long, AICP, Planner II
- Dan Frazier, AICP, Planner II

## Project History

- **June 2013 – March 2014:** Community surveys were completed by community members, submitted, and analyzed
- **October 2013 – January 2015:** Five-Year review of the County Comprehensive Plan adopted
  - Includes more flexibility for subdivision and local businesses and greater recognition of cultural protection needs for Sol Legare and similar communities
- **September 2016:** Update of Charleston County Historical and Architectural Survey completed
  - Recognizes the rich history and cultural resources located in the Sol Legare community



## Project History (cont'd)

- Feb. 2017: Held community meeting to gather additional input for the Community Plan
- June 2017: Presented the Community Plan to the community for review and feedback
  - Community overwhelmingly supported the Plan!



### The Community Plan:

- Recognizes Sol Legare's historical and cultural value, and
- Contains strategies to promote the preservation and growth of the community.

## Sol Legare Community Plan

### Community Plan Implementation & Strategies

Once the Sol Legare Community Plan is adopted by County Council, the next step is to implement the strategies contained in the Plan. The strategies listed below were developed in coordination with residents of Sol Legare to address the issues identified in the Community Needs Survey and at community meetings. The strategies are intended to assist the community in achieving its vision for the future.

The first strategies are to evaluate and update the Community Plan on a consistent basis and work with the community to develop amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) to address the planning and zoning needs of the community. Once the ZLDR is amended, the remaining strategies should be prioritized and the community should engage the appropriate parties to address those strategies.

#### Implementation Strategies

Listed below are the recommended implementation strategies to address the issues identified by the community and achieve their vision for the area.

#### 1. Evaluate and update the Community Plan, as needed, with community input.

2. **Planning and Zoning Strategies** to allow more flexibility to subdivide property; allow additional land uses, where appropriate; and preserve the community character and existing natural and cultural resources.

**Strategy 2.1:** Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an overlay zoning district, as applicable. *Note: Page 10 demonstrates development currently existing in the area that the community would like to emulate. Commercial properties that may be redeveloped are also pictured.*

**Strategy 2.2:** Monitor and evaluate the updated zoning ordinance and amend as needed.

#### 3. Public Works and Transportation Strategies to address road and drainage maintenance and improved transportation options.

**Strategy 3.1:** Coordinate with Charleston County Public Works, Charleston County Transportation Development, and South Carolina Department of Transportation (SCDOT) to ensure roads and ditches are properly maintained and repaired, as necessary.

**Strategy 3.2:** Coordinate with Charleston County Public Works to ensure sidewalks through the community are properly maintained and repaired, as necessary.

**Strategy 3.3:** Work with Charleston County Public Works to ensure boat landing, to minimize erosion, is properly maintained and repaired, as necessary.

**Strategy 3.4:** Coordinate with Charleston County Public Works to ensure road to Folly Beach is properly maintained and repaired, as necessary.

**Strategy 3.5:** Work with Charleston County Public Works to ensure road to Folly Beach is properly maintained and repaired, as necessary.

**Strategy 2.1:** Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an **overlay zoning district**, as applicable.

## **DRAFT OVERLAY ZONING DISTRICT REGULATIONS**

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### **The Sol Legare Community Overlay Zoning District (SL-O) is a result of:**

- Community surveys from 2013-2014
- Public input from the community meetings held from 2013-2017
- Individual meetings and conversations with property owners and residents



## The Sol Legare Community Overlay Zoning District (SL-O)

- Addresses primary community needs and issues by:
  - Establishing flexible subdivision options for the unique long, narrow lots in the area
  - Allowing for the redevelopment of properties that have historically had commercial uses (e.g. Backman's Seafood, Mosquito Beach, etc.)
  - Relaxing standards for home occupations and accessory dwelling units

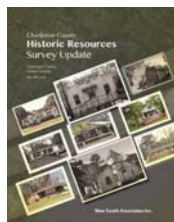
## The Sol Legare Community Overlay Zoning District (SL-O) *Purpose and Intent*

Implements the *Charleston County Comprehensive Plan* by creating an overall vision for the future of the Sol Legare Community that...

