

# Proposed Spring Grove Development

**Charleston County Council**  
**Second Public Hearing**  
September 29, 2015



# 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).

*\*Planning Commission makes recommendations on the Developments of County Significance, Comprehensive Plan Amendment, and Zoning Map Amendment applications.*

- 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:

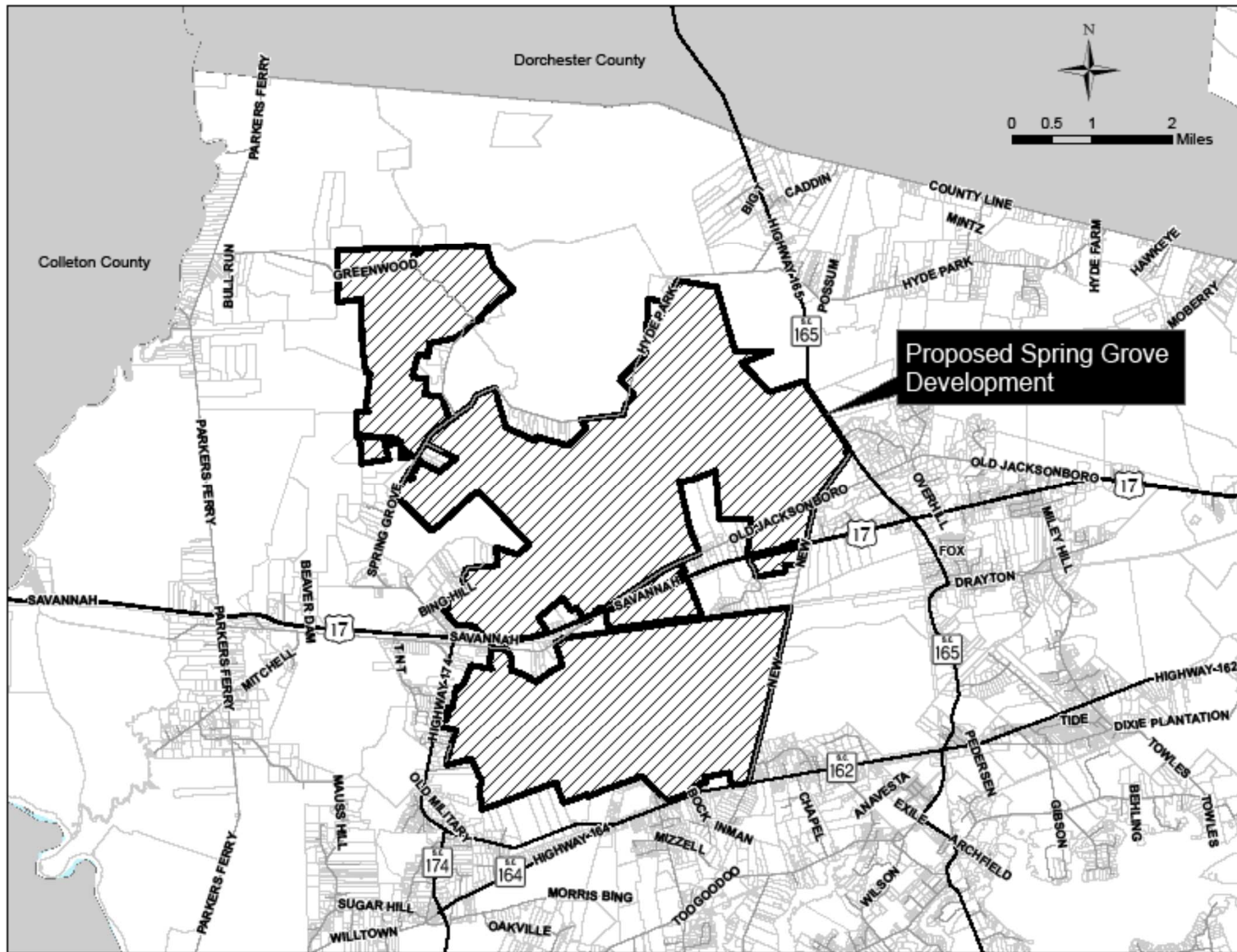
- PID 050-00-00-017, 5613 New Road, 2.22 acres, zoned RM;
- PID 099-00-00-012, 5610 Highway 174, 20.00 acres, zoned AGR;
- PID 099-00-00-033, 7926 Old Jacksonboro Road, 5.41 acres, zoned AGR;
- PID 099-00-00-089, 5670 Highway 174, 4.08 acres, zoned AGR;
- PID 121-00-00-033, 7925 Old Jacksonboro Road, 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.

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**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**



# 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.
  - 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.
  - Hosted 5 community meetings to gather public input on needs and the proposed Spring Grove development (MWV hosted 2 additional meetings).

# Public Input:

## 2012-2015 Community Meetings

- Increase West County employment opportunities.
- Job training for area residents.
- Preservation of culture and rural/agricultural character.
- Public facilities and services such schools, police/fire/EMS stations, increased police patrols, libraries, post offices, public water and sewer, etc.
- Retail services, medical and hospital services.
- Improved public transportation.
- Sidewalks and improved roads and drainage.
- Affordable homes.
- Protection against rising taxes, increasing traffic, and other potential project impacts.
- Senior citizen's center/recreation center/park/playground/after school tutorial program.
- Increased ability to subdivide.

# 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.
- **August 25 Public Hearing follow-up to action requested of staff:**
  - August 28 memo regarding the Parkers Ferry Community Needs/Spring Grove Development.
  - Special Planning Commission Meeting/Workshop held at EB Ellington Elementary School (Ravenel) on Sept. 16.

