

AGENDA

PLANNING/PW COMMITTEE

9/29/16

Teddie E. Pryor, Chairman
Colleen Condon
Henry E. Darby
Anna B. Johnson
Joe Qualey
Vic Rawl
Herb Sass
Dickie Schweers
Elliott Summey

AGENDA
PLANNING/PUBLIC WORKS COMMITTEE
September 29, 2016

5:00 P.M.

- 1. ABANDONMENT OF AN EXISTING 50' EASEMENT (JOHNS ISLAND)** - Request to Approve
Bustraan/Evans

- 2. DUPONT WAPPOO COMMUNITY PLAN** - Request to Consider
Bustraan/Evans

1.

**ABANDONMENT
OF AN EXISTING
EASEMENT**

COMMITTEE AGENDA ITEM

TO: KEITH BUSTRAN, COUNTY ADMINISTRATOR

THROUGH: ^{JMM} JENNIFER MILLER, DEPUTY COUNTY ADMINISTRATOR

FROM: JOEL EVANS, DIRECTOR ~~JJE~~ DEPT. PLANNING

SUBJECT: ABANDONMENT OF AN EXISTING 50' INGRESS/EGRESS EASEMENT

REQUEST: ABANDON THE EXISTING 50' INGRESS/EGRESS EASEMENT

COMMITTEE OF COUNCIL: PLANNING/PUBLIC WORKS DATE: SEPTEMBER 29, 2016

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Signature of		Individual Contacted
	Yes	N/A	
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Joel Evans</u>
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: PUBLIC WORKS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JJE</u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: Joel Miller

Fiscal impact: None

ADMINISTRATOR'S SIGNATURE: K Bustran

ORIGINATING OFFICE PLEASE NOTE:
 DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION:

The owner of Parcel Identification Numbers 282-00-00-171, -172, -173, and -127 has submitted a subdivision application to reconfigure and combine these properties, which are located on Main Road in the unincorporated portion of the Johns Island area of Charleston County. As part of this process, the owner is requesting that the existing 50-foot ingress/egress easement that was dedicated by a plat approved on February 1, 1977 and recorded in the RMC Office in plat book AH, page 055 (see attached plat), be abandoned. The plat was recorded with a note stating "This easement cannot be relocated or changed without the express written consent of County Council." Therefore, Council must approve the abandonment of the easement.

The ingress/egress easement for these properties access will no longer be required, since the new property configuration provides direct access to the Main Road right-of-way (see attached subdivision plat application).

ACTION REQUESTED OF COUNCIL:

Approve abandonment of the existing 50-foot ingress/egress easement.

DEPARTMENT HEAD RECOMMENDATION:

Approve abandonment of the existing 50-foot ingress/egress easement.

PLAT SHOWING EXISTING 60 FOOT WIDE CROSS EASEMENT

WE HEREBY DEDICATE THE ADDITIONAL 20' WIDE DRAINAGE EASEMENT, ADJACENT TO THE EXISTING EASEMENTS, AS SHOWN HEREON, TO THE USE OF THE PUBLIC FOREVER.

NOTE, IRON PIPE SET AT ALL CORNERS & P.I.'S

WE HEREBY DEDICATE THIS 50' WIDE CROSS EGRESS EASEMENT TO THE USE OF THE LOT OWNERS ONLY, AND THE OWNERS OF THESE LOTS THEIR HEIRS AND ASSIGNS GUARANTEE ITS MAINTENANCE THIS EASEMENT CAN NOT BE RELOCATED OR CHANGED WITHOUT THE EXPRESS WRITTEN CONSENT OF COUNTY COUNCIL. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE THIS EASEMENT.

ADMINISTRATIVE PLAT
 H. K. KROSA
 DIRECTOR OF PLANNING BOARD
 DATE: February 1, 1977
 #6171

I, K. T. DUBIS, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON, THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY, THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1/100,000

2 Dec 1976 *K.T. Dubis*



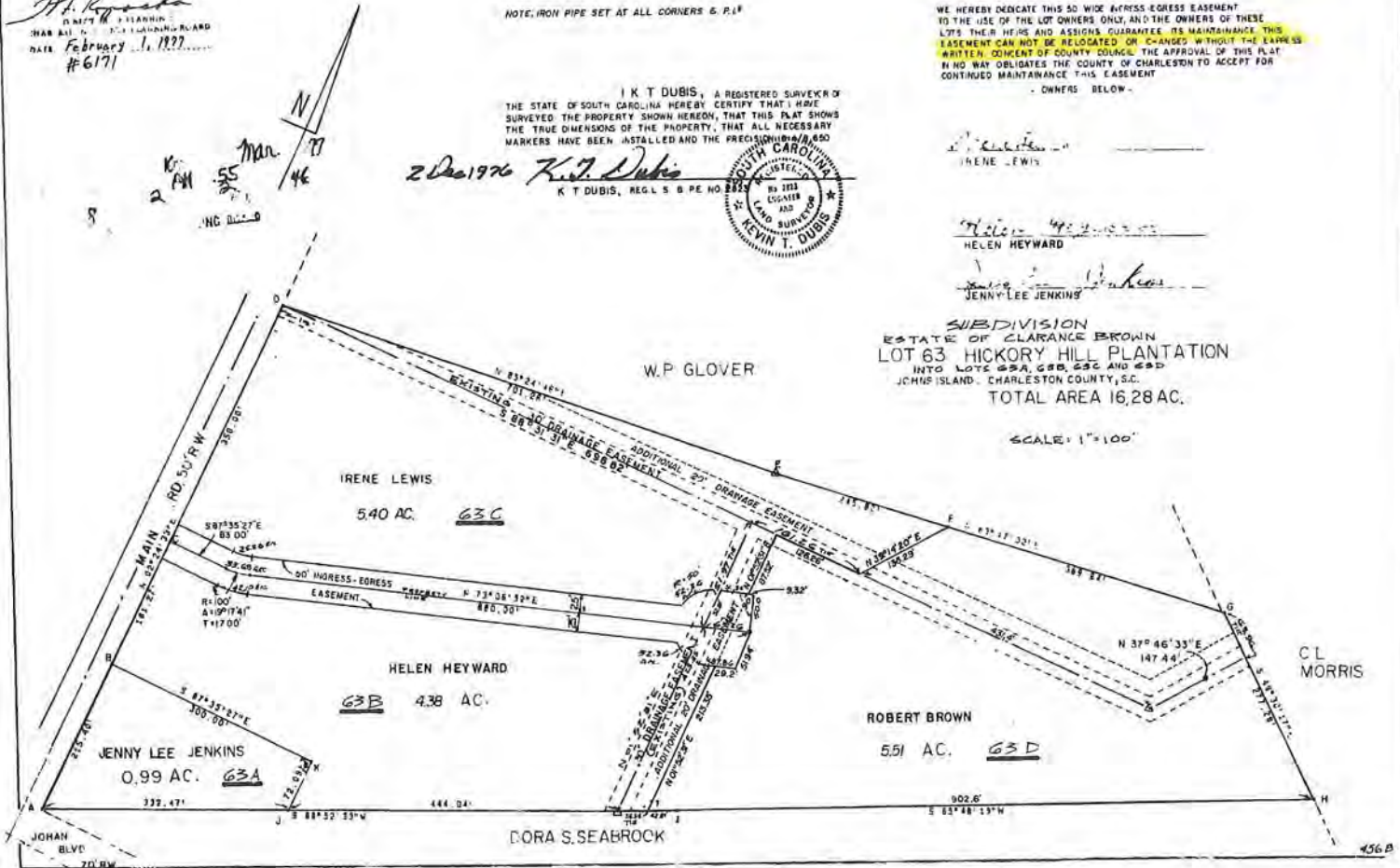
Irene Lewis
 IRENE LEWIS

Helen Heyward
 HELEN HEYWARD

Jenny Lee Jenkins
 JENNY LEE JENKINS

SUBDIVISION
 ESTATE OF CLARANCE BROWN
 LOT 63 HICKORY HILL PLANTATION
 INTO LOTS 63A, 63B, 63C AND 63D
 JOHN ISLAND, CHARLESTON COUNTY, S.C.
 TOTAL AREA 16.28 AC.

SCALE: 1"=100'



456 B

2.

**DUPONT WAPPOO
COMMUNITY PLAN**

**DUPONT | WAPPOO COMMUNITY PLAN, MEMORANDUM OF UNDERSTANDING, OVERLAY
ZONING DISTRICT, AND COMPREHENSIVE PLAN AMENDMENTS
CASE HISTORY**

Planning Commission Meeting: May 9, 2016
1st Council Public Hearing: June 7, 2016
Community Meeting (7th community meeting since project began): August 11, 2016
2nd Council Public Hearing: September 20, 2016
Planning and Public Works Committee Meeting: September 29, 2016
First Reading: October 4, 2016
Second Reading: October 18, 2016
Third Reading: November 1, 2016

Project Overview and History:

The DuPont | Wappoo Community Plan project area generally includes the area bounded by Sam Rittenberg Boulevard, Wappoo Road, and Savannah Highway, as shown in more detail on the map on the next page. Approximately half of the properties in the project area are in the City of Charleston and the other half are in unincorporated Charleston County. The DuPont | Wappoo Community originally contained plantations, which became truck farms in the early 1900s, and then developed as suburbs following World War II. Many of the land uses and structures that have developed over time are becoming, or will soon become, obsolete making the area ripe for redevelopment.

Both Charleston County Council and the City of Charleston Council recognized the issues facing the community and directed their respective staff members to collaborate with each other and the community to address the fragmented land use and zoning designations, deteriorating traffic conditions and aging transportation infrastructure, severe drainage issues, the desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area, and the need to create predictable development patterns for the growth and redevelopment that will occur in the future.

The DuPont | Wappoo Community Plan, Memorandum of Understanding (MOU), and Overlay Zoning District implement those objectives and are the result of a year-long collaborative planning process including input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies.

The attached packet includes:

- Notification letter/email that was sent to 2,123 people on April 22, 2016 and July 25, 2016;
- Draft DuPont | Wappoo Community Plan;
- Draft DuPont | Wappoo Community Plan Memorandum of Understanding;
- DuPont | Wappoo Overlay Zoning District Text and Map;
- Comprehensive Plan Amendments to incorporate the DuPont | Wappoo Community Plan by reference and incorporate the DuPont | Wappoo Overlay Zoning District Map;
- Letters received from the public regarding this project and a map illustrating the locations of properties for which requests to retain existing zoning were received;
- A draft overlay zoning district map showing changes to the originally proposed overlay zoning district as requested by the public;
- A summary of the comments received at the first County Council Public Hearing (June 7, 2016); and
- List of unincorporated properties for which zoning changes are proposed as part of this process.

