

Proposed Spring Grove Development

**Special Charleston County
Planning Commission Meeting/Workshop**
September 16, 2015
EB Ellington Elementary School
6:30 pm – 8:30 pm



Application Information

- Applicant/Owner: MWV-East Edisto Spring Grove, LLC
- Applications:
 - Development of County Significance (Case Number DCS-7-13-16669);
 - Comprehensive Plan Amendment (Case Number ACP-7-13-16648);
 - Zoning Map Amendment (Case Number FBZD-7-13-16652); and
 - Development Agreement (Case Number ZDA-12-10-10106).
- Council District: 8
- Total project size: 14,508 acres
 - 8,849 acres highland
 - 5,569 acres freshwater wetlands

Application Information (cont'd)

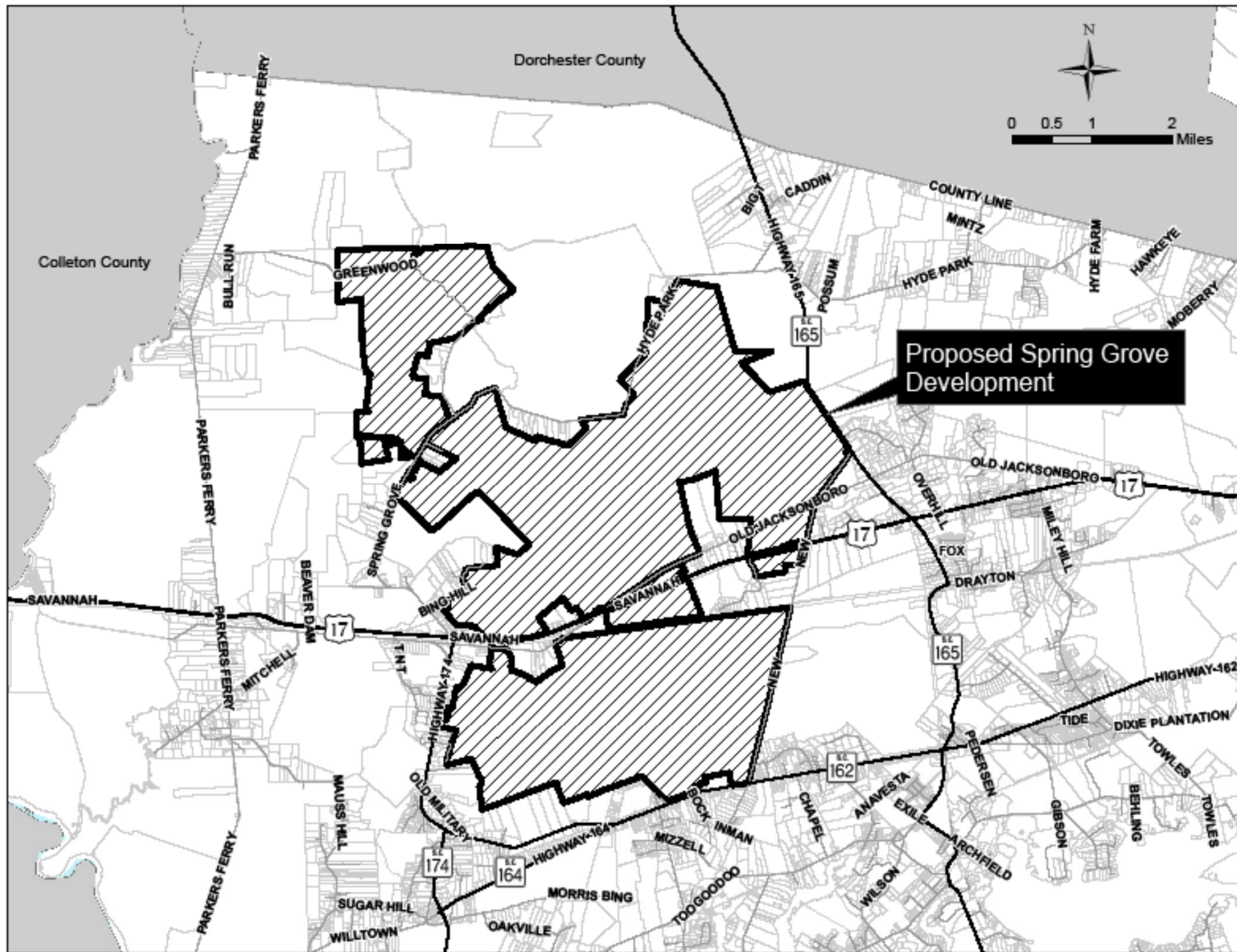
Parcel Identification Numbers, Addresses, Acreage & Zoning:

- PID 050-00-00-017, 5613 New Road, 2.22 acres, zoned RM;
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres, zoned AGR;
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres, zoned AGR;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres, zoned AGR;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 43.20 acres, zoned RM;
- PID 121-00-00-035, 5640 Old Jacksonboro Road, 250.00 acres, zoned RM;
- PID 168-00-00-023, 6731 Old Jacksonboro Road, 0.69 acres, zoned AGR;
- PID 175-00-00-009, 7117 Highway 165, 13,933.90 acres, zoned RM;
- PID 175-00-00-017, 7900 Savannah Highway, 245.00 acres, zoned RM; and
- PID 186-00-00-062, 6209 New Road, 3.50 acres, zoned AGR.