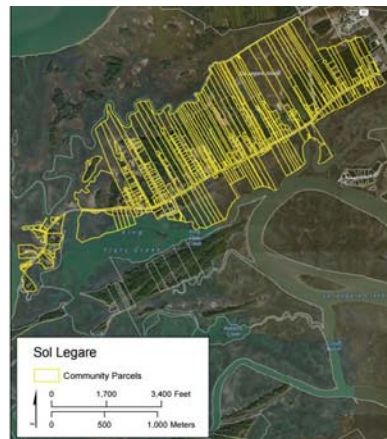
***“...protects and promotes the culture and unique development patterns of existing communities and sustain their strong sense of community”***



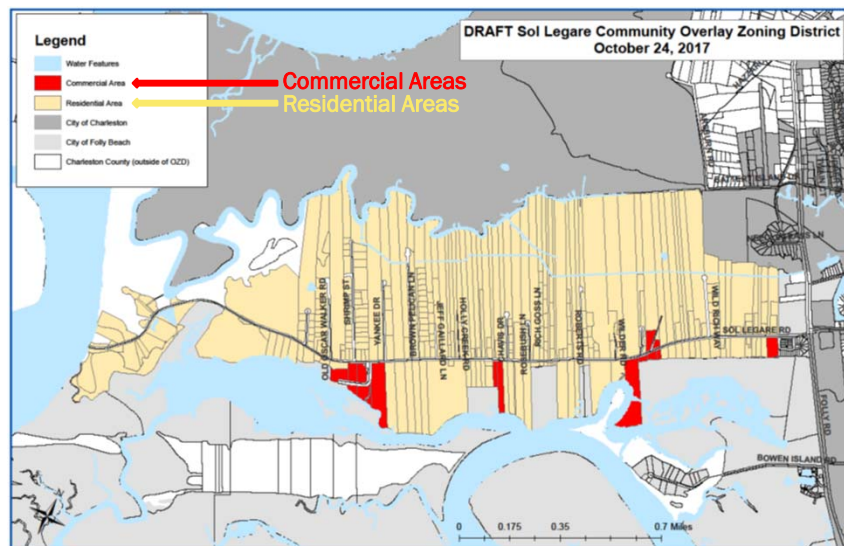
## The Sol Legare Community Overlay Zoning District (SL-O) *Purpose and Intent*



Preserves and promotes the cultural significance and historical land development patterns of Sol Legare identified in the 2016 Charleston County Historic Resources Survey Update



## SL-O Zoning Designations



## Residential Area

- Similar to the current zoning, Special Management 3 (S-3), with added flexibility

(see page 13 of draft overlay)	S-3 Development Option	SL-O Development Option
<b>MAXIMUM DENSITY</b>	3 dwelling units per acre	3 dwelling units per acre
<b>MINIMUM LOT AREA</b>	14,500 SF; 12,500 SF if public water and/or sewer is available	10,000 SF
<b>MINIMUM LOT WIDTH</b>	80 feet; 70 feet with public water and/or sewer is available	50 feet
<b>MINIMUM LOT WIDTH:DEPTH RATIO</b>	None	None
<b>MINIMUM SETBACKS</b>		
Front/Street Side	25 feet	10 feet
Interior Side	15 feet	5 feet
Rear	25 feet	5 feet
OCRM Critical Line	35 feet	35 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot	30% of lot
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet	35 feet
<b>MAXIMUM BUILDING SIZE</b>	None	2,500 SF

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<b>MAXIMUM BUILDING SIZE</b>	None	2,500 SF

May be increased to 5,000 SF by Special Exception

## Residential Area – Use Regulations

- Allowed uses are similar to what is currently allowed in the S-3 Zoning District
- Added the following land uses:
  - **Community Garden**
  - **Artisan and Craftsman**
    - Required to have all activities confined to a structure that is entirely enclosed
    - On-site retail sales are limited to artisan or handmade items produced on the premises only
  - **Duplexes**
    - Allowed by Special Exception only
    - Must have twice the minimum lot size; however, lots of record that exist prior to the date of the SL-O adoption are exempt from this requirement.
    - Duplexes must architecturally blend with existing single-family dwelling units

## Residential Area – Use Regulations

- **The following uses are only allowed by Special Exception:**
  - Manufactured Housing Units and Replacements
  - Schools (including pre-school, primary and secondary school, and college facilities)
  - Eco-Tourism
  - Social Club or Lodge
  - Community Dock
  - Commercial Dock

**\*See the Use Table on pages 3-7 for the complete list of allowed uses in the Residential Area**



## Residential Area – Use Regulations

- Short-Term Rentals
  - Must comply with the regulations adopted by Charleston County Council
- Accessory Dwelling Units (ADUs) such as “mother-in-law suites” or guest houses
  - No minimum lot size required (currently, we require 1.5 times the minimum lot size)
  - Maximum size of 800 SF with the ability to go up to 1,500 SF through the Special Exception process (limited to 800 SF currently)
  - Separate electrical meters are allowed for attached ADUs (not allowed in the ordinance currently)
  - Must comply with setbacks, buffers, and other requirements



## Residential Area – Use Regulations

**Home Occupations** are specific types of work and employment that can be conducted from home within the primary dwelling unit or an accessory structure.