# 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





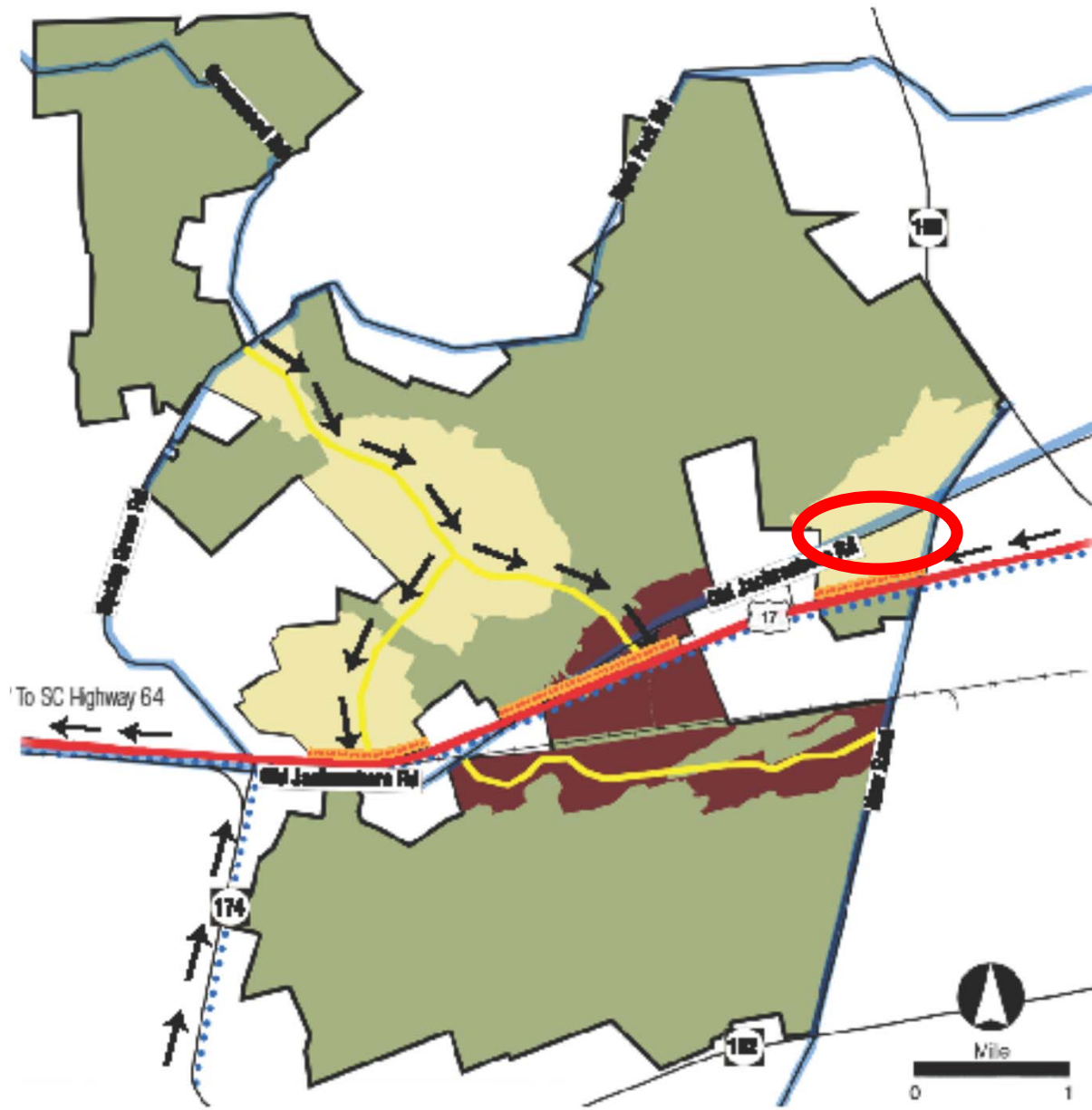
# September 16 Special Planning Commission Meeting/Workshop

- EB Ellington Elementary School, Ravenel, SC.
- 159 people attended.
- 22 people spoke.
- Concerns included:
  - 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;
  - Impacts on public services; and
  - Very little detail regarding exactly where and what type of development can occur is required at this point in the application process.
- All comments are included in the Public Meeting Comment Summary included in the Council's packets.

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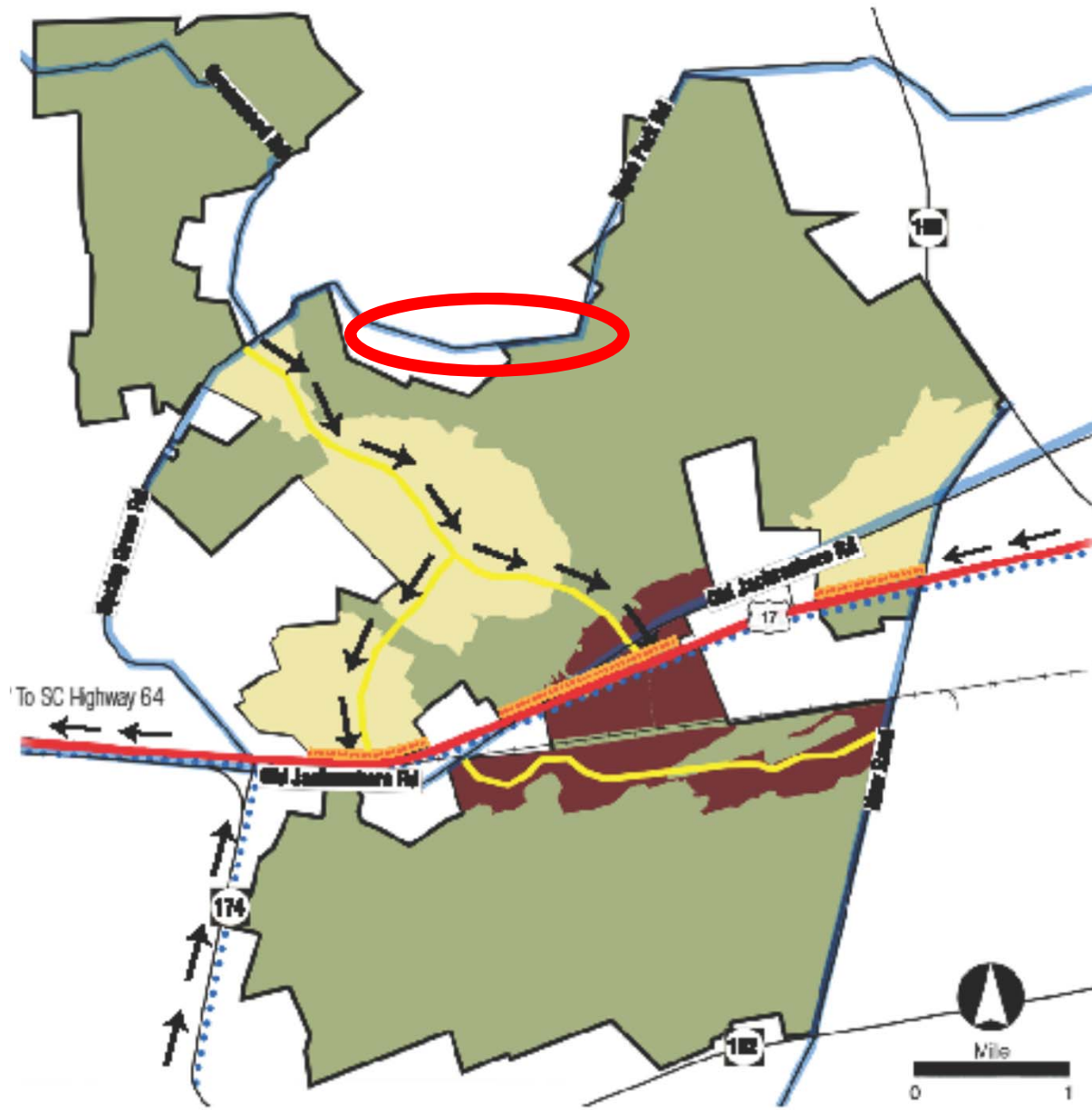
# Circulation Map - Proposed