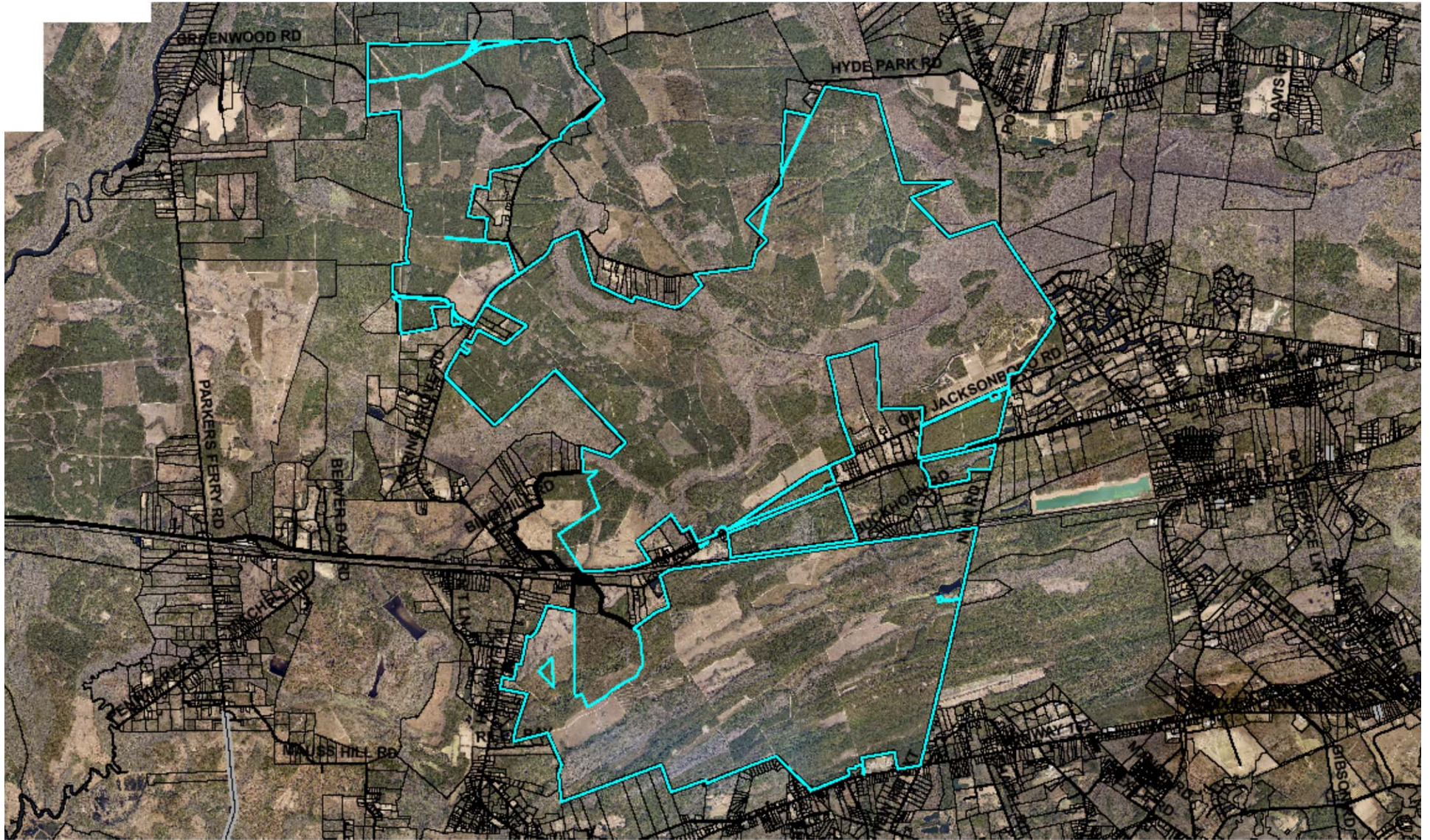
Total of All Parcels: 14,508 acres

14,474.32 ac zoned RM; 33.68 ac zoned AGR

Based on current zoning densities, a maximum of 611 lots could be subdivided today



2015 Aerial



Project History

- 2007-2012: County staff worked to draft and amend County ordinances to allow application processes for projects like Spring Grove to be reviewed and considered for approval.
- 2012-present:
 - Reviewed 5 sets of draft applications submitted by MWV and worked with the applicant to ensure compliance with County ordinances.
 - Hosted 5 community meetings to gather public input on needs and the proposed Spring Grove development (MWV hosted 2 additional meetings).
 - Worked with County departments and public service providers to determine potential project impacts and mitigation.
 - The applicant decreased the proposed project size from approximately 31,000 acres to approximately 14,500 acres in 2013.

Description of Applications

- Development of County Significance;
- Comprehensive Plan Amendment;
- Zoning Map Amendment; and
- Development Agreement.

Description of Applications

- **Development of County Significance;**
- Comprehensive Plan Amendment;
- Zoning Map Amendment; and
- Development Agreement.

Development of County Significance (DCS) Application

- Developments of County Significance (DCS) Ordinance provides a process for proposed developments that are 1,000 acres or larger and located in the Rural Area of the County to request development patterns that are different than would be allowed by the existing Comprehensive Plan and Zoning if specific criteria are met.
- DCS applications may only be approved by County Council if it determines that the proposed amendment is consistent with the overall purpose and intent of the Comprehensive Plan and the requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance.

DCS Requirements & Criteria

- At least 75% of the project area must remain as allowed by existing zoning.
- The remaining 25% of the project area may be developed differently; however, applications for a Comprehensive Plan Amendment, Zoning Map Amendment, and Development Agreement must be submitted and must address:
 - The location, density, intensity and time frame for development.
 - Provision of adequate levels of public facilities and services at time of development.
 - Preservation of historic and cultural resources.
 - How the project will blend in with the surrounding area.
 - The inclusion of a variety of housing types and affordability.
 - Economic and fiscal impact analyses.
 - Alternative modes of transportation.
 - Emergency evacuation routes.