- Vehicle/Equipment Repair and Special Trade Contractors are allowed if:
  - They take place in an enclosed structure;
  - Pose no noise or safety concerns; and
  - Comply with all other Home Occupation requirements.
- Up to 5 nonresident employees are permitted, if a Special Exception is granted by the Board of Zoning Appeals. If no Special Exception is granted, then only one employee is permitted.

## Residential Area – Other Regulations

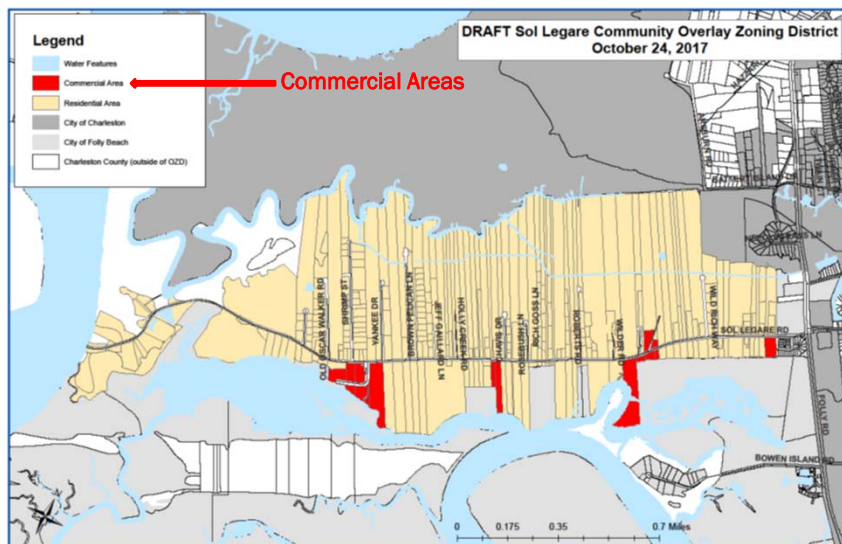
- Gated communities are prohibited.
- Fence Requirements
  - Maximum height for residential fences is six feet.
  - Open, transparent fencing is encouraged.
  - Fences made of opaque materials and chain link fences shall not exceed four feet in height.



**ANY QUESTIONS REGARDING  
THE RESIDENTIAL AREAS?**

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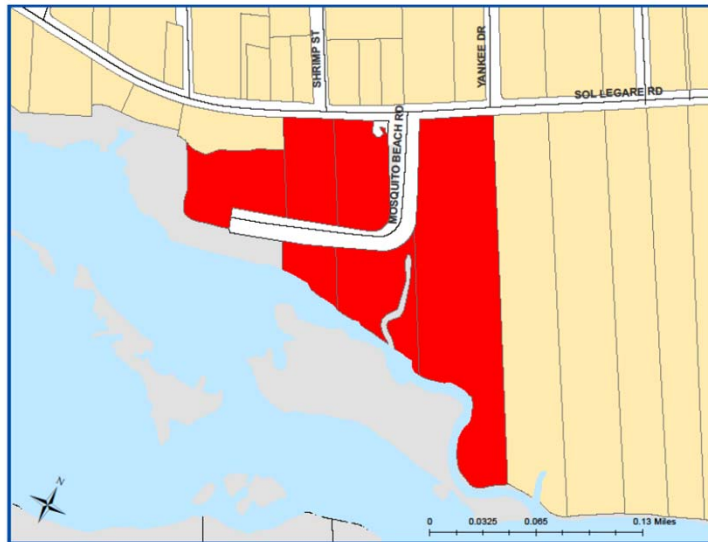
## SL-0 Zoning Designations



## Designating the Commercial Areas

- The community stated that they would like to see former commercial properties have the opportunity to redevelop, but they do not want to see many new commercial uses develop.
- Working with the community, we identified the following commercial areas:
  - Mosquito Beach
  - Backman's Seafood property(s)
  - Seashore Lodge
  - Vacant snack/convenience stores at 1981 and 1987 Sol Legare Road
  - 1729 Sol Legare Road
    - Community members noted that this is an opportunity for a farmers market location