# Old Jacksonboro Road



# Circulation Map - Proposed



# Hyde Park Road

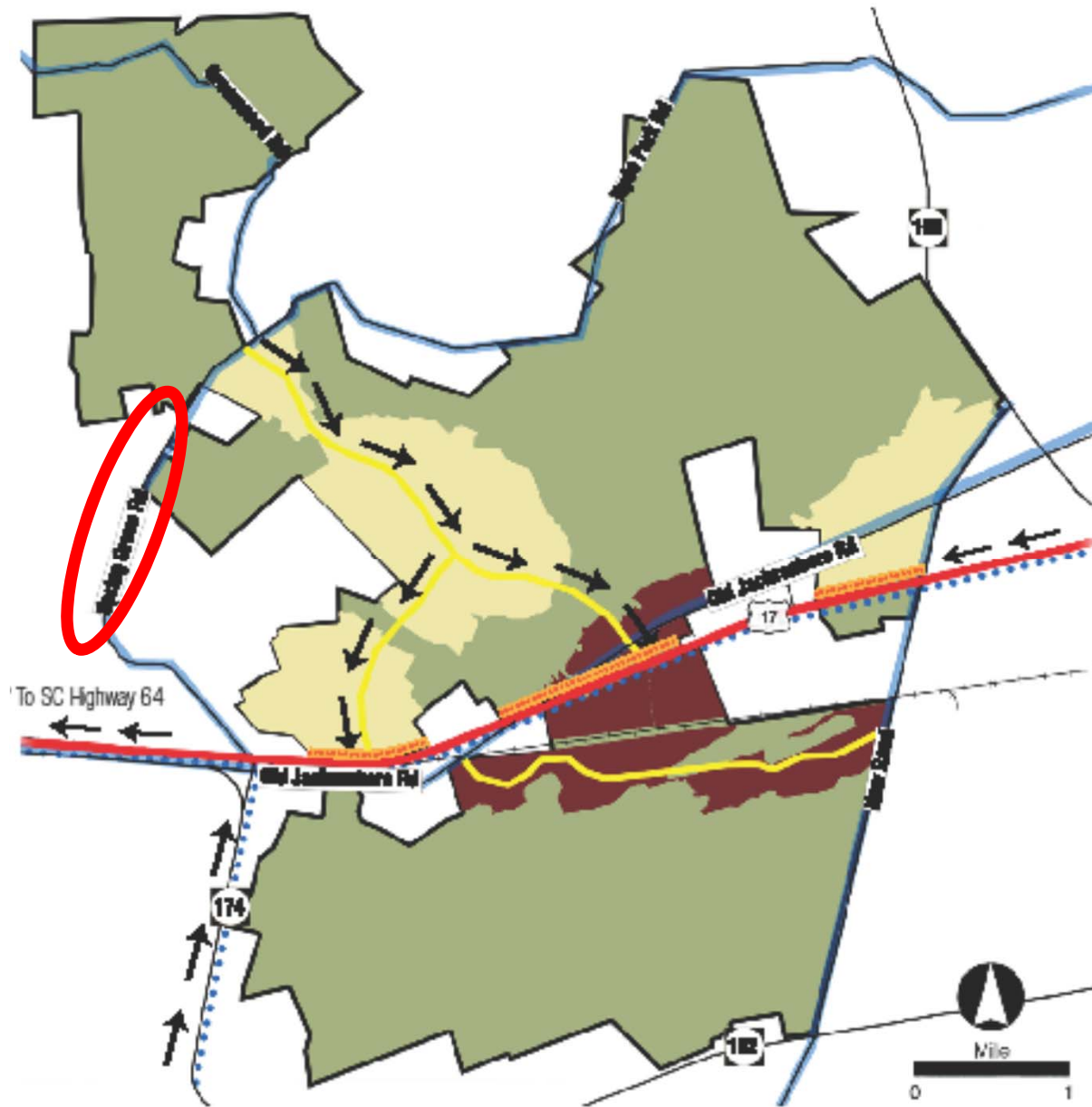


# Hyde Park Road – Canal





# Circulation Map - Proposed

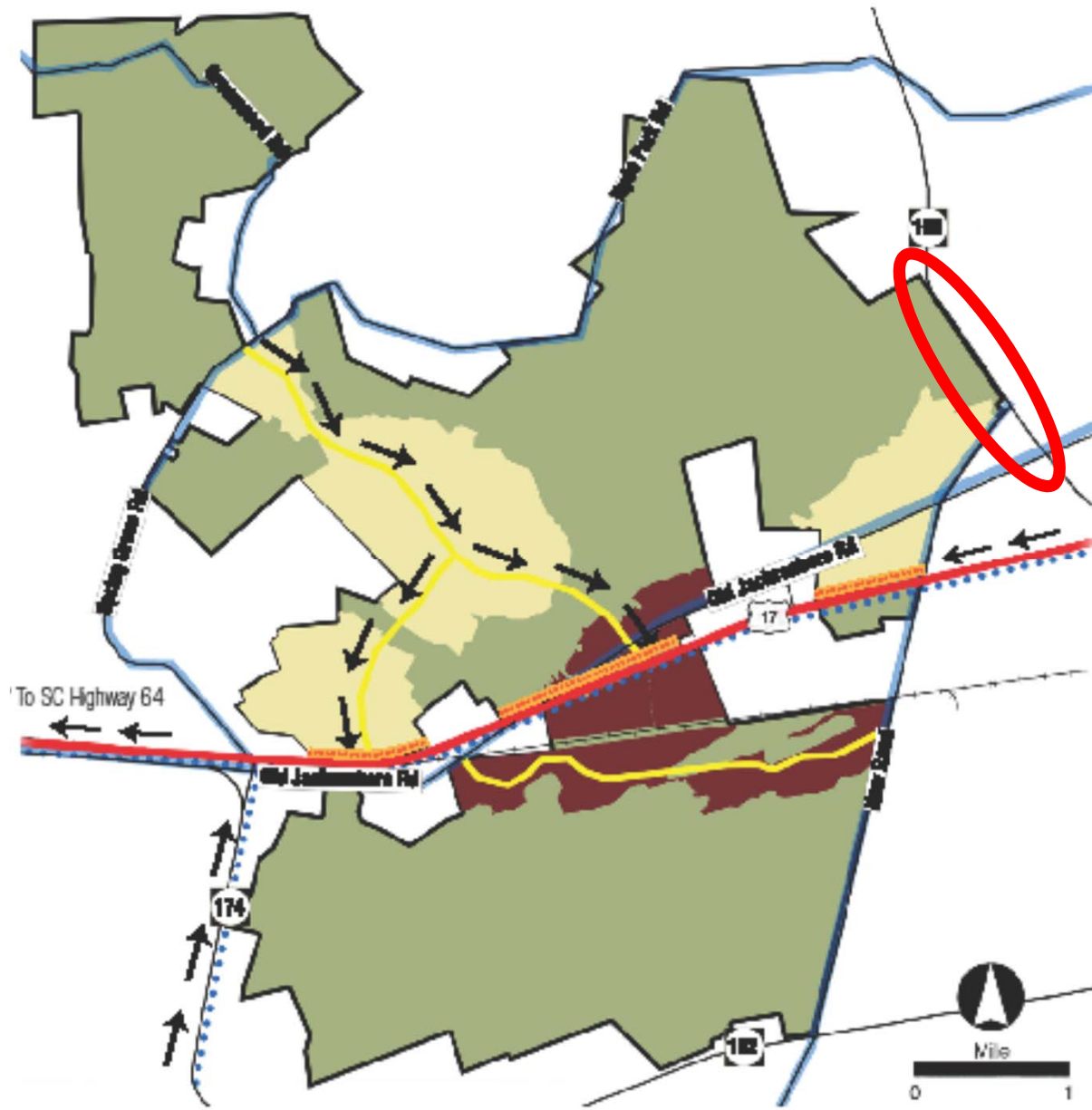


# Spring Grove Road



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# Circulation Map - Proposed



# Highway 165



# Highway 165/Savannah Highway



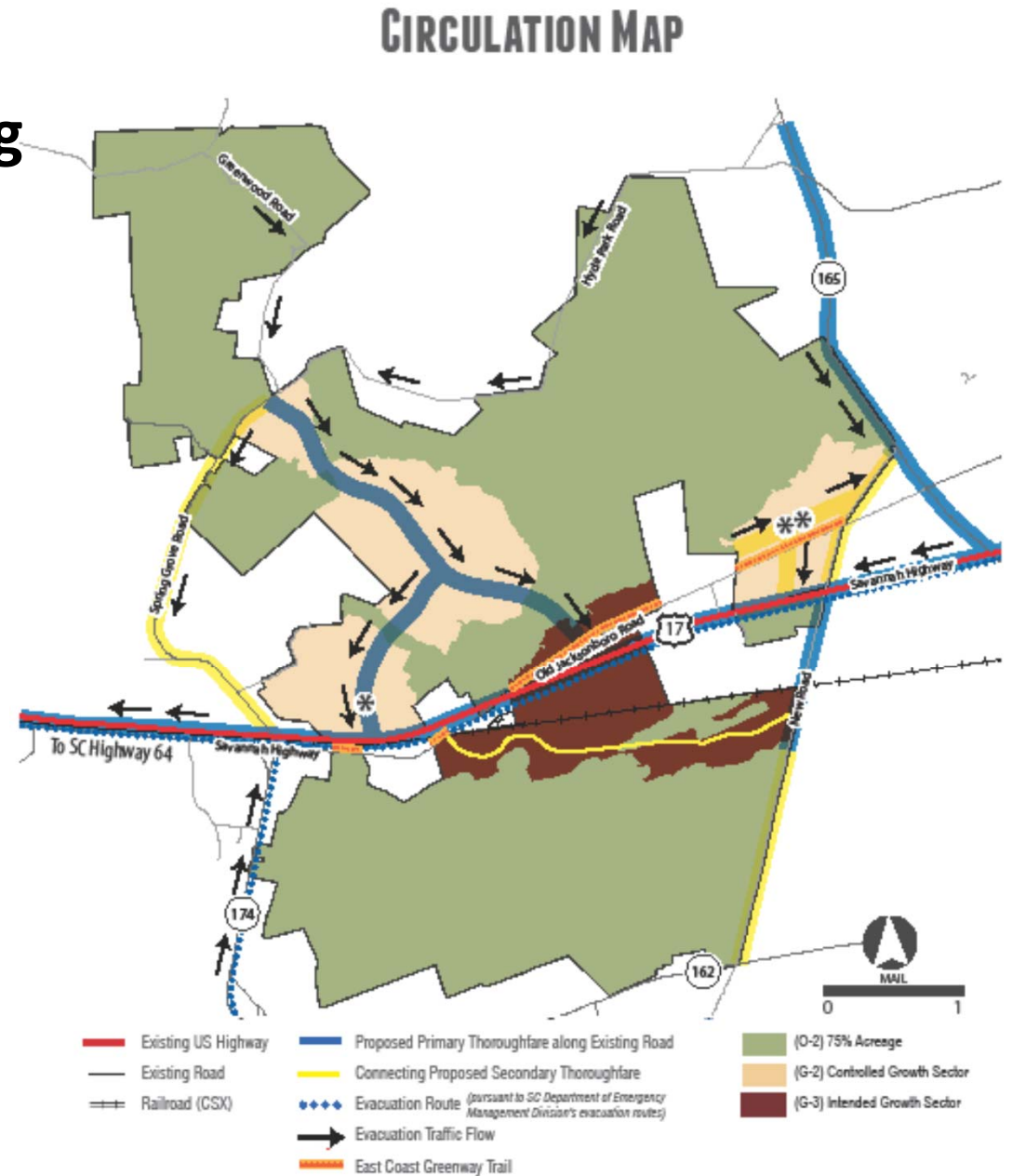
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# Recommendation of Planning Commission & Staff

- Approval with conditions of the Development of County Significance, Comprehensive Plan Amendment, and Zoning Map Amendment/Form-Based Zoning District applications.
  - At their Sept. 28 meeting, the Planning Commission unanimously recommended approval with conditions (vote: 8 to 0; 1 absent).

# Revised Circulation Map Recommended by Planning Commission & Staff 9/28/15

- Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications must address compliance with the Circulation Map including anticipated impacts of future developments within the project boundaries on existing and proposed infrastructure.