DCS Application: Proposed Spring Grove Development

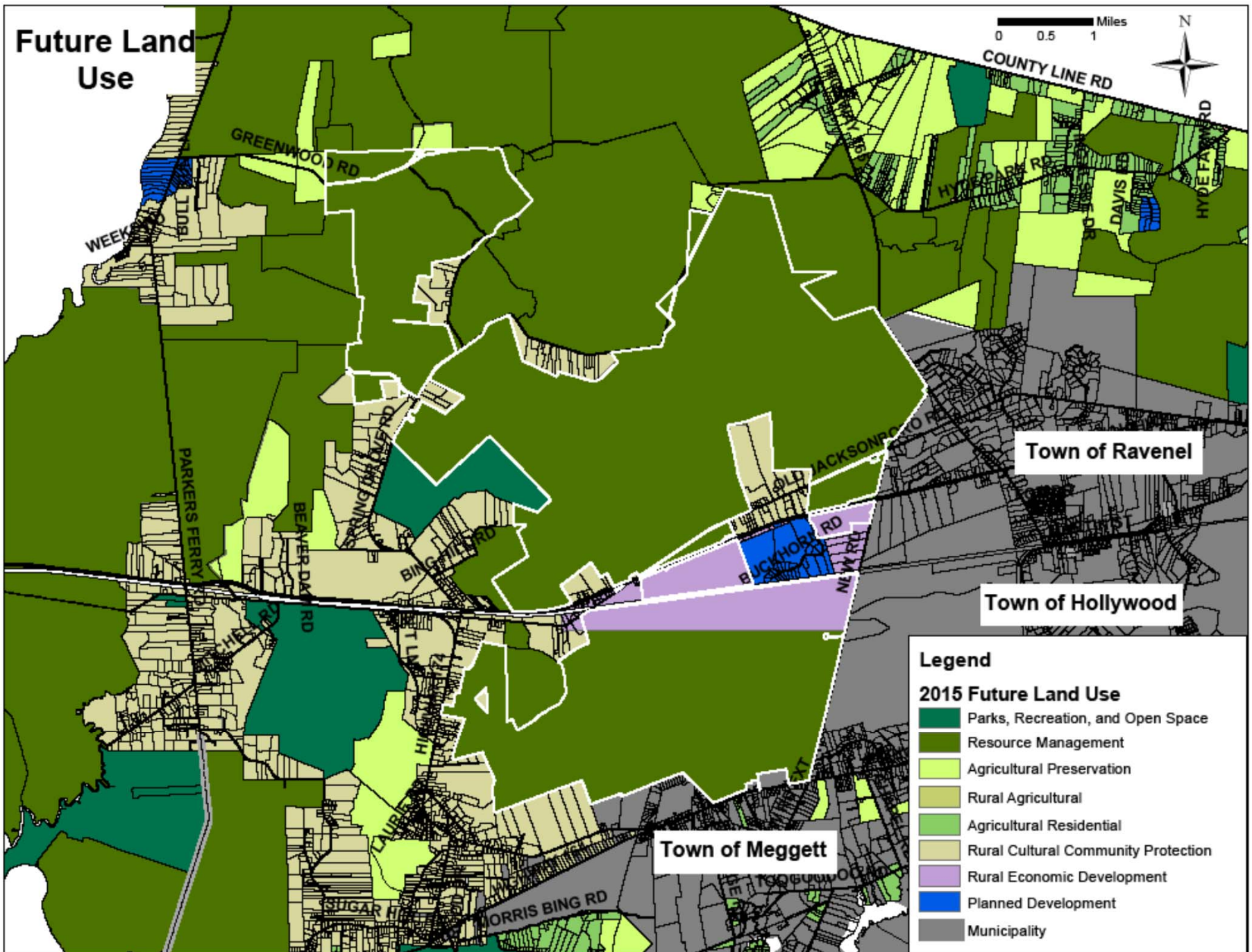
- The applicant has submitted a DCS application that includes a Comprehensive Plan Amendment application, Zoning Map Amendment application, and Development Agreement application that address the required criteria.

Description of Applications

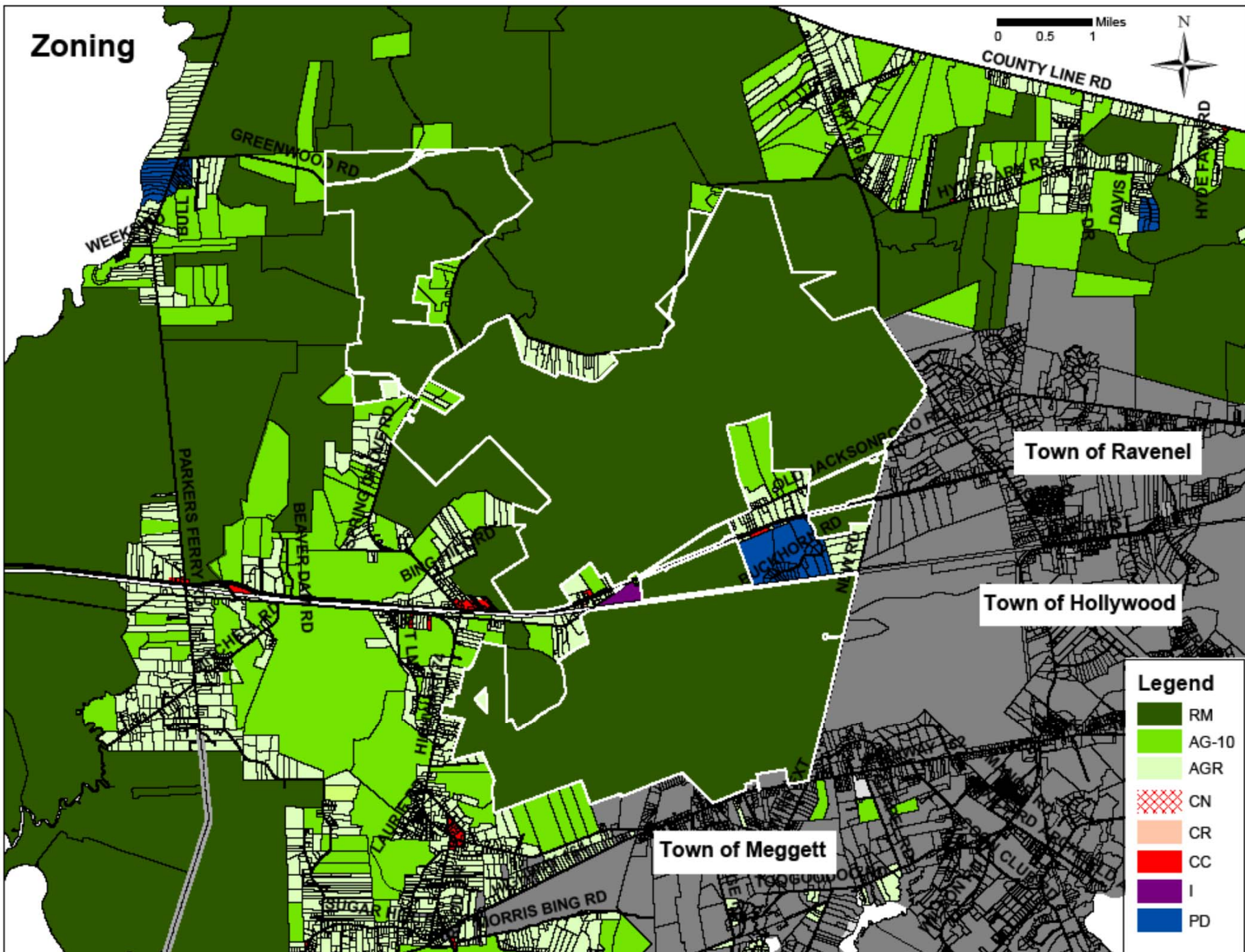
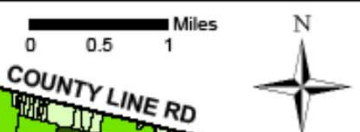
- Development of County Significance;
- **Comprehensive Plan Amendment;**
- Zoning Map Amendment; and
- Development Agreement.

Comprehensive Plan Amendment Application

- The Comprehensive Plan:
 - Is an expression of the County's intent for where and how future growth and development should occur.
 - Identifies parts of the County that may or may not be appropriate for certain types of growth.
 - Is created through an extensive public planning process where input is gathered to help shape the future of how and where growth should occur.
- The applicant has submitted a Comprehensive Plan Amendment application to change the future land use designations for the subject properties to “Development of County Significance.”
 - Currently designated as Resource Management, Agricultural Residential, Rural Cultural Community Protection, and Rural Economic Development.