Notifications:

- April 22, 2016:
 - The County ran an advertisement in the *Post & Courier* notifying the public of the dates, times, and locations of all County and City public meetings and public hearings regarding this project.
 - The County sent 2,123 notification letters/emails regarding the dates, times, and locations of all County and City public meetings and public hearings regarding this project. Those notified included:
 - Owners of unincorporated property located within the project boundary;
 - Owners of property within 300 feet of the project boundary;
 - All persons that signed in at one or more workshops/meetings regarding the project; and
 - All persons included on the County's St. Andrews and Comprehensive Plan/ZLDR Interested Parties' Lists.
- May 20, 2016: 250 signs advertising the June 7 County Council Public Hearing were posted on all properties proposed to be rezoned as part of the proposed overlay zoning district.

Staff Recommendation:

Approval/adoption of the following:

- DuPont | Wappoo Community Plan;
- DuPont | Wappoo Memorandum of Understanding;
- ZLDR Text and Map Amendments to incorporate the DuPont | Wappoo Overlay Zoning District; and
- Comprehensive Plan Amendments to incorporate the DuPont | Wappoo Community Plan by reference and incorporate the DuPont | Wappoo Overlay Zoning District Map.

Planning Commission Recommendation (May 9, 2016):

Unanimous approval (with conditions*) of the following (vote 7 to 0):

- DuPont | Wappoo Community Plan;
- DuPont | Wappoo Memorandum of Understanding;
- ZLDR Text and Map Amendments to incorporate the DuPont | Wappoo Overlay Zoning District*; and
- Comprehensive Plan Amendments to incorporate the DuPont | Wappoo Community Plan by reference and incorporate the DuPont | Wappoo Overlay Zoning District Map.

*The Planning Commission included the following conditions of approval for the Overlay Zoning District:

- Sec. J, Signs, Sub-section 3.a: Change the maximum sign size from 12 SF to 16 SF.
- Sec. M, Design Standards, Sub-section 2.e: Change to state: "Quality building materials such as brick, stucco, and finished masonry products and shingles, as approved by the Planning Director, must be used..."
- Sec. M, Design Standards: Include a new requirement stating "Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont | Wappoo Community Plan as approved by the Planning Director."

Speakers: One person spoke in support; no one spoke in opposition.

Following the May 9, 2016 Planning Commission Meeting:

The following requests were received after the May 9, 2016 Planning Commission meeting:

- Citizen suggestion to add the following to the Economic Development and Revitalization strategies of the Plan: **"Consult with the SC Community Loan Fund to identify meaningful partnerships, in both the areas of residential affordable housing and also economic development."**
- County Transportation Development Dept. suggestion to change the fifth bullet in Plan Appendix A-5 to state "**Apply for** Use the Half Cent Sales Tax to fund regional stormwater improvements"
- City of Charleston suggestion to change the first sentence in Plan Appendix A-1 to state "The following community element needs, **some specific to the DuPont-Wappoo area and other applicable to the West Ashley community as a whole,** were identified by the public during the public workshops/input sessions:"
- Public input: Seven letters from area property owners representing 14 properties were received after the May 9 Planning Commission meeting. The majority requested to retain the zoning currently existing on their properties. The letters and a map illustrating the locations of these properties are included at the end of this packet.

First County Council Public Hearing (June 7, 2016):

Nineteen people spoke at the June 7 public hearing. Some speakers had general questions regarding the impact the proposed overlay zoning district could have on their properties and taxes; some spoke in support of the Plan; and a few requested that the zoning proposed for their properties be changed. A summary of each speaker's comments is included in this packet.

Based on the amount of public input received at the June 7 public hearing, Council pulled the DuPont-Wappoo Community Plan project from the June 16 Planning and Public Works Committee meeting agenda and directed staff to hold another community meeting to gather input prior to bringing the project back to a second public hearing.

Following the June 7, 2016 Public Hearing:

Staff contacted each person that spoke at the June 7 public hearing to address their questions and concerns. Based on input from these residents and the City of Charleston Planning Commission recommendation on the proposed overlay zoning district, several changes are proposed to the map and text of the draft overlay zoning district (included in this packet).

As directed by Council, staff also coordinated with the City of Charleston to host another community meeting, which was held on August 11 at the St. Andrews Middle School on Wappoo Road.

August 11, 2016 Community Meeting:

122 people attended the August 11 community meeting, which was held in the St. Andrews Middle School auditorium from 6:30 pm – 8:00 pm. The drop-in format meeting allowed residents to directly interface with City and County staff to ask questions, voice concerns, and give comments. A few changes to the proposed overlay zoning district map were made based on the information received at the meeting as well as calls received after the meeting (the updated draft overlay zoning district map is included in this packet).

Meeting notifications:

- The County sent out a press release and advertised the meeting on the City and County websites.
- July 25, 2016: The County sent 2,123 notification letters/emails regarding the dates, times, and locations of the community meeting and the second County Council public hearing. Those notified included:
 - Owners of unincorporated property located within the project boundary;

- Owners of property within 300 feet of the project boundary;
 - All persons that signed in at one or more workshops/meetings regarding the project; and
 - All persons included on the County's St. Andrews and Comprehensive Plan/ZLDR Interested Parties' Lists.
- August 4, 2016: The County posted 50 signs in the community to advertise the date/time/location of the meeting.

Second County Council Public Hearing (September 20, 2016):

Six people spoke at the September 20 public hearing. One person had a specific question regarding the bike/pedestrian infrastructure in the proposed Plan; two people spoke in support of the Plan; and three people were in support of the Plan but noted concerns regarding drainage in the area. A summary of each speaker's comments is included on the last page of this packet.

Notifications:

- September 2, 2016: 250 signs advertising the September 20 County Council Public Hearing were posted on all properties proposed to be rezoned as part of the proposed overlay zoning district.
- July 25, 2016: The County sent 2,123 notification letters/emails regarding the dates, times, and locations of the August 11 community meeting and the September 20 County Council public hearing. Those notified included:
 - Owners of unincorporated property located within the project boundary;
 - Owners of property within 300 feet of the project boundary;
 - All persons that signed in at one or more workshops/meetings regarding the project; and
 - All persons included on the County's St. Andrews and Comprehensive Plan/ZLDR Interested Parties' Lists.

Post & Courier

CHARLESTON COUNTY AND CITY OF CHARLESTON PUBLIC MEETINGS AND PUBLIC HEARINGS:

DUPONT | WAPPOO COMMUNITY PLAN, MOU, AND ORDINANCE AMENDMENTS

Charleston County Government and the City of Charleston Government will consider adopting the **DuPont | Wappoo Community Plan**, which includes a Memorandum of Understanding (MOU) and amendments to the respective comprehensive plans and zoning and land development regulations ordinances, as applicable. The dates, times, and locations of all City and County meetings regarding these items are listed below. All meetings are open to the public and public comments are invited. The map located on the back of this letter illustrates the DuPont | Wappoo Community Plan project boundaries.

Charleston County Government Meetings

- May 9, 2016 at 2:00 PM**
Planning Commission
Council Committee Room B-225 (2nd Floor)
4045 Bridge View Drive, North Charleston, SC 29405
- June 7, 2016 at 6:30 PM**
County Council Public Hearing
Council Chambers (2nd Floor)
4045 Bridge View Drive, North Charleston 29405
- June 16, 2016 at 5:00 PM**
Planning/Public Works Committee
Council Committee Room B-225 (2nd Floor)
4045 Bridge View Drive, North Charleston, SC 29405
- June 21, 2016 at 6:30 PM**
County Council 1st Reading*
Council Chambers (2nd Floor)
4045 Bridge View Drive, North Charleston 29405
- July 19, 2016 at 6:30 PM**
County Council 2nd Reading
Council Chambers (2nd Floor)
4045 Bridge View Drive, North Charleston 29405
- August 23, 2016 at 6:30 PM**
County Council 3rd Reading
Council Chambers (2nd Floor)
4045 Bridge View Drive, North Charleston 29405

**Final approval for the Community Plan and Memorandum of Understanding (MOU).*

City of Charleston Government Meetings

- June 15, 2016 at 5:00 PM**
Planning Commission
1st Floor Public Meeting Room
2 George Street, Charleston, SC 29401
- August 16, 2016 at 5:00 PM**
Council Public Hearing and City Council 1st Reading
Council Chambers (2nd Floor)
80 Broad Street, Charleston, SC 29401
- September 13, 2016 at 5:00 PM**
City Council 2nd & 3rd (Final) Readings
Council Chambers (2nd Floor)
80 Broad Street, Charleston, SC 29401

The DuPont | Wappoo Community Plan and related documents are available at the Charleston County Zoning and Planning Department (Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC) or online at <http://www.charlestoncounty.org/departments/zoning-planning/projects-dupont.php> or the City of Charleston Planning Division (80 George Street, Charleston, SC 29401) or online at <http://www.charleston-sc.gov/westashley>. **Please visit these websites for a listing of properties for which zoning changes are proposed as part of this process.** Questions regarding unincorporated parcels within the project boundaries may be directed to the Charleston County Zoning and Planning Department at (843) 202-7201 or planning@charlestoncounty.org. Questions regarding incorporated parcels within the project boundaries may be directed to the City of Charleston Planning Division at (843) 724-3765.



Joel H. Evans, PLA, AICP
Planning Director

843.202.7200
Fax: 843.524.7222
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite B232
North Charleston, SC 29405

April 22, 2016

**CHARLESTON COUNTY AND CITY OF CHARLESTON PUBLIC MEETINGS AND
PUBLIC HEARINGS NOTIFICATION:
DUPONT | WAPPOO COMMUNITY PLAN, MOU, AND ORDINANCE AMENDMENTS**

Charleston County Government and the City of Charleston Government will consider adopting the **DuPont | Wappoo Community Plan**, which includes a Memorandum of Understanding (MOU) and amendments to the respective comprehensive plans and zoning and land development regulations ordinances, as applicable. The dates, times, and locations of all City and County meetings regarding these items are listed below. All meetings are open to the public and public comments are invited. The map located on the back of this letter illustrates the DuPont | Wappoo Community Plan project boundaries. *You are receiving this letter for one of the following reasons: (1) you own property located within or adjacent to the project boundaries; (2) you attended one or more workshops regarding this project; and/or (3) you have requested to be included on one or more County interested parties' list.*

Charleston County Government Meetings

May 9, 2016 at 2:00 PM
Planning Commission
Council Committee Room B-225 (2nd Floor)
4045 Bridge View Drive, North Charleston, SC 29405

June 7, 2016 at 6:30 PM
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June 16, 2016 at 5:00 PM
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July 19, 2016 at 6:30 PM
County Council 2nd Reading
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Draft



DuPont | Wappoo Community Plan

A collaborative planning effort of the residents of the DuPont | Wappoo Community, area business owners, stakeholders, the City of Charleston, and Charleston County



Draft - April 22, 2016 - Draft

DuPont | Wappoo Community Plan

Table of Contents

Section	Page Number
1. Plan Overview	1
2. Public Participation	3
3. Plan Implementation Strategies	5
 Appendix: Summary of Public Comments	
A-1. Community Elements	A-1
A-2. Land Use, Zoning, and Design Standards	A-2
A-3. Economic Development and Revitalization	A-3
A-4. Traffic and Transportation	A-4
A-5. Drainage and Stormwater	A-5
A-6. Streetscape/Beautification	A-6