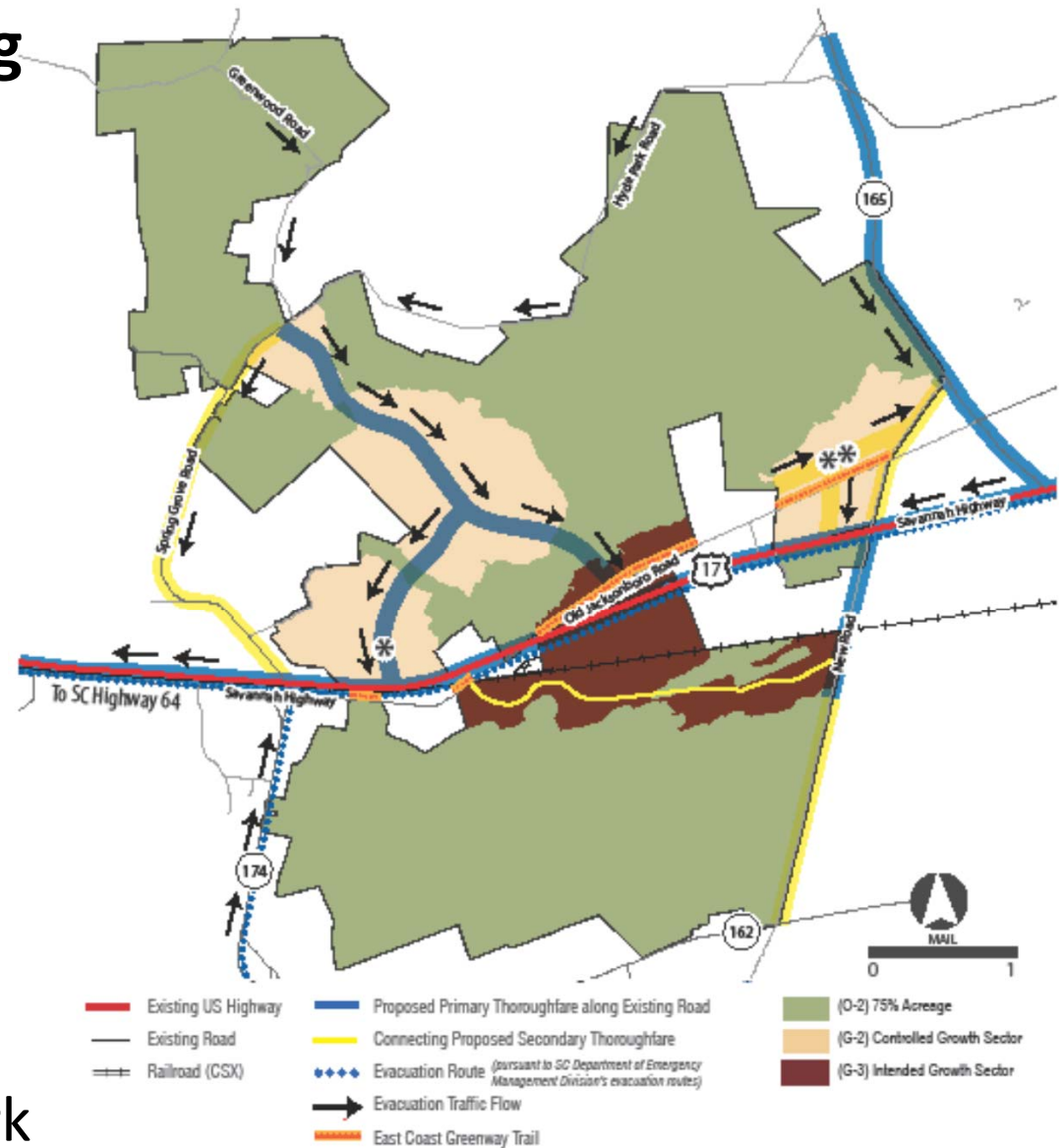
Note: Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.

- \* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.
- \* \* This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.

# Revised Circulation Map Recommended by Planning Commission & Staff 9/28/15

- Include language in FDMP Sec. 3.4.2 stating that updated traffic studies submitted with land development applications shall demonstrate proposed infrastructure meets all requirements; and, in addition, the traffic circulation plan is designed to minimize traffic impacts and maintain the rural character for Old Jacksonboro Road, Hyde Park Road, and Greenwood Road.

## CIRCULATION MAP



Note: Local access streets will be located within each Community and Special District Plan and will connect to arterials and collectors.

\* The portion of the New Proposed Primary Thoroughfare that crosses the area included in the Greenbelt Bank Application for a proposed park may be re-aligned. Should the area be purchased by the County, the Property Owner will work with the County to re-align and re-configure the Thoroughfare as necessary.

\*\* This proposed Secondary Thoroughfare will be evaluated pursuant to Section 13(b) of the Development Agreement.



# Conditions of Approval: Form District Master Plan

(cont'd)

- Include notes on Map 1.1.6, Circulation Map, and text in FDMP Sec. 3.2.1 and in the Development Agreement stating:
  - The right-of-way(s) for the above referenced Primary Thoroughfares will be platted and dedicated to an appropriate entity prior to the issuance of any zoning permits for development contained in applicable Community or Special District Plans for the portion of the project located north of Savannah Highway.
  - The right-of-way width(s) and location(s) will be coordinated with the Charleston County Public Works Department and Zoning and Planning Department prior to plat submittal.
  - All proposed dedications of such right-of-ways to the public shall follow County approval and acceptance requirements and processes in effect at the time of submittal.
- Adjust the proposed evacuation traffic flow to match the revised Circulation Map and provide an updated letter from Charleston County Emergency Management regarding the new configuration of the evacuation route.
- Amend Map 1.1.5, 75% Acreage and Trails Map, to match the revised Circulation Map, and revise all other sections of all other applications accordingly.

# Conditions of Approval: Form District Master Plan

(cont'd)

- Page 70, Table 5.6.3.B.9: Submit a letter from the applicable utility company stating that the streetlights listed in the table have been approved by the utility company pursuant to ZLDR Table 7.4.P requirements.
- Provide three updated paper copies and one digital version of this application incorporating the changes noted above.

# Proposed Form District Master Plan

- Keep approximately 75% of the project area as allowed by current zoning:
  - 10,944 acres
  - 437 density units proposed (1 density unit/25 acres)
  - Mostly rural residential development
- Develop remaining area (24.5%) at greater densities and different land uses than currently allowed:
  - 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, e.g., 1,500 SF of commercial = 1 density unit)