Zoning



Town of Ravenel

Town of Hollywood

Town of Meggett

Legend	
	RM
	AG-10
	AGR
	CN
	CR
	CC
	I
	PD

Description of Applications

- Development of County Significance;
- Comprehensive Plan Amendment;
- **Zoning Map Amendment;** and
- Development Agreement.

Zoning Map Amendment Application

- The applicant has submitted a Zoning Map Amendment application to change the zoning of the subject properties to the Form-Based Zoning District.
- Form-Based Zoning Districts guide the form and character of the built environment to create development patterns that coordinate the location of a variety of land uses with a connected transportation network in a manner that accommodates pedestrian mobility.
- Requires a Form District Master Plan, which is a toolbox that sets out the parameters for the locations, types, and amounts of development that can occur in the future.

Form-Based Zoning District: Approval Steps

1. Rezoning of property to the Form-Based Zoning District

- Approval of a Form District Master Plan that sets out the parameters for the amounts, locations, and types of development that can occur.
- Requires Planning Commission recommendation & Council approval.

2. Subdivision, Community Unit/Special District Plan, Site Plan, and Zoning Permit approvals

- Staff level approval process where the applicant submits detailed plans for specific portions of the development that must comply with the parameters of the Form District Master Plan and must address the provision of public facilities and services and address mitigation.

Description of Applications

- Development of County Significance;
- Comprehensive Plan Amendment;
- Zoning Map Amendment; and
- **Development Agreement.**

Development Agreement Application

- A Development Agreement is a contract between a local jurisdiction and a property owner that details the obligations of the property owner and the jurisdiction, as allowed by state law:
 - Specifies the standards and conditions that will govern development of the property.
 - Provides assurances to the developer that the development regulations that apply to the project will not change during the term of the agreement.
 - Provides clarification regarding project phasing and timing of public improvements to include public services and facilities.
- The applicant is requesting a 50-year Development Agreement that is currently being negotiated with County Council.

Proposed Spring Grove Development

- Keep approximately 75% of the project area as allowed by current zoning:
 - 10,944 acres
 - 437 density units proposed (1 density unit/25 acres)
- Develop remaining area at greater densities and different land uses than currently allowed:
 - 24.5% of project area or 3,564 acres
 - 7,500 – 10,000 density units proposed (2.1 – 2.8 density units/acre)
 - Land uses include single family homes, townhomes, apartments, office, retail, business park, etc.
- Density units: Not just homes. Includes office, commercial, industrial, etc. (conversion factors).

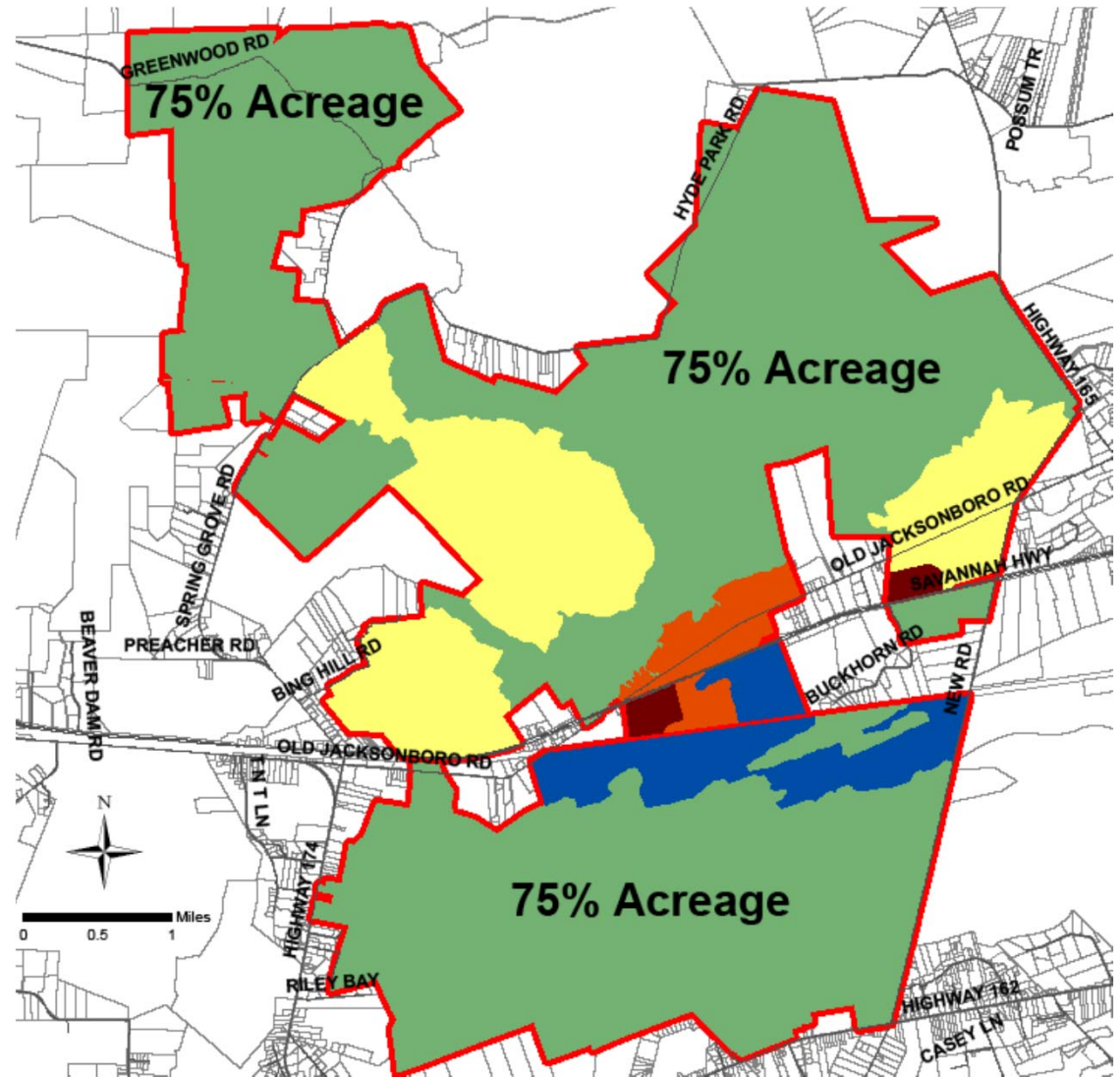
Settlements Map - Proposed

- Development intensity levels:
Low to High
 - Green areas (75% Acreage)
 - Orange area (Corner)
 - Blue areas (Villages)
 - Gold areas (Towns)