DuPont | Wappoo Community Plan

1. Plan Overview

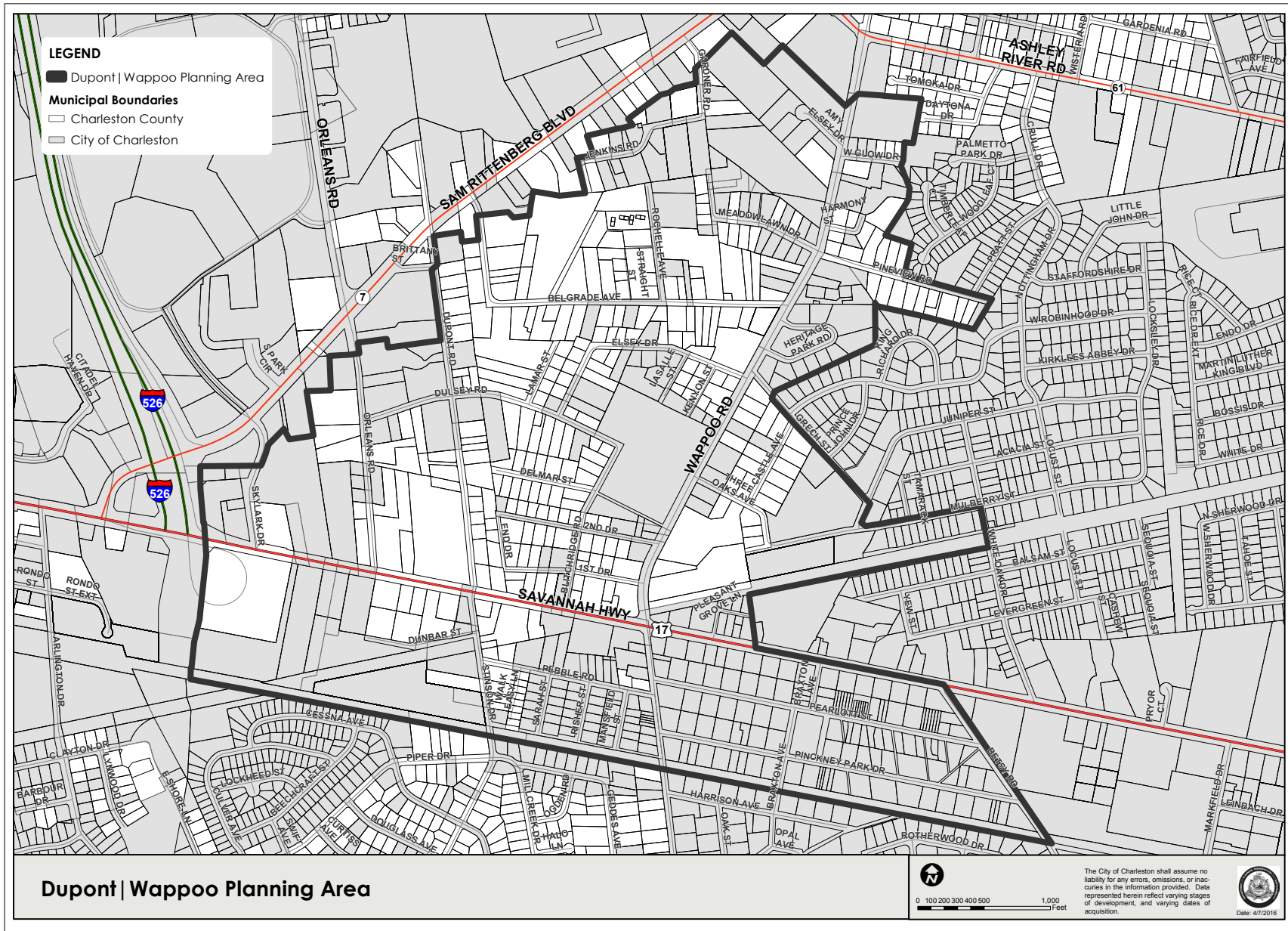
The DuPont | Wappoo Community Plan project area generally includes the area bounded by Sam Rittenberg Boulevard, Wappoo Road, and Savannah Highway, as shown in more detail on the map on the next page. Approximately half of the properties in the project area are in the City of Charleston and the other half are in unincorporated Charleston County. The DuPont | Wappoo Community originally contained plantations, which became truck farms in the early 1900s, and then developed as suburbs following World War II. Many of the land uses and structures that have developed over time are becoming, or will soon become, obsolete making the area ripe for redevelopment.

Both Charleston County Council and the City of Charleston Council recognized the issues facing the community and directed their respective staff members to collaborate with each other and the community to address the fragmented land use and zoning designations, deteriorating traffic conditions and aging transportation infrastructure, severe drainage issues, the desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area, and the need to create predictable development patterns for the growth and redevelopment that will occur in the future.

The DuPont | Wappoo Community Plan is the outcome of those objectives and is the result of a year-long collaborative planning process including input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies. The Plan describes the public participation process and includes a series of recommended implementation strategies formulated to address the issues identified by the community and achieve their vision for the area. A summary of the public comments gathered during the public participation process can be found in the Appendix.



DuPont | Wappoo Community Plan



Document Path: H:\GIS PROJECTS AND DATA\Dupont Wappoo Area\GIS data and projects\Dupont\Wappoo\StudyArea\1182016.mxd

DuPont | Wappoo Community Plan

2. Public Participation

The project began with a three-day public workshop (June 9 - 11, 2015) hosted by Charleston County and the City of Charleston at St. Andrews Middle School (see the flier pictured to the right). A project kick-off meeting was held on June 9, at which time the public was invited to share their concerns and ideas for the area. On June 10 and 11, the public was invited to attend open house sessions to share ideas and see the planning work in progress. Attendees gave input on land use, multi-modal transportation improvements, drainage and stormwater issues, economic development and community needs, as well as design and development standards. County and City planning staff also met with stakeholders (drainage and transportation experts, business leaders, etc.) to gather input to present to the community during the workshop process, and conducted windshield surveys of the area.

On June 23, 2015, the public was invited to attend a wrap-up meeting where the results of the workshop were presented along with planning recommendations and next steps; and additional public input was also gathered.

Following the June 23 meeting, County and City representatives coordinated to draft a new overlay/zoning district that addresses the land use, zoning, and design needs identified by the public. They also worked with other agencies and organizations to identify potential solutions to transportation, drainage, and community issues. On January 27, 2016, Charleston County and the City of Charleston hosted another community meeting to present the proposed new overlay/zoning district for the DuPont | Wappoo Community; give updates regarding traffic and transportation, drainage and stormwater, economic development, revitalization, and other community elements; discuss proposed implementation strategies and next steps; and gather additional feedback from the public.

DUPONT | WAPPOO AREA
PLANNING CHARRETTE
JUNE 9-11 & 23

A collaborative planning work session for the Dupont | Wappoo Area by the City of Charleston and Charleston County. All business owners, community leaders, neighbors and stakeholders are invited to work with the City and County to share ideas for the future of the Dupont | Wappoo Area.

June 9 (Tues.) 6pm - 8pm	June 10-11 (Wed. - Thurs.) 4pm - 7pm	June 23 (Tues.) 6pm - 8pm
COMMUNITY KICK-OFF WORKSHOP The charrette will kick-off with a presentation and an interactive opportunity for the public to participate.	OPEN HOUSE Share your ideas for the Dupont Wappoo Area with neighbors and the charrette team.	WRAP-UP PRESENTATION See all the work completed during the charrette week and learn about planning recommendations for the Dupont Wappoo Area.

June 9-11 (9am - 4pm) Charrette Work Sessions - County/City staff and consultants.

All events will be held at St. Andrews Middle School at 721 Wappoo Rd, Charleston. Community presentations will be held in the auditorium; open house and work sessions will be held in the multi-purpose room. For more information contact Andrea Pietras apietras@charlestoncounty.org or Mandi Herring herringa@charleston-sc.gov.



DuPont | Wappoo Community Plan

Notifications for all public meetings and workshops were sent to all area property owners, residents, businesses, stakeholders, and interested parties and press releases were sent to all media outlets. Almost 650 people attended one or more of the public workshops/input sessions. The information gathered from the public is summarized in the Appendix and is organized by topic, including:

- Community Elements;
- Land Use, Zoning, and Design Standards;
- Economic Development and Revitalization;
- Traffic and Transportation;
- Drainage and Stormwater; and
- Streetscape/Beautification.



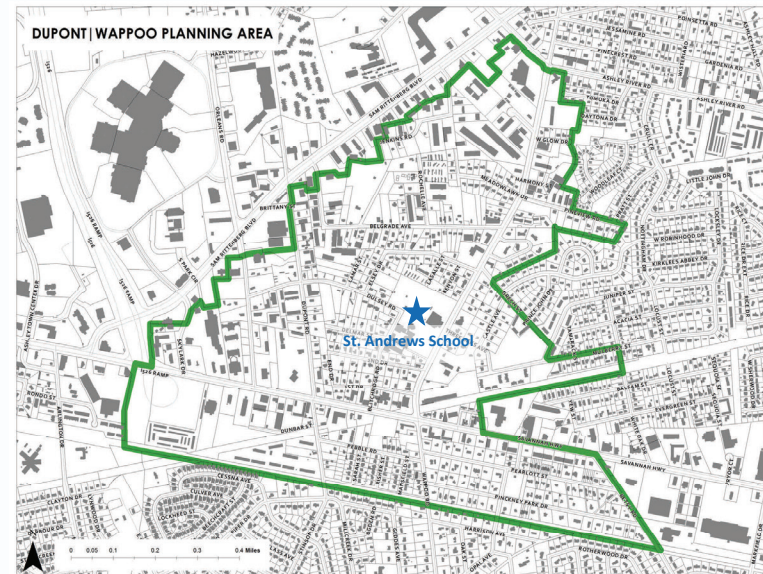
DUPONT | WAPPOO AREA

COMMUNITY MEETING

January 27, 6:00 PM

St. Andrews Middle School Auditorium (721 Wappoo Rd)

The public is invited to this follow-up community meeting co-hosted by the City of Charleston and Charleston County. City and County representatives will present a proposed new zoning overlay for the area as well as updates regarding traffic and transportation, drainage, land use, design standards and other community elements identified during the June 2015 workshops.



For more information contact Andrea Pietras apietras@charlestoncounty.org or Mandi Herring herring@charleston-sc.gov or visit www.charleston-sc.gov/projects.

DuPont | Wappoo Community Plan

3. Plan 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. Adopt the DuPont | Wappoo Community Plan, corresponding Memorandum of Understanding (MOU), and amendments to comprehensive plans and zoning and land development regulations ordinances, including but not limited to overlay zoning districts and zoning district changes, as applicable (*timeframe: complete adoption process within 6 to 12 months*). *See page 7 for the draft Overlay Zoning District map as of April 8, 2016 and page 8 for examples of development currently existing in the area that the community would like to see emulated and that the Overlay Zoning District regulations are intended to encourage.