## Mosquito Beach



## Mosquito Beach



## 1981 and 1987 Sol Legare Road



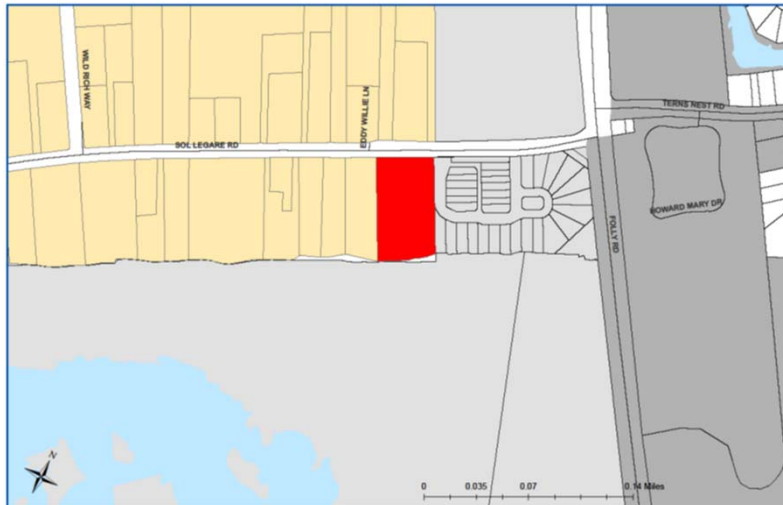
## 1981 and 1987 Sol Legare Road









## 1729 Sol Legare Road



## 1729 Sol Legare Road



## Commercial Areas

<b>MINIMUM LOT AREA</b>	10,000 square feet
<b>MINIMUM LOT WIDTH</b>	25 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	Equivalent to required buffers
Interior Side	Equivalent to required buffers
Rear	Equivalent to required buffers
OCRM Critical Line	15 feet 
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet
<b>MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY</b> (Developments containing commercial/office and residential uses)	Three (3) dwelling units per acre
<b>MAXIMUM BUILDING COVERAGE</b>	30% of lot
<b>MAXIMUM BUILDING SIZE</b>	No single building shall exceed 5,000 square feet of gross floor area. 

## Commercial Areas – Use Regulations

### Permitted Uses

- Apiculture (bee keeping)
- Crop production
- Bona Fide forestry operations
- Private stable
- Community garden
- Single-Family Detached Residences
- Mixed Use/Occupancy
- Community Recreation
- Eco-Tourism
- Religious or civic organizations
- Small animal boarding
- Restaurants
- Office
- Water-Dependent Commercial (e.g. Backman's Seafood, Crosby's Seafood, etc.)
- Retail sales, including:
  - Food sales (grocery stores, meat markets, candy shops, etc.)
  - Art stores
  - Convenience stores
  - Florist
  - Furniture store
- Sweetgrass basket stands
- Locksmith
- Tailor or seamstress
- Hair or nail salon
- Personal Improvement Service
- Small-scale manufacturing



## Commercial Areas – Use Regulations

### Uses allowed by Special Exception

- Duplex
- Manufactured Housing Units
- Schools
- Health care services
- Hotels/motels
- RV parks or campgrounds
- Kennel
- Bar or Lounge
- Office/warehouse complex
- Special Trade Contractors (offices/storage)
- Parking Lot
- Consumer repair service
- Community or Commercial dock
- Microbrewery
- Water transportation or sightseeing transportation (land or water)

## Commercial Areas – Use Conditions

- **Special Trade Contractors**
  - Restrict tractor trailer containers from being used in outdoor storage areas
  - Prohibit outdoor storage of vehicles, materials, and equipment
  - Hours of operation are limited from 7am to 7pm
- **Artisan and Craftsman uses**
  - Subject to noise/nuisance regulations
  - Outdoor storage of materials is prohibited
  - Limited to 2,000 SF in size and five employees
- **Manufacturing and Production**
  - Maximum floor area of 2,000 SF and no more than five employees
  - On-site retail sales are prohibited.
  - Activities must be confined to a structure that is entirely enclosed.
- **Fast Food restaurants**
  - Drive-thru windows are prohibited.

## Commercial Areas – Use Conditions

- Bar or Lounge
  - Allowed by Special Exception
  - Hours of operation limited to 8am – 11pm; however, the hours of operation may be extended if approved by Special Exception.
  - Revocation of Zoning Permit
    - Three Offense Rule (see page 10 of draft)
- Parking Lots
  - When a parking lot is proposed to be the principal use of a property, a Special Exception is required.
  - A parking lot can only be the principal use of a property if it is serving a business that is located within 1000' feet of the property.
  - Parking garages are prohibited.

## Commercial Areas – Development Standards

- Sign Regulations
  - All signs shall be monument style.
  - Signs shall not exceed 6 feet in height and 40 square feet in size.
  - Internal illumination is prohibited.
  - Electronic message boards are prohibited.



## **QUESTIONS ABOUT THE COMMERCIAL AREAS?**

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## **NEXT STEPS**

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## Proposed Next Steps

- Staff will finalize the Sol Legare Overlay Zoning District based on tonight's community feedback
- Staff will then take the Community Plan and Overlay Zoning District through the Adoption Process:
  - **Planning Commission Meeting**
  - **County Council Public Hearing**
  - Planning/Public Works Committee meeting
  - Three readings at Council meetings

## Contact Information

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