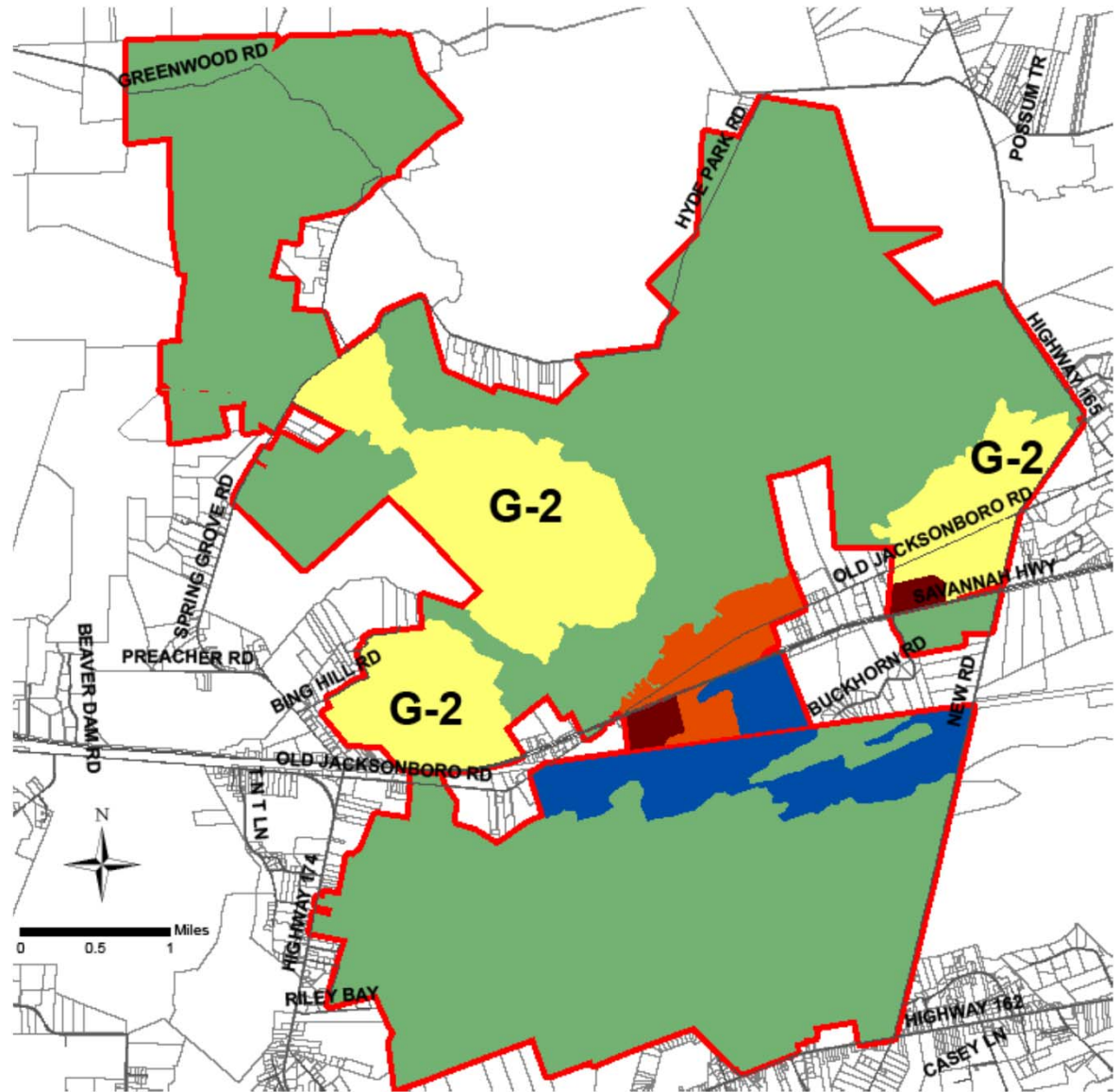
75% Acreage - Proposed

- Green areas on map
- Proposed to be developed as allowed by current zoning
- 10,944 acres
- 1 density unit per 25 acres
- 437 density units possible (not just homes)
- Uses as allowed under current zoning



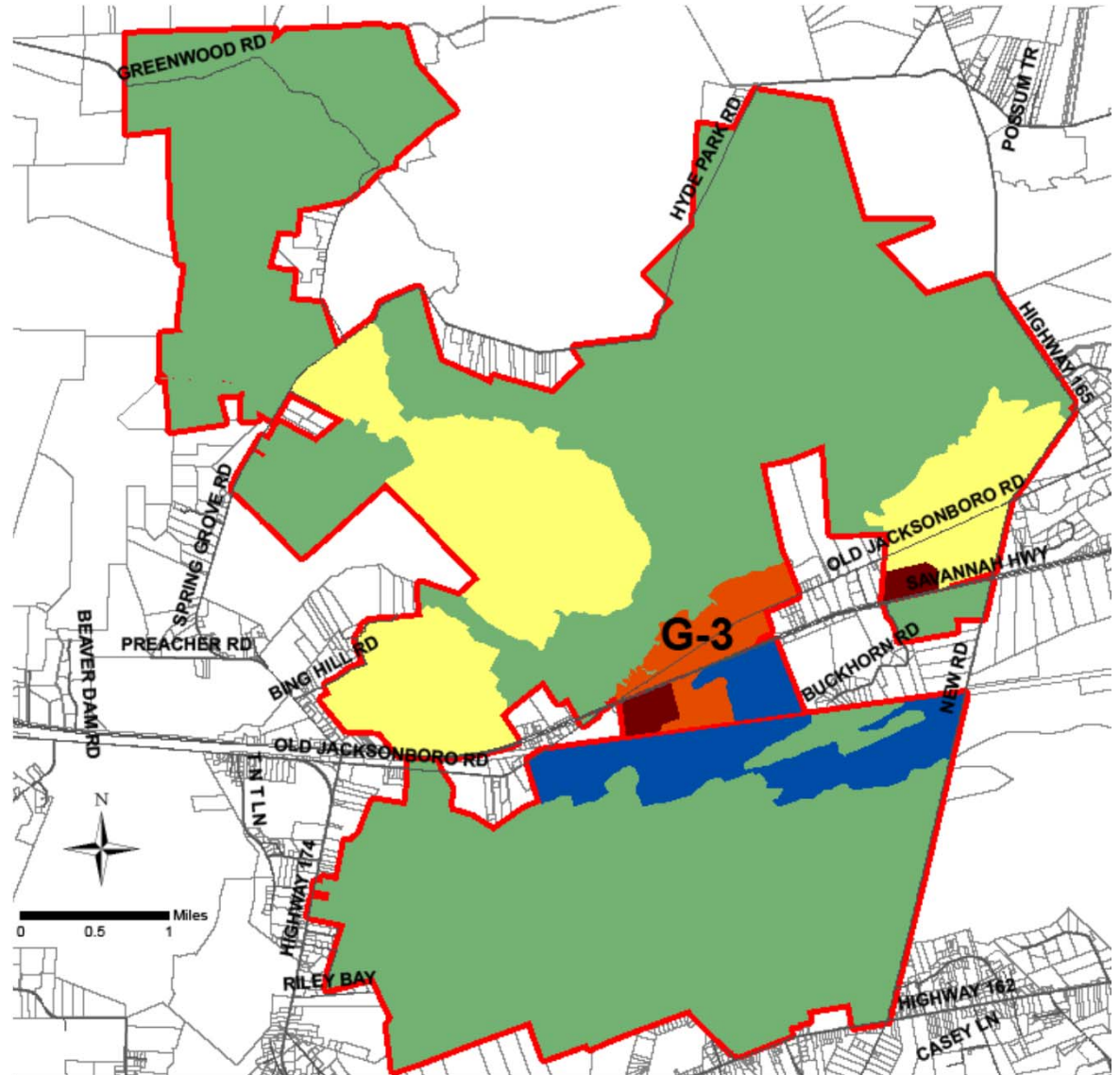
G-2, Controlled Growth Sector - Proposed