2. Prioritize the projects included in numbers 3 through 8 below (*timeframe: begin within 6 to 12 months*).

3. Community Elements Strategies

- Work with property owners and applicable agencies to revitalize and beautify the intersection of Wappoo Road and Savannah Highway (*see page 9 for an example of how the area could be redeveloped to implement this strategy*). This strategy includes, but is not limited to:
 - Pulling the buildings up to the roads to give the area a unique and memorable character;
 - Planting street trees;
 - Adding a median;
 - Connecting the West Ashley Greenway and West Ashley Bikeway; and
 - Ensuring the safety of pedestrians and bicyclists.
- Work with local non-profit organizations and area residents to host community events.
- Create a DuPont | Wappoo Community brand through a community driven visioning process to enhance West Ashley's image, and highlight pride points such as West Ashley's strong sense of community, great neighborhoods, local businesses, and unique parks and public spaces.
- Identify a location and launch a West Ashley Farmers Market.
- Construct a West Ashley Senior's Center.
- Provide greater citizen support through staff availability, outreach, etc.

4. Land Use, Zoning, and Design Standards Strategies

- Monitor and evaluate updated zoning ordinances and amend as needed.



DuPont | Wappoo Community Plan

5. Economic Development and Revitalization Strategies

- Investigate methods to incentivize existing businesses to revitalize the exteriors of their buildings.
- Increase outreach efforts to commercial real estate brokers to share West Ashley plans and revitalization efforts.
- Increase business development and retail recruitment efforts.
- Encourage infill redevelopment by:
 - Supporting local businesses;
 - Assisting businesses in finding great locations in West Ashley and navigating city/county permitting processes; and
 - Facilitating professional connections and helping to identify financial resources.

6. Traffic and Transportation Strategies

- Conduct a comprehensive transportation study for West Ashley.
- Continue to actively pursue traffic and transportation improvements such as intersection improvements for Savannah Highway/Wappoo Road, Savannah Highway/DuPont Road, and Savannah Highway/Orleans Road.
- Optimize traffic signal timing and continue to monitor, evaluate, and adjust as needed.
- Approach the BCDCOG about a multi-modal study for Savannah Highway.
- Coordinate with CARTA to upgrade existing bus stops to include shelters, sitting areas, etc., and add new bus stops with the same amenities.
- Begin implementation of the City of Charleston's Bicycle and Pedestrian Plan for the area. **The City's Bicycle and Pedestrian Plan can be found on page 12.*
- Coordinate with the appropriate transportation authority to address pedestrian safety issues, including but not limited to the lack of a crosswalk at the DuPont Rd/Stinson Rd and Savannah Hwy intersection.
- Work with area residents to pursue scenic road designations for Wappoo Road (south of Savannah Hwy) and Betsy Road.

7. Drainage and Stormwater Strategies

- City of Charleston and Charleston County coordinate to conduct a joint drainage study.
- City and County prioritize and create an action plan to address the strategies recommended by the drainage study.
- Clean drains and gutter/bike lanes, and institute regular street sweeping.

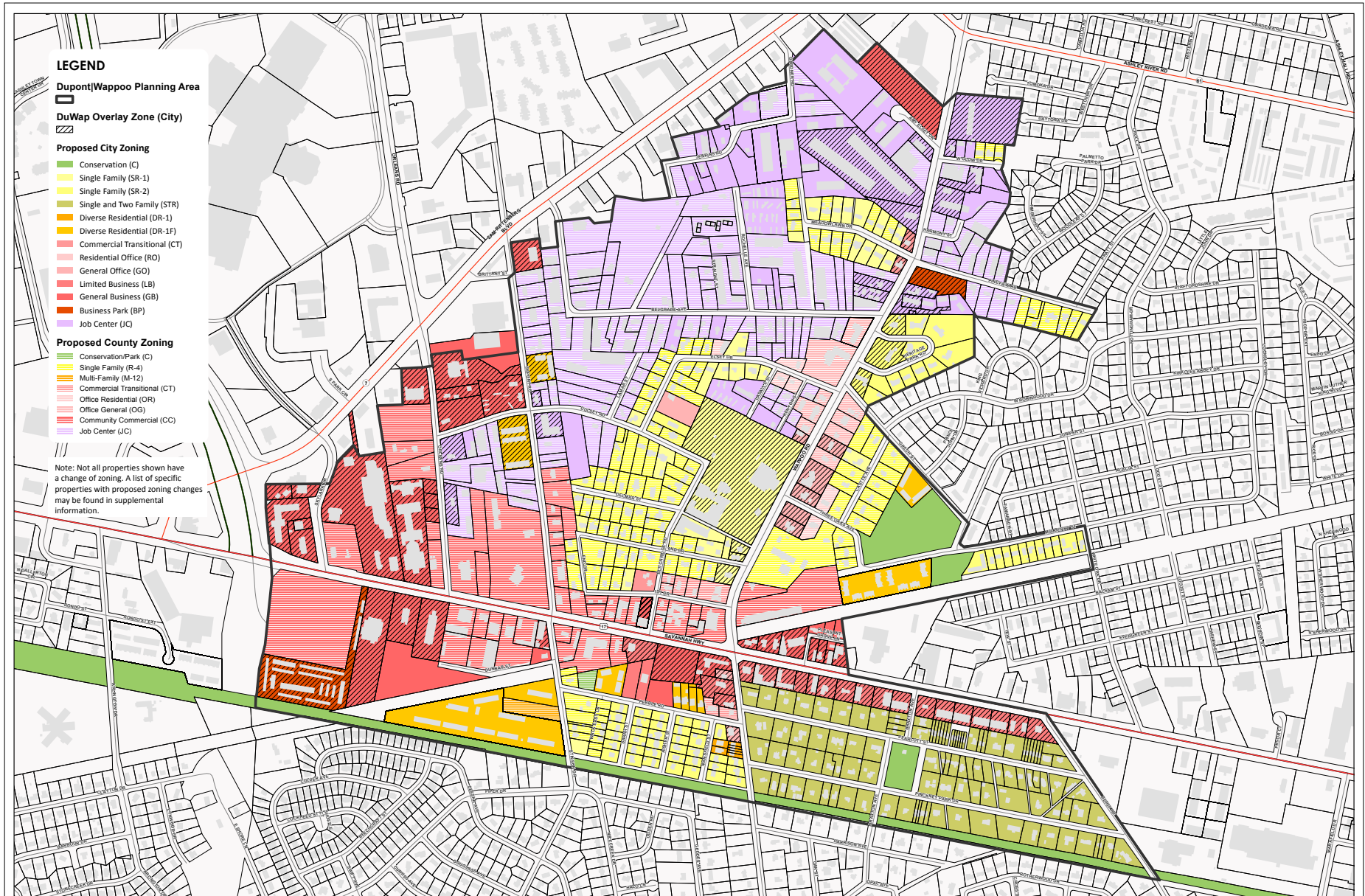
8. Streetscape/Beautification Strategies

- Plant trees in the Savannah Highway right-of-way from Orleans Road to Betsy Road. **See pages 10 - 11 for examples of how this strategy could improve the character of the community.*
- Coordinate with the appropriate transportation authority to address maintenance of vegetation in rights-of-way.

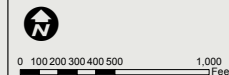
9. Manage and maintain the Plan, and keep the community updated on progress (*timeframe: on-going*).

10. Evaluate and update the Plan at least once every five years with community input (*timeframe: on-going*).

DuPont | Wappoo Community Plan



DuPont | Wappoo Planning Area - Proposed City & County Zoning



The City of Charleston shall assume no liability for any errors, omissions, or inaccuracies in the information provided. Data represented herein reflect varying stages of development, and varying dates of acquisition.



Date: 4/18/2016

The map above shows the proposed zoning for both the incorporated and unincorporated properties within the project area. This map was created on April 18, 2016.

DuPont | Wappoo Community Plan



The pictures above are examples of development currently existing in the area that the community would like to see emulated.

DuPont | Wappoo Community Plan



Wappoo Rd/Savannah Hwy Intersection

The picture on the left shows the current condition of the intersection of Wappoo Rd and Savannah Highway. The picture below shows a vision plan for how the area could be redeveloped to address many of the public's concerns including beautifying the intersection, connecting the Greenway and Bikeway, ensuring the safety of pedestrians and bicyclists, and pulling the buildings up to the roads to give the area a unique and memorable character.



Existing conditions at the Wappoo Rd/Savannah Hwy intersection.

DuPont | Wappoo Community Plan



Savannah Highway Possibilities

The picture on the left shows the current conditions along Savannah Highway (Google Map image from April 2015). The picture below shows how the area could be redeveloped to address the public's desire to improve this streetscape and create community character through the planting of Palmetto trees in the right-of-way.



DuPont | Wappoo Community Plan

Savannah Highway Street Tree Possibilities

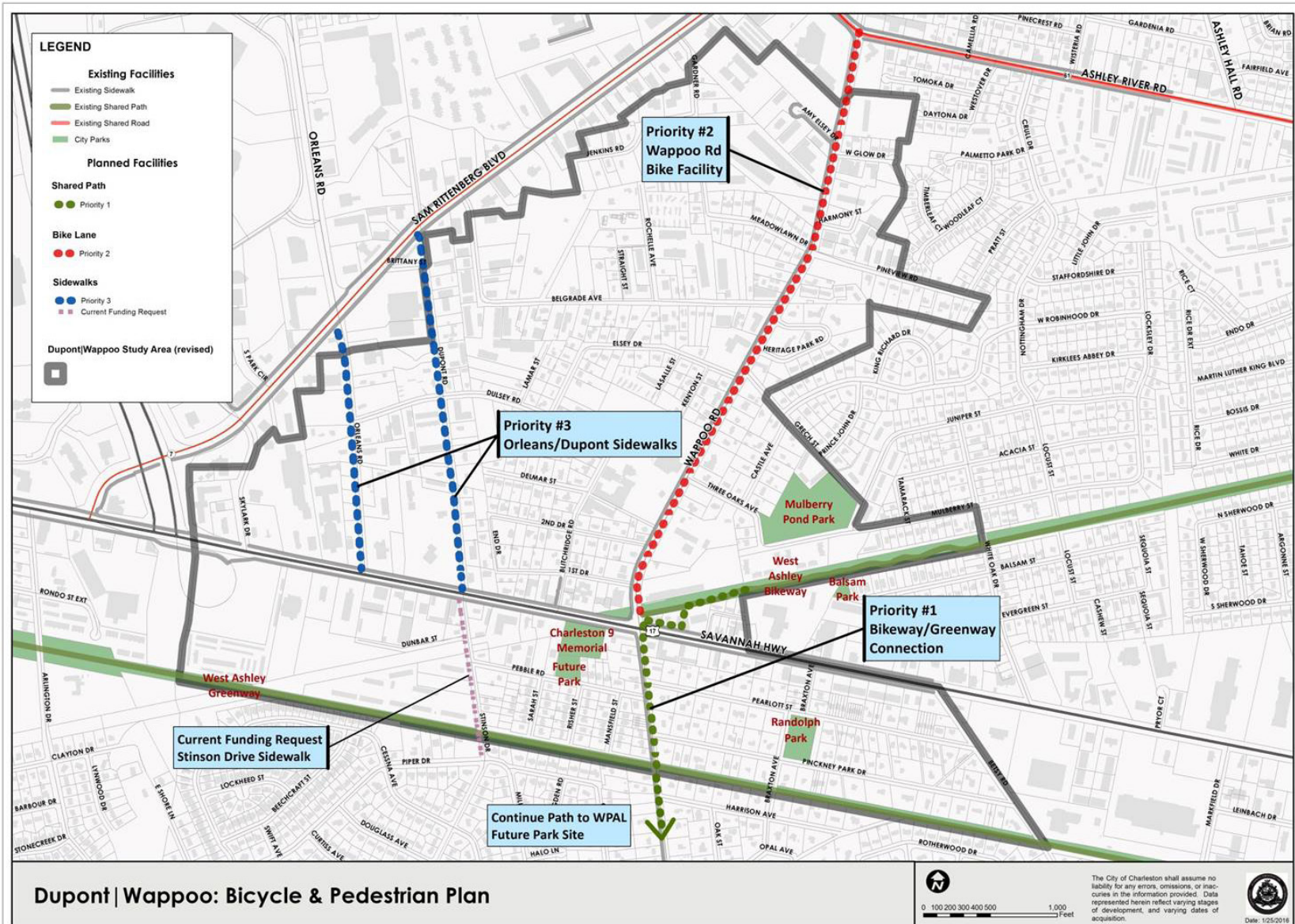
The picture below shows the potential locations for street trees in the Savannah Hwy right-of-way (stars indicate potential locations).