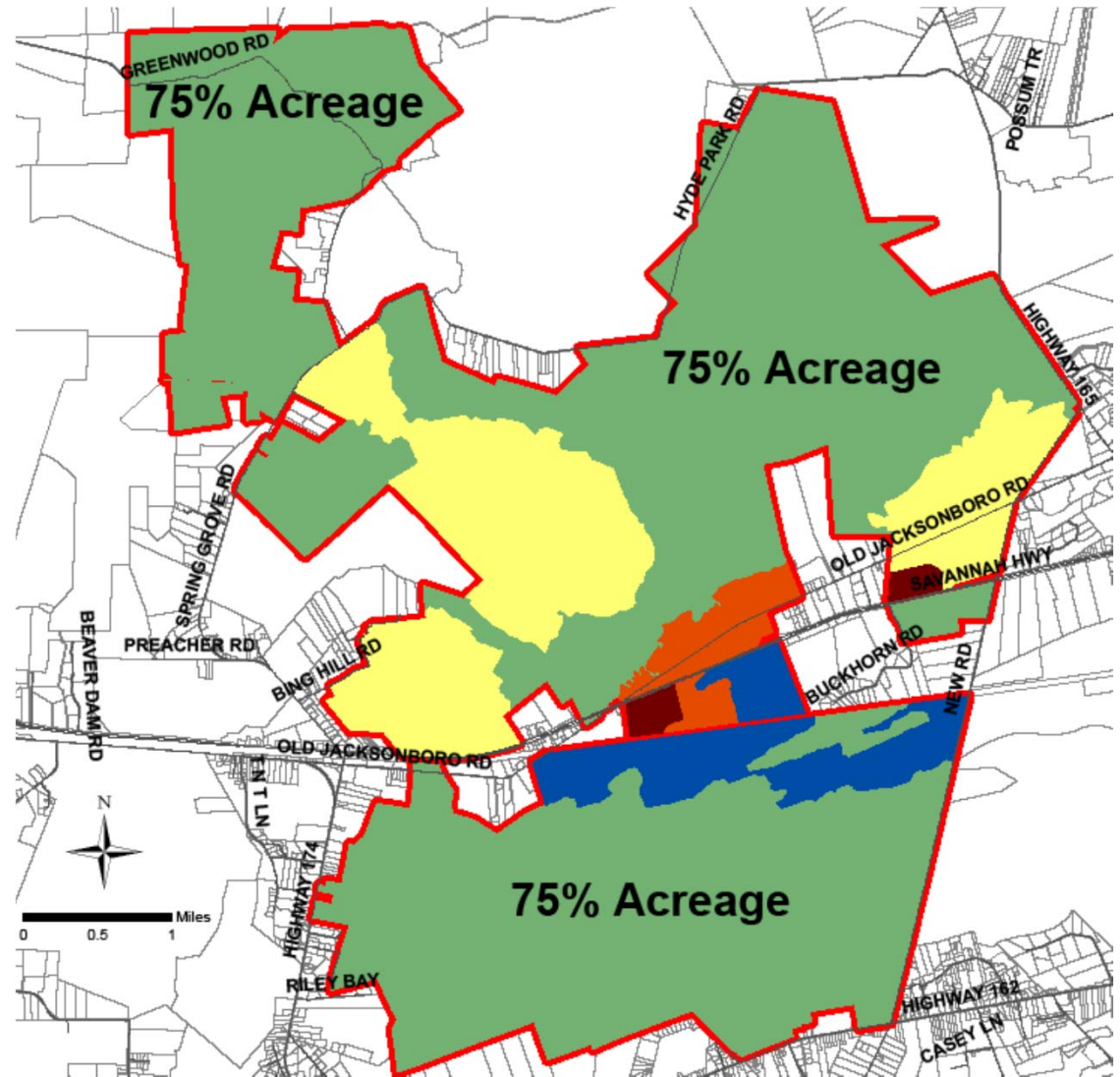
# Settlements Map - Proposed

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



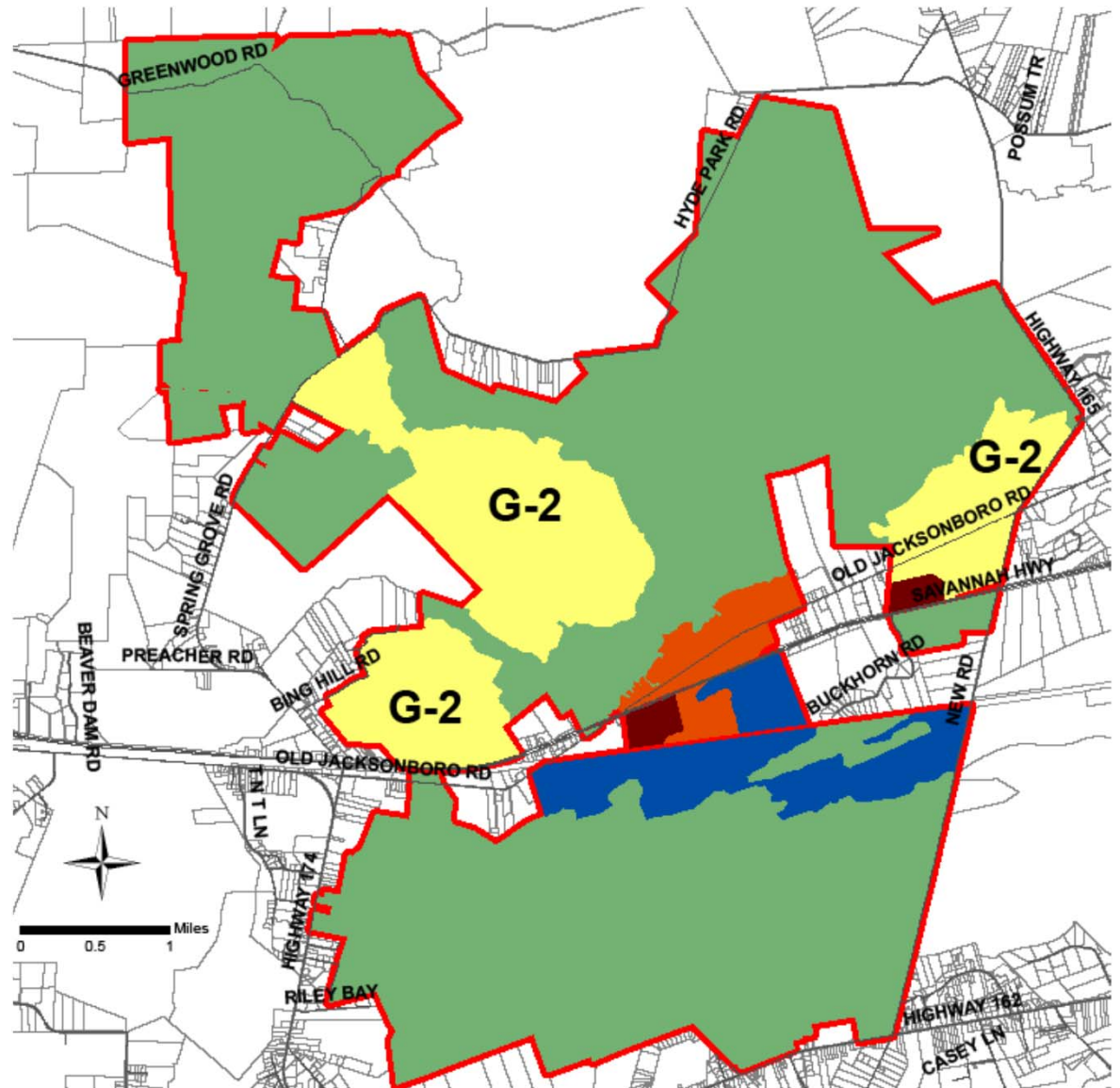
# 75% Acreage - Proposed

- 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 (mostly rural residential)
- Uses as allowed under current zoning