- Yellow areas on map
- 2,378 acres
- 2.5 density units per acre
- 5,945 density units possible (not just homes)
- Mixtures of uses
- Portions could be high intensity



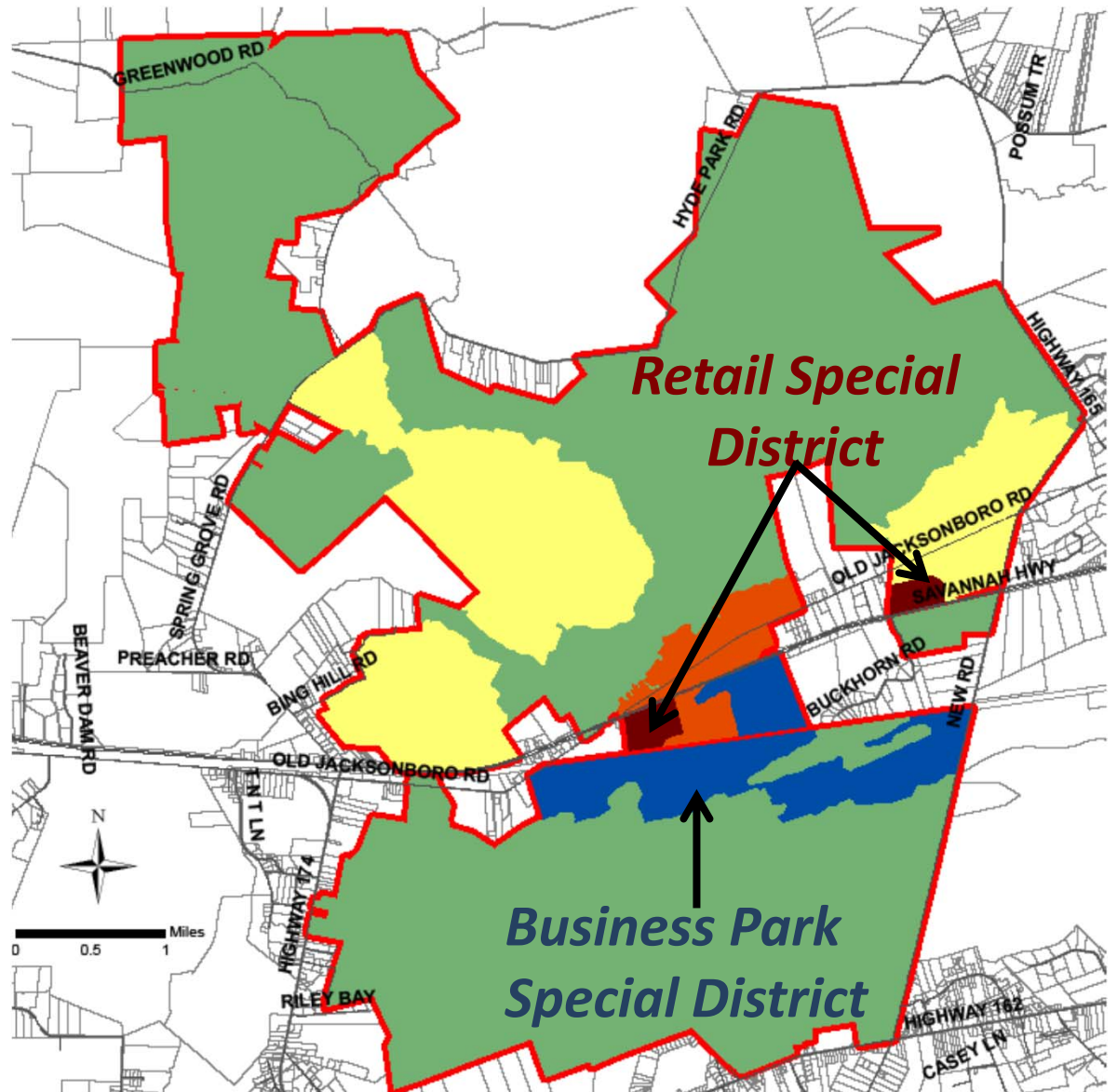
G-3, Intended Growth Sector - Proposed

- Orange areas on map
- 1,186 acres
- 3 density units per acre
- 3,558 density units possible (not just homes)
- Mixtures of uses
- Greater proportion could be high intensity



Special Districts - Proposed

- Form-based development standards do not apply
- SD-1, Business Park:
 - Office, commercial, warehousing, industrial, etc.
- SD-2, Regional Retail:
 - Town center type development
 - Allows “big box” stores
- No residential development