DuPont | Wappoo Community Plan

Bike and Pedestrian Plan

The map below shows the City of Charleston's plan for improvements to bike and pedestrian facilities.



DuPont | Wappoo Community Plan Appendix

A-1. Community Elements

The following community element needs were identified by the public during the public workshops/input sessions:

- Increase coordination/consistency between City & County;
- Improve safety and livability through increased police, livability, and code enforcement, and by offering additional citizen support and neighborhood services;
- Improve the West Ashley Greenway, West Ashley Bikeway, Randolph Park, and duck pond and provide additional public spaces and park improvements;
- Provide fiber optic conduit to create a digitally connected community;
- Provide more community places for residents such as a senior center, fun, safe places for teenagers, community events, farmers markets, etc.; and
- Improve the sense of place and strengthen the community identity.

In addition to the community element input gathered at the DuPont | Wappoo Community Plan workshops, the City of Charleston conducted a West Ashley Community Perceptions Survey to better understand perceptions of West Ashley and the qualities that make West Ashley unique. The survey took place during the month of August 2015 and yielded 3200+ unique survey responses. The survey was made available to West Ashley community members via email, the City's website, and social media; paper copies were available at local libraries, recreation sites, and community meetings. The City will coordinate with the County to utilize this important citizen input to create a community driven visioning process to enhance West Ashley's image, and highlight pride points such as West Ashley's strong sense of community, great neighborhoods, local businesses, and unique parks and public spaces.



DuPont | Wappoo Community Plan Appendix

A-3. Economic Development and Revitalization

The major items the community identified regarding economic development and revitalization included:

- Recruit businesses that serve residents' needs (personal services, natural/organic food stores, coffee shops, etc.);
- Support and encourage local/small businesses (local hardware stores and restaurants);
- Upgrade/utilize old shopping centers and the mall;
- Provide incentives for redevelopment of commercial properties;
- Create centers/hubs for less vehicle travel;
- Provide a Farmer's Market;
- Ensure the safety of area businesses;
- Provide incentives for redevelopment of commercial properties;
- Limit the expansion of large car dealerships within the community; and
- Link the West Ashley Greenway to nearby neighborhood commercial areas through wayfinding signage.



DuPont | Wappoo Community Plan Appendix

A-4. Traffic and Transportation

The community identified the following regarding traffic and transportation:

- Reduce traffic congestion on Savannah Highway;
- Provide street lights, street trees, and medians on Savannah Highway;
- Trim and prune trees along the streets;
- Improve pedestrian safety by installing crosswalks at intersections and by providing more sidewalks (Wappoo Rd to Edgewater Bridge, and Pebble, Elsey, Dulsey, DuPont, Stinson, and Orleans Rd);
- Beautify the Wappoo Road/Savannah Highway intersection;
- Provide a park and ride location in the area;
- Provide safe bus stop locations and safe routes to bus stops (sidewalks) located on DuPont Rd for childrens' safety;
- Connect the West Ashley Bikeway and West Ashley Greenway; and
- Improve signal synchronization along Savannah Highway.

Intersection of Wappoo Road and Savannah Highway

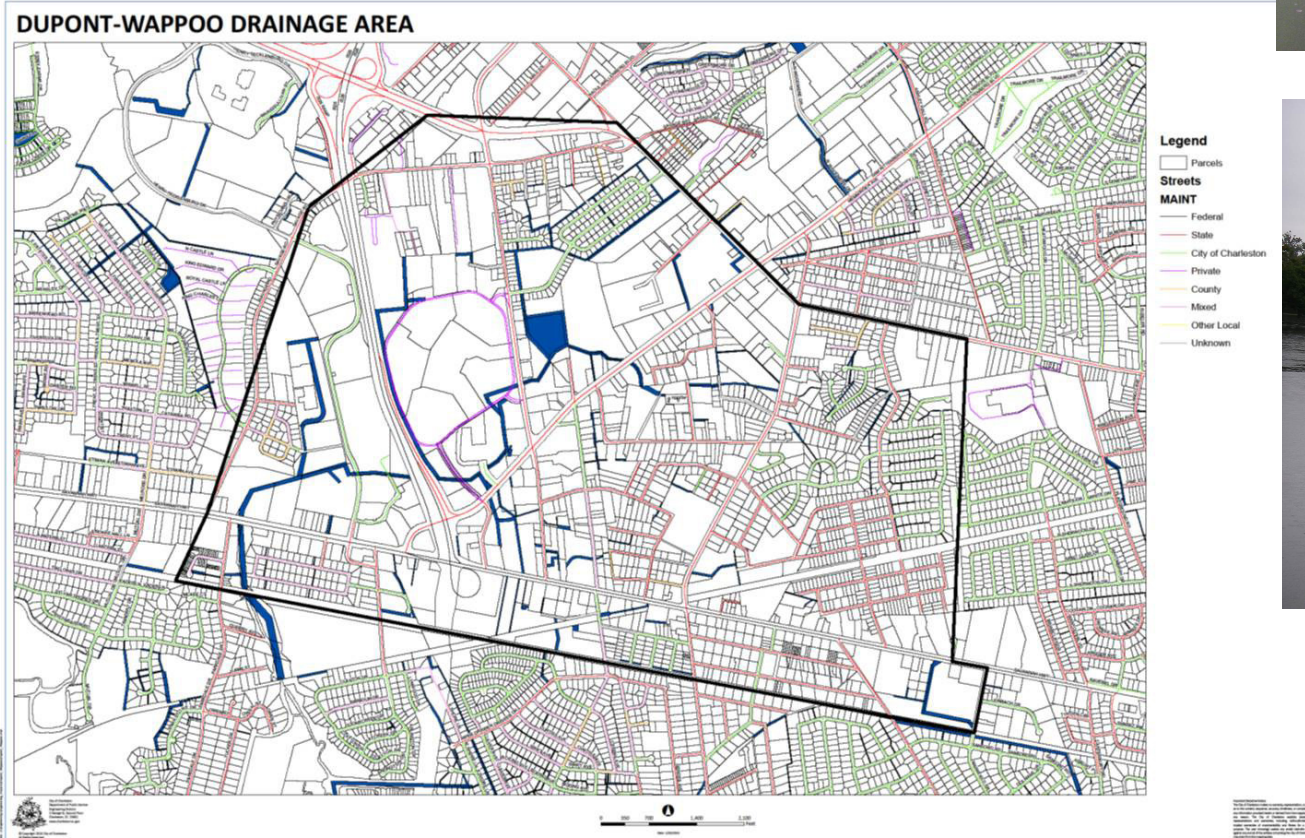


DuPont | Wappoo Community Plan Appendix

A-5. Drainage and Stormwater

The major items the community identified regarding drainage and stormwater included:

- Conduct an area-wide drainage study;
- Turn stormwater facilities into amenities;
- Provide incentives for green infrastructure/stormwater facilities;
- Create stormwater demonstration projects;
- Use the Half Cent Sales Tax to fund regional stormwater improvements; and
- Require on-site drainage improvements or fee-in-lieu-of options.



DuPont | Wappoo Community Plan Appendix

A-6. Streetscape/Beautification

The community identified the following regarding streetscape/beautification needs:

- Bury power lines;
- Request SCDOT to maintain the right-of-way, especially near I-526;
- Install safe pedestrian-scale lighting;
- Create safe, handicap accessible pedestrian/bicycle access (sidewalks) and crossings; and
- Add landscaping and trees along streets.



**Memorandum of Understanding Among
Charleston County and The City of Charleston**

WHEREAS, Charleston County and the City of Charleston, herein referred to as the “Parties,” collectively desire to establish a coordinated Vision for the DuPont-Wappoo Area known as the DuPont-Wappoo Community Plan (the “Plan”); and

WHEREAS, the Goals, Vision, and implementation actions identified in the Plan were developed based on significant public input gathered through several public workshops, presentations, and charrettes held in the DuPont-Wappoo Area.

WHEREAS, the Goals and Vision of the Plan are to be accomplished through implementation actions identified in the Plan that address issues related to: strengthening the community identity; improving stormwater runoff attenuation; improving safety and operational efficiency of all modes of travel; facilitating multimodal transportation conversions along the corridor (walking, biking, and transit); coordinating among various governmental bodies with regard to zoning, land development and design standards, and the preparation of standards for new development along the corridor that provide clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; revitalizing economic development in the area; and improving and connecting existing green space and park areas; and

WHEREAS, the Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the DuPont-Wappoo Area including, but not limited to, providing a safe, connected, green, attractive, valuable, and synced corridor for all residents and visitors of the Charleston Region.

NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING, the Parties hereby jointly understand, agree, and commit as follows:

- A.** To work in partnership to improve neighborhood safety and expand opportunities for residents’ access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the DuPont-Wappoo Area.
- B.** To adopt coordinated and consistent land use, zoning, design, and land development requirements that encourage development of the land uses and character the community desires.
- C.** To continue working to revitalize economic development through business development, retail recruitment, infill redevelopment, and similar initiatives.
- D.** To work in partnership to improve existing transportation infrastructure, including, but not limited to, enhancing and establishing attractive and safe transportation options serving the DuPont-Wappoo Area and increase travel choices available to people of all means and abilities.
- E.** To continue to coordinate to complete a basin-wide drainage study and implement resulting recommended strategies regarding infrastructure improvements, revised stormwater requirements, special protection area, water quality component, etc.

F. To work in partnership to address other implementation actions identified in the Plan and other strategies that may be identified as the Plan is implemented.

G. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of Charleston County and the City of Charleston.

H. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

Name (signature)

Date

Title
Charleston County

Name (signature)

Date

Title
City of Charleston

ARTICLE 5.13 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

§5.13.1 STATEMENT OF FINDINGS

The DuPont-Wappoo Area Overlay Zoning District (DuWap-O) includes unincorporated parcels of Charleston County that are generally bound by Sam Rittenburg Boulevard, Wappoo Road, and the Charleston “Greenway” as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” The DuPont-Wappoo Area is in a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. This Overlay Zoning District was developed to preserve the existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial/~~light industrial nodes~~ uses and other existing commercial, office, retail, and residential uses in the area. This area is also important due to its proximity to I-526, Savannah Highway, the Charleston Greenway and Bikeway, and the Tiger Swamp Watershed. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The DuWap-O also creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

§5.13.2 PURPOSE AND INTENT

The purpose of the DuWap-O is to create an area that is well-planned, attractive, and preserves and improves existing development patterns through the implementation of land use and design standards. It is also intended to ensure safe and efficient vehicle, pedestrian, and bicycle movement through traffic safety measures and access management standards and to address stormwater runoff, drainage, and flooding issues in the area.

§5.13.3 EFFECT OF OVERLAY DISTRICT

The DuPont-Wappoo Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the Overlay Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established development existing as of the date of adoption of the DuWap-O [DATE OF ADOPTION] that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

§5.13.4 APPLICABILITY

The standards of this Article shall apply to all development within the DuWap-O, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” Single-family detached residential development as defined in this Ordinance shall only be subject to the applicable use provisions of this Article.

§5.13.5 COORDINATION WITH ADJACENT JURISDICTIONS

Charleston County will notify the City of Charleston Planning staff of regarding all rezoning, special exception, variance, and site plan review applications submitted for unincorporated properties located within the DuWap-O. The purpose of this coordination is to ensure that

(text = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

development is consistent with similar requirements adopted for this area by the City of Charleston.

§5.13.6 USE REGULATIONS

A. Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table. Table 5.13-1 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. “A” indicates uses allowed by right.
2. “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
3. “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
4. Blank cells indicate uses that are not permitted.

B. Prohibited uses.

1. Prohibited uses include: Vehicle Sales, Rental and Leasing operations, including associated vehicle storage areas, that encompass more than one (1) acre (includes, but is not limited to, Automobile, or Light or Medium Duty Truck Dealers, Heavy Duty Truck or Commercial Vehicle Dealers, Motorcycle, Watercraft, or Recreational Vehicle Dealers, Heavy Duty Truck or Commercial Vehicle Rental or Leasing, and Vehicle Rental or Leasing); Manufactured (Mobile) Home Dealers; Indoor and Outdoor Shooting Ranges; Pawn Shops; Convenience Stores; Warehouse Clubs or Superstores; Billboards; Sexually Oriented Businesses; Fast Food Restaurants; Restaurants with drive-through lanes/windows; Vehicle Storage; Towing Facilities; Impound Yards; Car Washes; Service Stations, Gasoline (with or without convenience stores); Truck Stops; Title Loan and Short Term Lenders; and single use multi-family residential structures with individual building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of “Affordable Housing” as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
2. In the CC Zoning District, Self-Storage Facilities are prohibited unless they are part of a multi-story mixed use development where the ground floor use along all street frontages (entire street frontage) is separately lease commercial or office space independent of the Self-Storage Facility business. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
3. Application of the Multiple Use Overlay Zoning District is prohibited.

C. New or Unlisted Uses and Interpretation. The Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance.

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D. Nonconforming Uses. The requirements of Article 10.2, Nonconforming Uses, of this Ordinance apply to all development except single-family detached residential development within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Section 10.2.4, Loss of Legal Nonconformity Status, sub-section A:

- 1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than thirty-six (36) consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.*

TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE

Draft – August 14, 2016

(**text** = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
AGRICULTURAL USES									
Horticultural Production or Commercial Nursery Operations	A	A							
Stable, Private						S			§6.4.20
Agricultural Processing	A								
Roadside Stands, Including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	§6.4.58
RESIDENTIAL									
Congregate Living for the elderly (up to 15 residents)						S	S	S	
Duplex						S	A	A	
Dwelling Group					C	C	C	C	§6.4.7
Child Caring Institution (more than 20 children)						S	S	S	
Group Care Home, Residential (up to 20 children)						S	S	S	
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls						S	S	S	
Manufactured Housing Unit						C	C	C	§6.4.24
Manufactured Housing Unit, Replacement						C	C	C	§6.4.24
Multi-Family, including Condominiums or Apartments	C	C					A	A	§5.13.7.F
Retirement Housing						S	A	A	
Retirement Housing, up to 10 residents						S	A	A	§6.4.8
Single Family Attached, also known as Townhouses or Rowhouses		C			C	S	C	C	§6.4.2
Single Family Detached	A	C	C	C	C	A	A	A	§6.4.25
Affordable Dwelling Units						C	A	A	§6.4.19
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)						C			§6.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses							S	S	
CIVIC AND INSTITUTIONAL									
Court of Law		A	A	A	A				
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	S	A	A	S	S	S	
Postal Service, United States		A	A	A	A	C	C	C	§6.4.28
Adult Day Care Facilities	A	A	S	S	A	S	S	S	§6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center	A	A	S	S	A	S	S	S	§6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	
Cemeteries or Crematories		A	A	A	A	C	C	C	§6.4.53
Funeral Services, including Funeral Homes or Mortuaries		A	A	A					
Pre-school or Educational Nursery	A	A	S	S	A	S	S	S	§6.4.29
School, Primary		A	A	A	A	A	A	A	
School, Secondary		A	A	A	A	A	A	A	
College or University Facility		A	S	S	S	S	S	S	
Business or Trade School	A	A	S	S	S				

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	A	A	S	S	A				§6.4.26
HEALTH CARE SERVICES									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities		A	A	A	A				
Community Residential Care Facilities	S	A		S			S	S	
Convalescent Services, including nursing homes	S	A	S	S		S	S	S	
Counseling Services, including Job Training or Placement Services	A	A	A	A	A				
Intermediate Care Facility for the Mentally Retarded	S	A		S			S	S	
Public or Community Health Care Centers	A	A	A	A					
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	A	A	A	A					
Home Health Agencies	A	A	A	A	A				
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		A	S	A					
Outpatient Facilities for Chemically dependent or Addicted Persons		A		S					
Rehabilitation Facilities	S	A	S	A	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	A		S					
MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS									
Historical Sites (open to the public)		A	A	A	A	A	A	A	
Libraries or Archives		A	A	A	A	A	A	A	
Museums		A	A	A	A	A	A	A	
Nature Exhibition		A			S				§6.4.10
Botanical Gardens		A							
Zoos		S							
RECREATION AND ENTERTAINMENT									
Community Recreation, including Recreation Centers		A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)		A	A	A	A				
Parks and Recreation	A	C	C	C	C	C	C	C	§6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Theaters, or Video Arcades		A			C				§6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C							§6.4.11
Drive-in Theaters		C							§6.4.6 §6.4.11
Special Events		C	C	C	C	C	C	C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS									
Business, Professional, Labor, or Political Organizations	A	A	A	A	A				

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities	A	A	S	S	A	S	S	S	
Religious Assembly	C	C	C	C	C	C	C	C	§6.4.13
Social Club or Lodge	A	A	S	S	A	S	S	S	
UTILITIES AND WASTE-RELATED USES									
Utility Service, Major	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Electric or Gas Power Generation Facilities	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Utility Substation	C	C	C	C	C	C	C	C	§6.4.21
Electrical or Telephone Switching Facility	C	C	C	C	C	C	C	C	§6.4.21
Sewage Collector or Trunk Lines	C	C	C	C	C	C	C	C	§6.4.21
Sewage Disposal Facilities	C	C	C	C	C	C	C	C	§6.4.17
Utility Pumping Station	C	C	C	C	C	C	C	C	§6.4.21
Water Mains	C	C	C	C	C	C	C	C	§6.4.21
Water or Sewage Treatment Facilities		C	C	C	C	C	C	C	§6.4.21
Water Storage Tank	C	C	C	C	C	C	C	C	§6.4.21
Utility Service, Minor	A	A	A	A	C	A	A	A	§6.4.31
Electric or Gas Power Distribution	A	A	A	A	C	A	A	A	§6.4.31
Sewage Collection Service Line	A	A	A	A	C	A	A	A	§6.4.31
Water service Line	A	A	A	A	C	A	A	A	§6.4.31
Septic Tank Installation, Cleaning, or Related Services	A	S							
COMMERCIAL									
ACCOMMODATIONS									
Bed and Breakfast Inns		A	C	C	C	S	S	S	§6.4.4
Hotels or Motels		A							
ANIMAL SERVICES									
Pet Stores or Grooming Salons	A	A			S				§6.4.32
Small Animal Boarding (enclosed building)	A	A			S				§6.4.32
Veterinary Services	A	A		C	A				§6.4.32
FINANCIAL SERVICES									
Banks		A	C	C					§6.4.33
Financial Services		A	C	C					§6.4.33
FOOD SERVICES AND DRINKING PLACES									
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges	S	S							§6.4.15
Catering Service	A	A	C	C	A	S	S	S	§6.4.34
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants that do not have drive-through lanes/windows	C	C		C	C				§6.4.15
INFORMATION INDUSTRIES									
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios,	A	A		S	S				

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Draft – August 14, 2016

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Telecommunication Service Centers, or Telegraph Service Offices									
Communications Towers	C	C		C					§6.4.5
Data Processing Services	A	A		A	A				
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers	A	A		A	A				
OFFICES									
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services	A	A	C	C	A				§6.4.35
Government Office	A	A	C	C	A				§6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	A	A	C	C	A				§6.4.35
OTHER NONRESIDENTIAL DEVELOPMENT									
Convention Center or Visitors Bureaus		A	S	S	S				
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction	A								
Office/Warehouse Complex	A	C							§5.13.7.A
Special Trade Contractors (Offices/Storage)	A	C							§5.13.7.A
Building Equipment of other Machinery Installation Contractors	A	C							§5.13.7.A
Carpentry Contractors	A	C							§5.13.7.A
Concrete Contractors	A	C							§5.13.7.A
Drywall, Plastering, Acoustical or Insulation Contractors	A	C							§5.13.7.A
Electrical Contractors	A	C							§5.13.7.A
Excavation Contractors	A	C							§5.13.7.A
Masonry or Stone Contractors	A	C							§5.13.7.A
Painting or Wall Covering Contractors	A	C							§5.13.7.A
Plumbing, Heating, or Air-Conditioning Contractors	A	C							§5.13.7.A
Roofing, Siding, or Sheet Metal Contractors	A	C							§5.13.7.A
Tile, Marble, Terrazzo, or Mosaic Contractors	A	C							§5.13.7.A
PARKING, COMMERCIAL									
Parking Lots		A							
Parking Garages		A							
RENTAL AND LEASING SERVICES									
Charter Boat or other Recreational Watercraft Rental Services		C							§5.13.7.E
Commercial or Industrial Machinery or Equipment Rental or Leasing		C							§5.13.7.E
Construction Tools or Equipment Rental	A	A							
Consumer Goods Rental Centers	A	A							
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items		A			A				
Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C							§5.13.7.E
Self-Service Storage/Mini-Warehouses	C	C							§5.13.7.D

TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE

Draft – August 14, 2016

(**text** = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles		C							§5.13.7.E
REPAIR AND MAINTENANCE SERVICES									
Boat Yard	C	C							§5.13.7.E §6.4.39 Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	A	A							
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping , or Welding Shops	A	A			S				
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	A								
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops	A								
RETAIL SALES									
Nonstore Retailers		A							
Direct Selling Establishments		A							
Electronic Shopping or Mail-Order Houses		A							
Liquefied Petroleum Gas (Bottled Gas) Dealers	A	A							
Vending Machine Operators	A	A							
Building Materials or Garden Equipment and Supplies Retailers	A	A							
Hardware Stores	A	A			C				§6.4.42
Home Improvement Centers	A	A							
Garden Supplies Centers	A	A							
Outdoor Power Equipment Stores	A	A							
Paint, Varnish, or Wallpaper Stores	A	A							
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	A	A			C				§6.4.43
Liquor, Beer, or Wine Sales		S							
Retail Sales or Services, General		A			A				
Art, Hobby, Musical Instrument, Toy, Sporting Goods or Related Products Store		A			A				
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store		A			A				
Drug Stores or Pharmacies		A			C				§6.4.44
Duplicating or Quick Printing Services	A	A		C	C				§6.4.44
Electronics, Appliance, or Related Products Store		A			C				§6.4.44
Florist	A	A			C				§6.4.44
Furniture, Cabinet Home Furnishings, or Related Products Store	A	A			C				§6.4.44

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Draft – August 14, 2016

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Private Postal or Mailing Service	A	A		C	C				§6.4.44
Tobacconist	A	A			C				§6.4.44
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	§6.4.58
Vehicle Sales (new or used)		C							§5.13.7.E
Automobile or Light or Medium Duty Truck Dealers		C							§5.13.7.E
Heavy Duty Truck or Commercial Vehicle Dealers		C							§5.13.7.E
Motorcycle, Watercraft, or Recreational Vehicle Dealers		C							§5.13.7.E
Vehicle Parts, Accessories, or Tire Stores	A	A							
RETAIL OR PERSONAL SERVICES									
Consumer Convenience Service		A			A				
Automated Bank/Teller Machines		A							
Drycleaners or Coin-Operated Laundries	A	A							
Drycleaning or Laundry Pick-up Service Stations	A	A							
Locksmith	A	A							
One-Hour Photo Finishing		A			A				
Tailors or Seamstresses	A	A			A				
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	A	A	C	C	A	C	C	C	§6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	A	A	C	C	C				
Tattoo Parlors	S	S							§6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial Services	A	A	C	C	A				§6.4.48
Landscaping and Horticultural Services	A	A	C	C	A				§6.4.48
VEHICLE AND WATERCRAFT STORAGE									
Boat Ramps		C	C	C	C	C	C	C	Art. 5.3 §5.3.4
Community Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.3
Commercial Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.6
Marina		S	S	S	S	S	S	S	Art. 5.3 §5.3.5
WHOLESALE SALES									
Aircraft Wholesalers, including Related Parts	A	A							
Beverage or Related Products Wholesalers, including Alcoholic Beverages	A	A							
Book, Periodical, or Newspaper Wholesalers	A	A							
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)	A	A							
Clay or Related Products Wholesalers	A	A							
Computers or Electronic Products Wholesalers	A	A							

TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE

Draft – August 14, 2016

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel, or other Related Materials	A	A							
Electrical Equipment, Appliances, or Components Wholesalers	A	A							
Fabric or Apparel Wholesalers	A	A							
Farm Supplies or Equipment Wholesalers	A	A							
Flower, Nursery Stock, or Florists Supplies Wholesalers	A	A							
Food or Related Products Wholesalers	A	A							
Furniture, Cabinets, or Related Products Wholesalers	A	A							
Glass or Related Products Wholesalers	A	A							
Leather Products Wholesalers	A	A							
Machinery, Tools, or Construction Equipment Wholesalers	A	A							
Metal or Mineral (except Petroleum) Wholesalers	A	A							
Paint, Varnish or Related Supplies Wholesalers	A	A							
Paper or Paper Products Wholesalers	A	A							
Petroleum Wholesalers	A	A							
Pharmaceutical Wholesalers	A	A							
Plastics or Rubber Products Wholesalers	A	A							
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment	A	A							
Sign Wholesalers	A	A							
Tobacco or Related Products Wholesalers	A	A							
Toy or Artwork Wholesalers	A	A							
Wood Products Wholesalers	A	A							
Other Miscellaneous Wholesale Sales	C	C							
INDUSTRIAL									
INDUSTRIAL SERVICES									
Drycleaning or Carpet Cleaning Plants									
Laundries, Commercial	A	A							
Photo Finishing Laboratories	A	A							
Research and Development Laboratories	A								
MANUFACTURING AND PRODUCTION									
Aircraft Manufacturing, including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs	A								
Clay or Related Products Manufacturing	A	C							§6.4.57
Computers or Electronic Products Manufacturing	A	C							§6.4.57
Electrical Equipment, Appliances, or Components Manufacturing	A	C							§6.4.57
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A								
Furniture, Cabinets, or Related Products Manufacturing	A	C			C				§6.4.57
Glass or Related Products Manufacturing	A	C							§6.4.57

TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE

Draft – August 14, 2016

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	C							§6.4.57
Microbreweries	C	C							§5.13.7.B
Printing Press Production or Lithography	A	C							§6.4.57
Professional ore Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	C							§6.4.57
Sign Manufacturing	A	C							§6.4.57
Toy or Artwork Manufacturing	A	C			C				§6.4.57
Wood Products Manufacturing	A	C			C				§6.4.57
Other Miscellaneous Manufacturing and Production	C	C			C				
OTHER USES									
RECYCLING SERVICES									
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	§6.4.55
TRANSPORTATION									
Sightseeing Transportation, Land or Water	A	C							§5.13.7.C
Taxi or Limousine Service	A	C							§5.13.7.C
Water Transportation, including Coastal or Inland Water Passenger Transportation		C							§5.13.7.C

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§5.13.7 USE CONDITIONS

- A. Special Trade Contractors and Office/Warehouse Complexes are prohibited on properties with frontage on Savannah Highway and/or Wappoo Road.
- B. Microbreweries shall be subject to the conditions of Section 6.4.62 of this Ordinance.
- C. In zoning districts subject to this condition, the specified uses shall not be located on parcels with frontage on Savannah Highway.
- D. In the CC Zoning District, Self-Service Storage/Mini-Warehouses must be part of a multi-story mixed use development where the ground floor use along all/entire street frontages is separately leased commercial or office space independent of the self-storage facility business; otherwise, this use is prohibited. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
- E. In zoning districts subject this condition, vehicle sales, dealers, rental, and leasing uses, including all associated vehicle storage areas, must not exceed one (1) acre in size; otherwise, these uses are prohibited.
- F. Multi-Family uses must comply with the following requirements:
 - 1. Individual building footprints shall not exceed 10,000 square feet; and
 - 2. The development shall contain a mixture of residential and non-residential uses with at least twenty-five percent (25%) of the square footage of the proposed structures dedicated to nonresidential uses.
 - 3. The limitations described in sub-sections 1 and 2 above shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of “Affordable Housing” as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
 - a. Development and Design Requirements
 - i. Affordable dwelling units must be of the same type as the market-rate units in the development.
 - ii. Affordable dwelling units shall be provided within each phase of the development in sufficient amounts to serve the expected population of that phase.
 - iii. Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development.
 - iv. Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area and in no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.
 - v. As part of the Site Plan Review application, an affordable dwelling unit plan must be submitted that contains, at a minimum, the following information:
 - a. The number of bedrooms in each market-rate unit and each affordable dwelling unit.
 - b. The square footage of each market-rate unit and each affordable dwelling unit.

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- c. *The location of each market-rate unit and affordable dwelling unit within each structure.*
 - vi. *In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market-rate units.*
 - vii. *Interior features of affordable dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.*
 - viii. *Affordable dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.*
 - b. *Owner-Occupied Affordable Dwelling Units*
 - i. *Eligibility Determination Process*

Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:

 - a. *An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and*
 - b. *A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.*

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable dwelling unit.
 - ii. *Term of Affordability*

Resale of affordable dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than twenty (20) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

 - a. *A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.*
 - b. *The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.*

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iii. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.

c. Renter-Occupied Affordable Dwelling Units

i. Eligibility Determination Process

Prospective renters of affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:

a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.

b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.

c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.

ii. Rent Levels/Fair Market Rents

The maximum rent level for affordable dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the Charleston County Housing and Redevelopment Authority.

iii. Lease Terms

A minimum lease term of six (6) months is required for all affordable dwelling units so as to avoid short-term (i.e., weekly) rentals.

iv. Term of Affordability

Rental affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than twenty (20) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

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- a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
- b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.
- v. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.
- d. Deed Restrictions Required
 - i. Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
 - ii. Such restrictions shall include, at a minimum, the following elements:
 - a. Duration;
 - b. Occupancy requirements and restrictions against leasing/sub-leasing;
 - c. Restriction on resale;
 - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
 - e. Right of first refusal, if applicable;
 - f. Distribution of gross sales proceeds, if applicable; and
 - g. Procedure in the case of foreclosure (for owner-occupied units only).
- e. Violations

Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

§5.13.8 GENERAL DEVELOPMENT REQUIREMENTS

A. Vehicle Access

All applications for development and/or redevelopment of properties shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. The maximum width of driveways shall be based upon the speed limit of the street to which the driveway is to be connected, and shall be as shown on Table 5.13-2.
2. Driveway separation shall be a minimum distance of fifty feet (50') from the

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3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. For parcels with a right-of-way frontage equal to or less than 130 feet in length, the development is limited to one (1) driveway; for parcels with a frontage greater than 130 feet in length, the development may have up to three (3) driveways.
5. For parcels with a right-of-way frontage equal to or less than 130 feet in length, two (2) single lane driveways may be allowed if the inbound drive is located upstream from the outbound drive.
6. Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of fifty feet (50') from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius, provided, however, that the Planning Director may approve the access on the primary street.
7. Shared Access. Shared access is encouraged between adjoining parcels. Driveways for all uses except single-family residential should shall be located in a manner where they can be shared between adjacent parcels as described below.
 - a. Shared access shall should be located along a common property boundary, if feasible.
 - b. ~~The applicant must request a shared access with the adjacent property if the subject property has equal to or less than 130 feet of frontage along the primary street and the adjacent property does not contain a single family detached residential zoning district or use.~~ If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:
 - i. A letter from the adjacent property owner denying access; or
 - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped.
 - c. Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

Table 5.13.-2 Maximum Driveway Width Requirements.