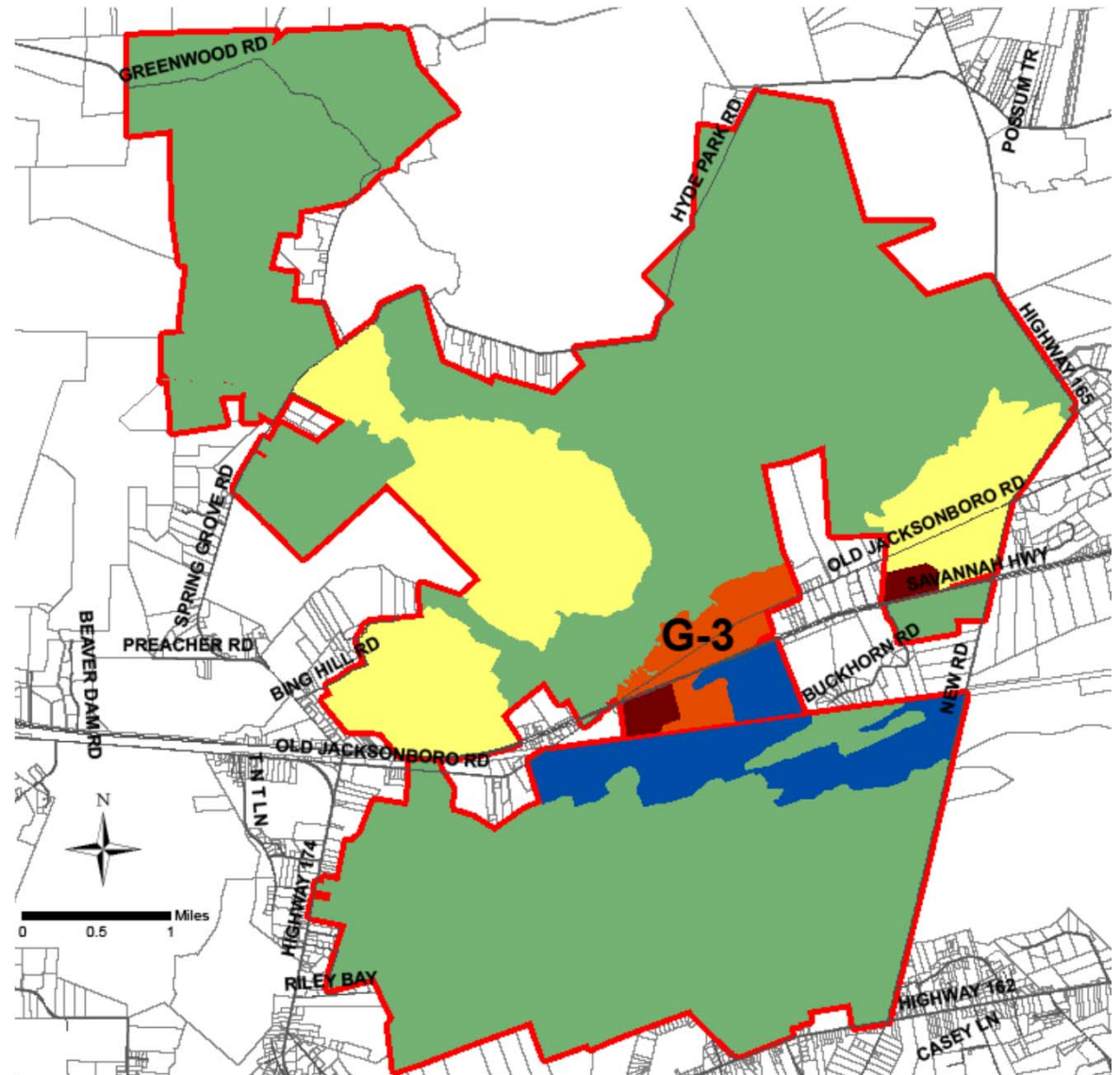
# G-2, Controlled Growth Sector - Proposed

- 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



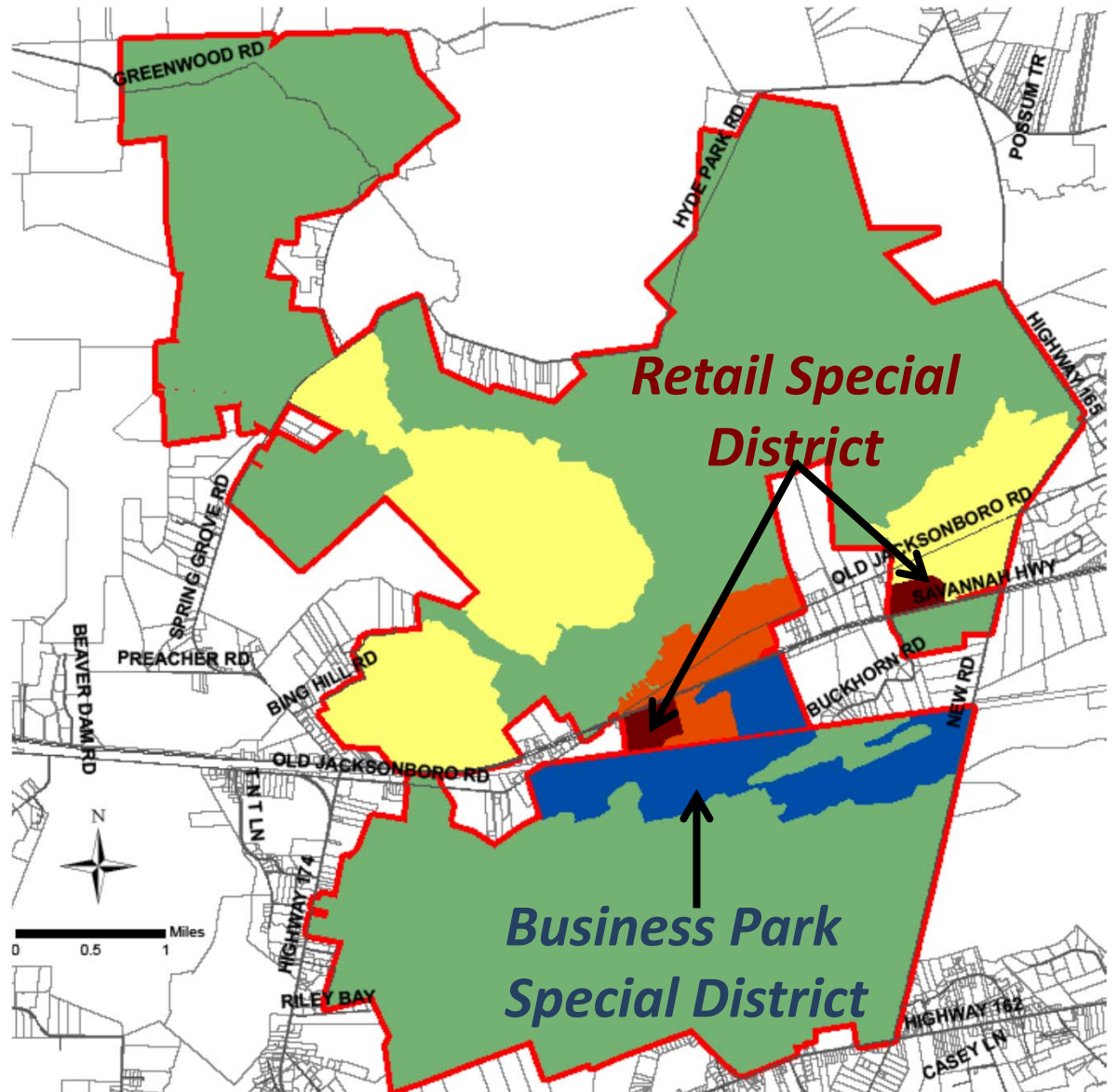
# G-3, Intended Growth Sector - Proposed