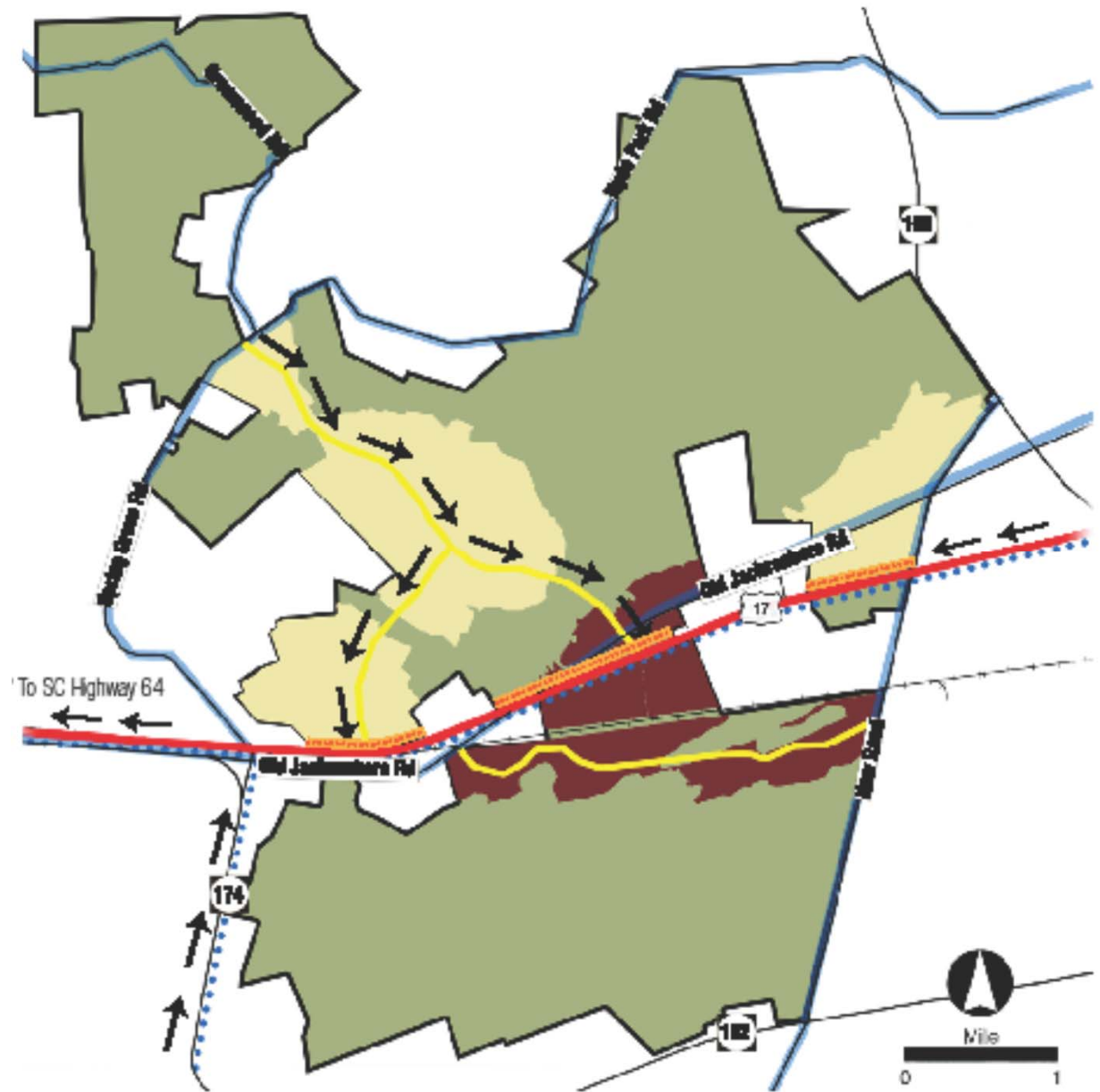
Trails Map - Proposed

- General location of existing and planned trails
- More detailed trail locations will be required when development plans for specific areas are submitted in the future
 - *Must comply with the requirements of the Form District Master Plan.*



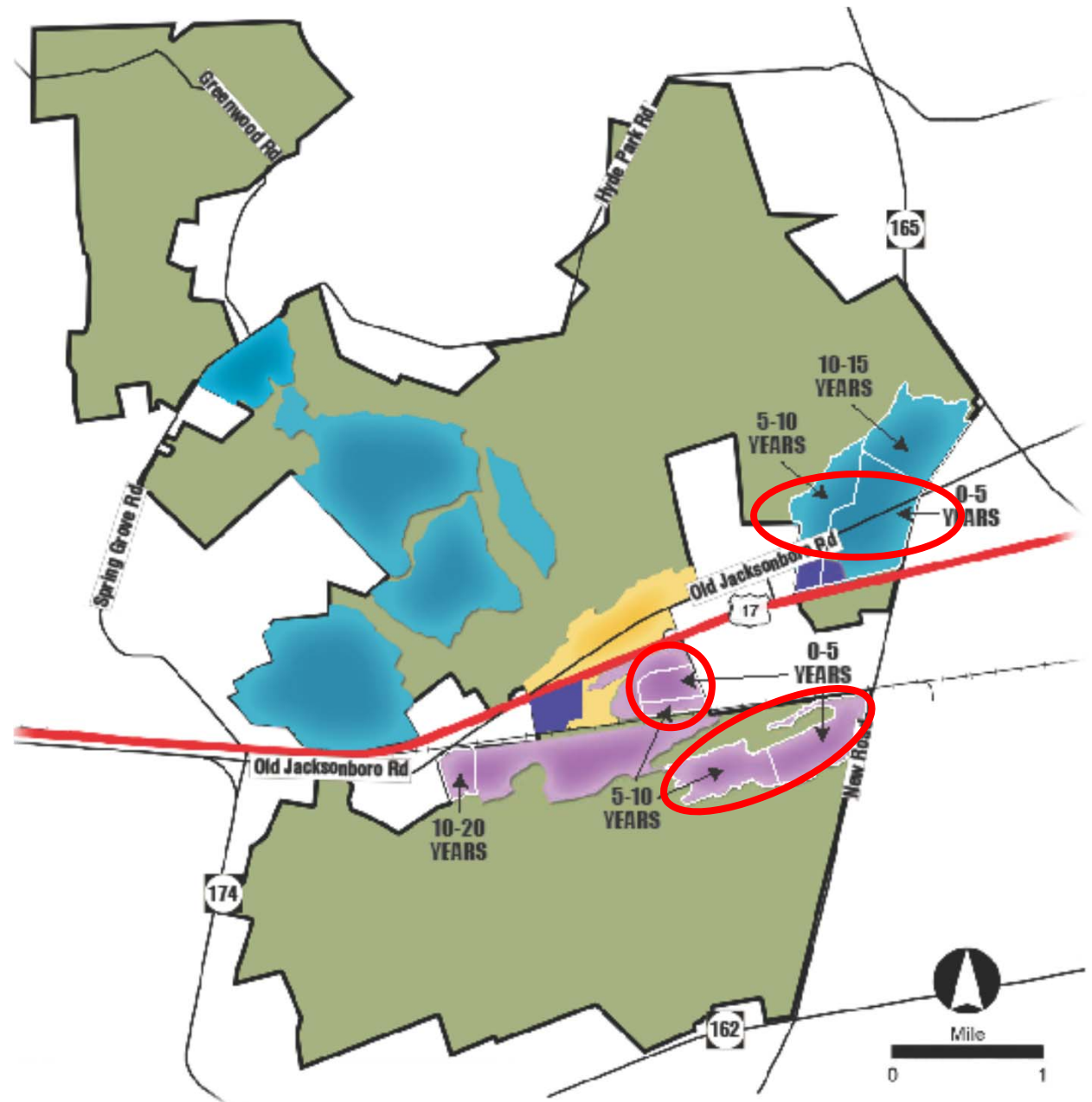
Circulation Map - Proposed

- General location of existing and planned roads
- More detailed road and drainage studies, types and locations will be required when development plans for specific areas are submitted in the future
 - *Must comply with the requirements of the Form District Master Plan*
 - *Coordinated traffic studies and mitigation*
 - *Master drainage plans and mitigation*



Phasing Plan - Proposed

- Long-term development
 - Proposed to develop over 50 years (2065)
- Areas proposed for development over next 5 – 10 + years (2020 – 2025 +)
 - Business Park
 - Old Jacksonboro Rd/Hwy 17
- Rest of development proposed to occur in 10 + years (2025 – 2065)



Four Applications

- Development of County Significance;
- Comprehensive Plan Amendment;
- Zoning Map Amendment; and
- Development Agreement.

Public Input:

2012-2014 Community Meetings

- Program Needs:
 - Senior Citizen's Center with Transportation Service and Feeding Program with Annual Funding.
 - After School Tutorial Program for our children with Annual Funding and Certified Staff.
 - Summer Enrichment Program/Camp for children of all ages with a feeding program, transportation service and staff.
 - Training for Wiltown Community members to receive certification to work in every capacity concerning the Senior Citizens, After School Tutorial Program, Recreational Center and Summer Camp, etc.

Public Input:

2012-2014 Community Meetings (cont'd)

- Facility Needs:
 - Fully Equipped Recreational Center, Park and Playground with Swimming Pool, Basketball and Tennis Courts with Annual Funding and Daily Operating Staff Members.
 - Sidewalks: Hwy 174 and Wiltown Road; 164 and 174 Crossing (Stop Light also); Dawhoo and Sugarhill Road; Dr. Taylor Rd to Slance Rd.; Ernestine Rd to Minnie Hughes Elementary School.
 - Public facilities and services such as schools, police/fire/EMS stations, libraries, post offices, public water and sewer, etc.

Public Input:

2012-2014 Community Meetings (cont'd)

- Public Service Needs:
 - Increased police patrols to reduce crime.
 - Improved roads and drainage, including maintenance.
 - More street lights.
 - Improved technology (cell, internet, power, natural gas, etc.).

Public Input:

2012-2014 Community Meetings (cont'd)

- Employment and Other Related Needs:
 - More local employment opportunities.
 - Retail services such as general stores, gas stations, restaurants, banks, pharmacies, farmers' markets, social lounges, special events, etc.
 - Medical and hospital services.
 - Improved public transportation.

Public Input: 2012-2014 Community Meetings (cont'd)

- Planning and Zoning Needs:
 - Preservation of cultural heritage.
 - Increased flexibility to subdivide and develop property.
 - Continued agriculture and forestry uses.
 - Protection of natural resources.

Public Input: 2012-2014 Community Meetings (cont'd)

- Other Needs:
 - Homes that are affordable to community residents.
 - Protection for local businesses from potential negative impacts of big box/chain stores.
 - Resolutions for land ownership and Heirs' Property issues.
 - Tax Cap/assurance that property taxes will not increase.
 - Protection against potential impacts of the proposed project such as increasing property taxes and traffic.

Public Input From Council and PC Meetings

- **August 24: Special Planning Commission Meeting (8 people spoke)**
 - Ensure that public facilities and services to support the development are in place at the time of development.
 - Concerned about the impacts the development could have on the rural character of the area, including existing roads such as Old Jacksonboro Road.
- **August 25: First Public Hearing (14 people spoke)**
 - 4 spoke in support of the project.
 - 10 had concerns or were opposed to the project.
 - Concerned about:
 - Impacts of the development on Old Jacksonboro Road and Hyde Park Road as well as on the rural character of the area;
 - Potential for increased land values resulting in increasing property taxes; and
 - General impacts on existing residents.

Schedule

- August 20: Council Committee Meeting
- August 24: Special Planning Commission Meeting
- August 25: First Public Hearing
- **September 16: Special Planning Commission Meeting/Workshop**
- **September 28: Special Planning Commission Meeting**
- **September 29: Second Public Hearing**
- **October 8: Council Committee Meeting**
- **October 13: Council First Reading of ordinances**
- **October 27: Council Second Reading of ordinances**
- **November 10: Council Third Reading of ordinances/final approval**

Notifications: Public Hearings & Planning Commission Meetings

- **July 19:** Ads ran in the *Post & Courier* for the first time.
- **July 20:** Notifications sent to owners of property located within 2,500 feet of the project boundaries and applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's)
 - 1,845 citizens notified (1,153 citizens via mail; 692 citizens via email)
- **July 22:** 40 signs were posted where the property touches public rights-of-way, in compliance with SC state law.
- **August 14 – present:** Staff checked the signs posted on the property each week and reposted all missing signs.
- **August 23:** Ads ran in the *Post & Courier* for the second time.

Notifications: Sept. 16 Special Planning Commission Meeting/Workshop

- **August 28:** 1,866 notifications sent to:
 - Owners of property located within 2,500 feet (1/2 mile) of the project boundaries;
 - Applicable interested parties lists (East Edisto, Parker Ferry, District 8 Churches, Meggett, Edisto Island, and St. Paul's);
 - Towns of Meggett, Hollywood, and Ravenel; and
 - All those that signed in at the Aug. 24 Planning Commission meeting and Aug. 25 First Public Hearing.
- **August 31:** Fliers sent to area churches.
- **September 1:** Fliers distributed to area businesses to post and Towns of Hollywood, Meggett, and Ravenel to distribute.
- **September 2:** Press release sent to all media outlets.

Proposed Spring Grove Development

**Special Charleston County
Planning Commission Meeting/Workshop**
September 16, 2015
EB Ellington Elementary School
6:30 pm – 8:30 pm