- 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

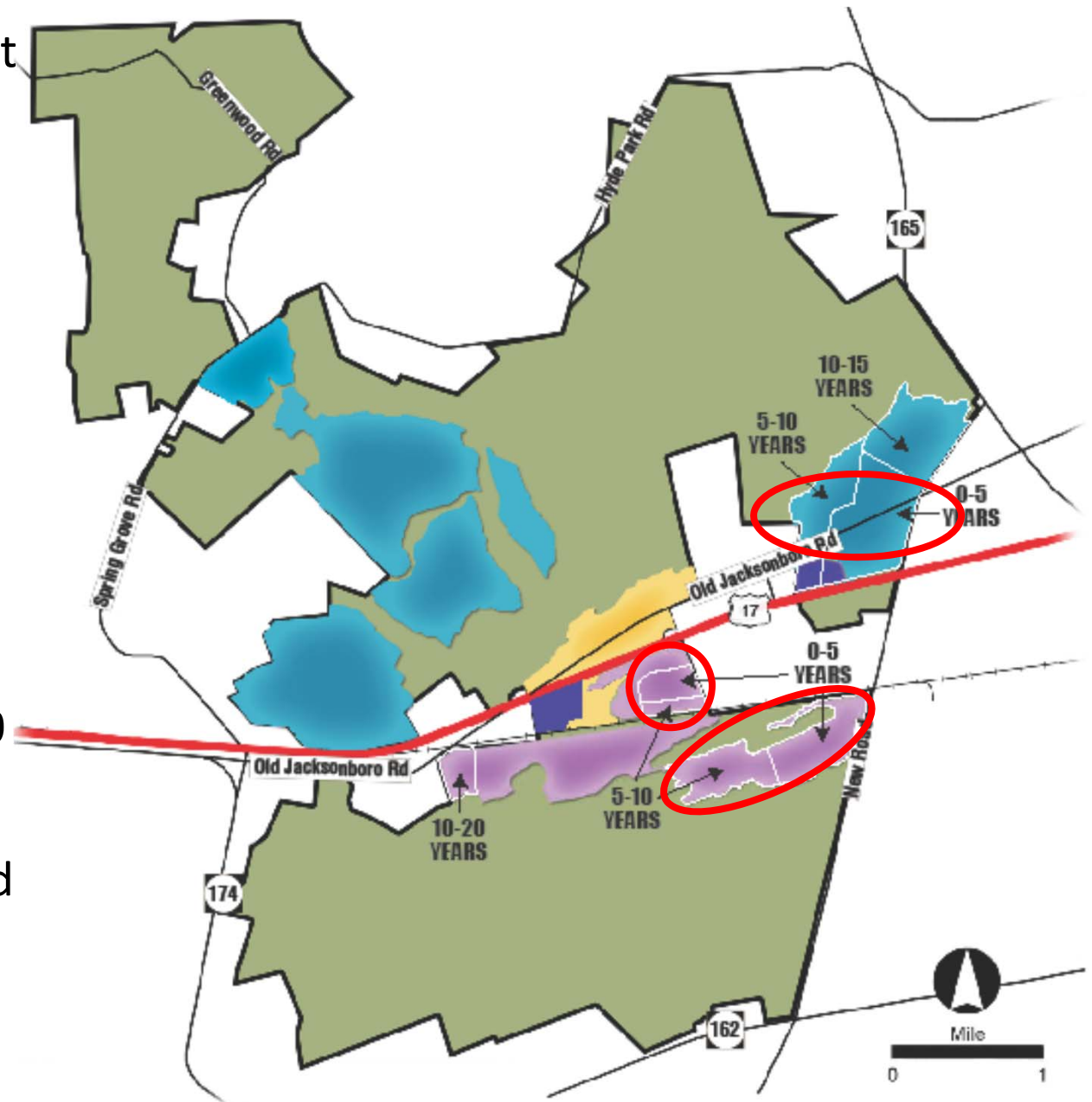
- Form-based development standards do not apply
- SD-1, Business Park:
  - Office, commercial, warehousing, industrial, etc.
- SD-2, Regional Retail:
  - Town center type development
  - Allows “big box” stores
- No residential development





# 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)
- Condition: To be revised to include timeframes for all development



# Recommendation of Planning Commission & Staff

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

**Planning Commission encourages, and staff strongly recommends, that Council consider the following for inclusion in the Development Agreement:**

- The revised proposed Circulation Map and traffic study language included both above and within the Form District Master Plan.
- Incorporate the “Administrative Manual: Application of Charleston County Tree Protection and Preservation Requirements to Form-Based Zoning District Development” as an exhibit to the Development Agreement.
- Include the FDMP language regarding Proposed Primary Thoroughfares shown on the revised Circulation Map.

**Planning Commission encourages, and staff strongly recommends, that Council consider the following for inclusion in the Development Agreement:**

- Ensure the Phasing Schedule/Map matches the Phasing Map included in the FDMP, including a note stating that all areas not assigned a timeframe for development will develop pursuant to the applicable section of the development agreement.
- Include a statement that a Master Plan Review Board will be established for at least all areas outside the 75% Acreage as required by ZLDR Sec. 7.2.7.A.1.
- Revise to reflect the conversion of the T5-R Transect Zone to the Special District 2, Regional Retail Special District.
- Ensure the transportation study requirements included in the development agreement match those included in the FDMP.

# **Planning Commission encourages, and staff strongly recommends, that Council consider the following for inclusion in the Development Agreement:**

- Ensure the following are addressed pursuant to ZLDR Sec. 3.17.4.A.3.a-f:
  - Inclusion of a variety of housing ownership types and affordability;
  - Documentation demonstrating strategy for preservation, mitigation, and/or management of significant cultural, historic, and archaeological sites, resources, and landscapes;
  - Information regarding the location, density, and intensity of proposed land uses for the first five (5) years of the proposed project and projections for each subsequent five (5) year time period until buildout;
  - Economic development information such as an economic analysis (e.g., estimates of average annual ad valorem tax yields, economic development analysis) of the impact of the proposed development on the local economy and employment market;
  - A fiscal impact analysis of the infrastructure needs; and
  - A list of needed and/or required public improvements including but not limited to transportation improvements, educational facilities, public safety services, and government facilities.
- Address applicable community needs gathered from community meetings beginning in 2012.
- Address needs of public service and facility providers as stated in the 2014 “MeadWestvaco Needs Assessment – MeadWestvaco Spring Grove Project.”

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