A	B
Street Speed Limit	Max. one-way/two-way driveway width
20	15/30
25	15/30

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30	20/40
35	20/40
40	25/50
45	25/50
50	30/60
55 +	30/60

B. Traffic Study

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one (1) or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. Pedestrian Access and Sidewalks

1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
2. When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, property owners shall install paved sidewalks within publicly dedicated rights-of-way. This requirement shall only apply in locations where no sidewalk exists within the rights-of-way on which property has frontage at the time of development application, as determined by the Planning Director. The following shall apply:

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- a. Sidewalks shall extend the length of the entire property at the right-of-way frontage line;
 - b. Sidewalks shall have a minimum width of at least five feet (5');
 - c. The property owner shall obtain and submit all required encroachment permits as part of the site plan review application;
 - d. The property owner shall provide written documentation from the City of Charleston that they will maintain the sidewalk(s) upon approval of Certificates of Occupancy. Such documentation shall be submitted as part of the site plan review application; and
 - e. Sidewalks shall be installed prior to issuance of Certificates of Occupancy.
3. If the appropriate authority denies a request to construct a sidewalk in the public right-of-way, the Planning Director may approve one (1) of the following:
- a. Sidewalks may be placed outside of a public right-of-way if the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk; or
 - b. Sidewalks may be placed outside of a public right-of-way when deemed appropriate for the preservation of a Grand Tree or for the accommodation of utilities or other necessary infrastructure provided that the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk.

D. Street Lights

The following standards apply to properties with frontage on Savannah Highway when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance:

1. Street lights shall be placed in the right-of-way in the grassed strip between the street and sidewalk at locations to be determined by the Planning Director, provided, however, that property owners shall only be responsible for the street lights located in front of their properties as determined by the Planning Director;
2. Encroachment permits from the SC Department of Transportation shall be required as part of the Site Plan Review application;
3. Property owners/applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with SCE&G to erect the lights prior to the issuance of Certificates of Occupancy;
4. Street lights shall have Octagonal heads as defined by the SCE&G light palette and shall be placed on seventeen-foot (17') tall Fluted poles. Should these designs/light types no longer be in existence at the time of land development application, the Planning Director shall determine the appropriate pedestrian scale fixture to be used; and
5. Street lights shall be installed prior to issuance of Certificates of Occupancy.

The property owner shall provide written documentation that the development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the site plan review application.

E. Street Trees

For properties with frontage on Savannah Highway, trees shall be planted adjacent to the Savannah Highway right-of-way to supplement the vegetation located in the right-of-

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way when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance. The numbers, types/species, and locations of these trees shall be determined by the Planning Director during the site plan review process. All such trees shall be planted prior to the issuance of Certificates of Occupancy. This requirement is in addition to the landscaping, buffering, and screening requirements of this Article.

F. Site Lighting

All exterior illumination shall comply with the lighting requirements of Article 9.6.

G. Parking, Loading and Vehicular Use Area Landscaping

The parking, loading and vehicular use area landscaping requirements of Art. 9.5 shall apply to development within this Overlay Zoning District.

H. Land Use Buffers

The land use buffer requirements of Chapter 9 shall apply, provided, however, that the Planning Director may approve the following:

1. The land use buffer may be reduced by up to one-half (1/2) its required depth to a minimum of ten feet (10') when a minimum six foot (6') tall opaque fence or wall is utilized.
2. If a land use buffer is required for a property located in the Job Center District, a five foot (5') landscaped buffer and masonry wall may be allowed in place of the land use buffer if the subject property is not located next to a property zoned or used for single-family detached residential uses.

I. Right-of-Way Buffers

1. Savannah Highway: A minimum of a twenty-five foot (25') deep vegetated right-of-way buffer shall be required, provided, however, that the Planning Director may reduce this buffer to five feet (5') when there is no parking or vehicular use area between the buildings and right-of-way.
2. Properties along Wappoo Road, DuPont Road, Orleans Road, and Skylark Road: A minimum of a fifteen foot (15') deep vegetated right-of-way buffer shall be required along Wappoo Road, DuPont Road, Orleans Road and Skylark Road frontages.
3. Properties located in the Job Center District that do not have frontages on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road: A minimum of a five foot (5') deep vegetated right-of-way buffer shall be required.
4. Right-of-way buffers for properties that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road and are not located in the Job Center District shall comply with the requirements of Article 9.5.
5. The landscape material requirements contained in Chapter 9 of this Ordinance shall apply to all buffers.

J. Signs

All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.11.

1. All signs shall be monument style.
2. The following apply to signs located on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive:

(text = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

- A. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of twelve feet (12') and a maximum size of forty (40) square feet shall be allowed.
- B. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of fourteen feet (14') and a maximum size of sixty (60) square feet shall be allowed.
3. The following apply to signs located on all other roads in this Overlay Zoning District:
 - a. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of ~~twelve (12)~~ sixteen (16) square feet shall be allowed.
 - b. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of twenty (20) square feet shall be allowed.
4. Electronic message board signs and billboards are prohibited.
5. Any legal non-conforming sign located on property within this Overlay Zoning District that was legally permitted on or before the date of adoption of this Article [Date of Adoption] that does not comply with the standards set forth in this Article must be removed prior to establishment of a new business on the property and replaced with a sign that complies with the requirements of this Article.
6. Legal non-conforming signs that are abandoned, as defined in this Ordinance, or require repair, must comply with the requirements of this Article.

K. Noise

All activity must comply with the Charleston County Livability Ordinance and the applicable regulations of Article 6.7 of this Ordinance.

L. Special Stormwater Requirements

The DuPont-Wappoo Area Overlay Zoning District is located in the Tiger Swamp watershed with outfall into the Stono River and is a Special Protection Area as defined by County Ordinance primarily due to the particularly frequent flooding that occurs in this region. Special Protection Areas are designated areas in the County for which more stringent design standards have been established to address an existing problem, such as flooding or water quality. The Public Works Director has the authority to establish Special Protection Areas, define associated Special Protection Area design criteria, and require compliance with the edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Construction activities occurring within these areas will be required to comply with additional or more stringent design criteria as determined by the Directors of the Public Works Department and Planning Department. Due to the dynamic nature and significance of these Special Protection Areas, the applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications. Future stormwater studies of this area may require additional regulations.

M. Design Standards

Development shall comply with the architectural design requirements of Article 9.6 of this Ordinance in addition to the requirements listed below. Height shall be measured in stories instead of feet. In case of conflict, the requirements listed below shall apply:

(text = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

1. Building Height
 - a. For parcels with frontage on Savannah Highway:
 - ~~i. Buildings located within four hundred feet (400') of the Savannah Highway right-of-way frontage shall be limited to five (5) stories and shall address the Savannah Highway frontage; and~~
 - ~~ii. Buildings located on the remaining portion of the parcel shall be limited to four (4) stories.~~
 - iii. Parcels located between DuPont Road and I-526 and between Stinson Drive and I-526 shall have a maximum building height of seven (7) stories;
 - iv. Parcels located east of DuPont Road and Stinson Drive shall have a maximum building height of five (5) stories.
 - b. The maximum building height for parcels fronting on Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive (without any frontage on Savannah Highway) shall be three (3) stories.
 - c. The maximum building height for all other parcels shall be 2.5 stories.
2. Architecture
 - a. Building entrances and windows shall be provided along the street frontage.
 - b. Buildings on corner lots shall address all applicable street frontages with regards to site design and architectural intent.
 - c. Vehicle and storage bays shall not face any road frontage, provided, however, that the Planning Director may exempt emergency service facilities from this requirement.
 - d. Parking shall be located to the side or rear of the building, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
 - e. Quality building materials such as brick, ~~and~~ stucco, and finished masonry products and shingles as approved by the Planning Director must be used. Vinyl siding and eifs shall not be permitted, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
 - f. Windows shall be inset with sills and headers and vinyl windows shall be prohibited, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
 - g. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
 - h. Residential buildings on properties located in the Job Center District and along Wappoo Road and 1st Drive that are converted to nonresidential uses shall present the residential character (height, scale, material, entrances, windows of roof pitch, etc.) at the street frontage.
 - i. Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont-Wappoo Community Plan as approved by the Planning Director.

§5.13.9 JOB CENTER DISTRICT

The Job Center District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive

(text = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft)

commercial services with limited ~~light industrial~~ business park uses surrounded by established residential uses while controlling large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. The following apply to parcels in the Job Center District as indicated on the map titled “DuPont-Wappoo Area Overlay Zoning District” in addition to the applicable requirements of this Article:

A. Density, Intensity, Dimensional, and Design Standards

1. The maximum residential density is 12 dwelling units per acre.
2. No single building shall exceed 12,500 gross square feet.
3. Maximum building coverage shall be based on the Special Stormwater Requirements as described in Section 5.13.8.L and all the ability to comply with all other applicable requirements of this Ordinance.
4. The minimum lot area shall be 4,000 square feet.
5. The minimum lot width shall be fifteen feet (15’).
6. The OCRM Critical Line Setback shall be a minimum of fifty feet (50’).
7. The OCRM Critical Line Buffer shall be a minimum of thirty-five feet (35’).

B. Hours of Operation

The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

§5.13.10 COMMUNITY COMMERCIAL DISTRICT

The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards. In addition to the applicable requirements of this Article, the density, intensity, dimensional, and design standards contained in Sec. 4.20.3, Community Commercial District, of this Ordinance shall apply. In case of conflict, the requirements of this Article shall control.

§5.13.11 LIGHT COMMERCIAL DISTRICT

The Light Commercial District within the DuWap-O is intended to allow office uses and low intensity neighborhood oriented commercial uses. These areas are located mainly along Wappoo Road, Elsey Drive, and 1st Drive as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District,” which identifies properties in the Commercial Transition (CT), General Office (OG), and Residential Office (OR) Zoning Districts. In addition to the applicable requirements of this Article, all parcels indicated as OR, OG and CT on the map titled “DuPont-Wappoo Area Overlay Zoning District” shall comply with all applicable design and development standards of the applicable zoning district as contained in this Ordinance. In case of conflict, the requirements of this Article shall control.

§5.13.12 RESIDENTIAL AREAS

The Residential Areas within the DuWap-O include residential uses located in various places within the Overlay Zoning District, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” These areas are intended to retain their current character, consisting of single-family detached, single-family attached, and multi-family uses. The map titled “DuPont-Wappoo Area Overlay Zoning District” identifies the properties in the Single Family Residential (R-4), Mixed Style Residential 8 (M-8) and Mixed Style Residential 12 (M-12) Zoning Districts. All parcels indicated as R-4, M-8, and M-12 shall comply with the use regulations of this Article and all applicable density, intensity and development standards for the applicable zoning district as

(text = Proposed additions; ~~text~~ = Proposed deletions; all proposed changes based on Planning Commission recommendations and public input on the April 22, 2016 draft) contained in this Ordinance. The requirements of Section 5.13.8 also apply to development that is not single-family detached residential and in case of conflict, the requirements of Section 5.13.8 shall control for development that is not single-family detached residential.












§5.13.13 CONSERVATION/PARK DISTRICT

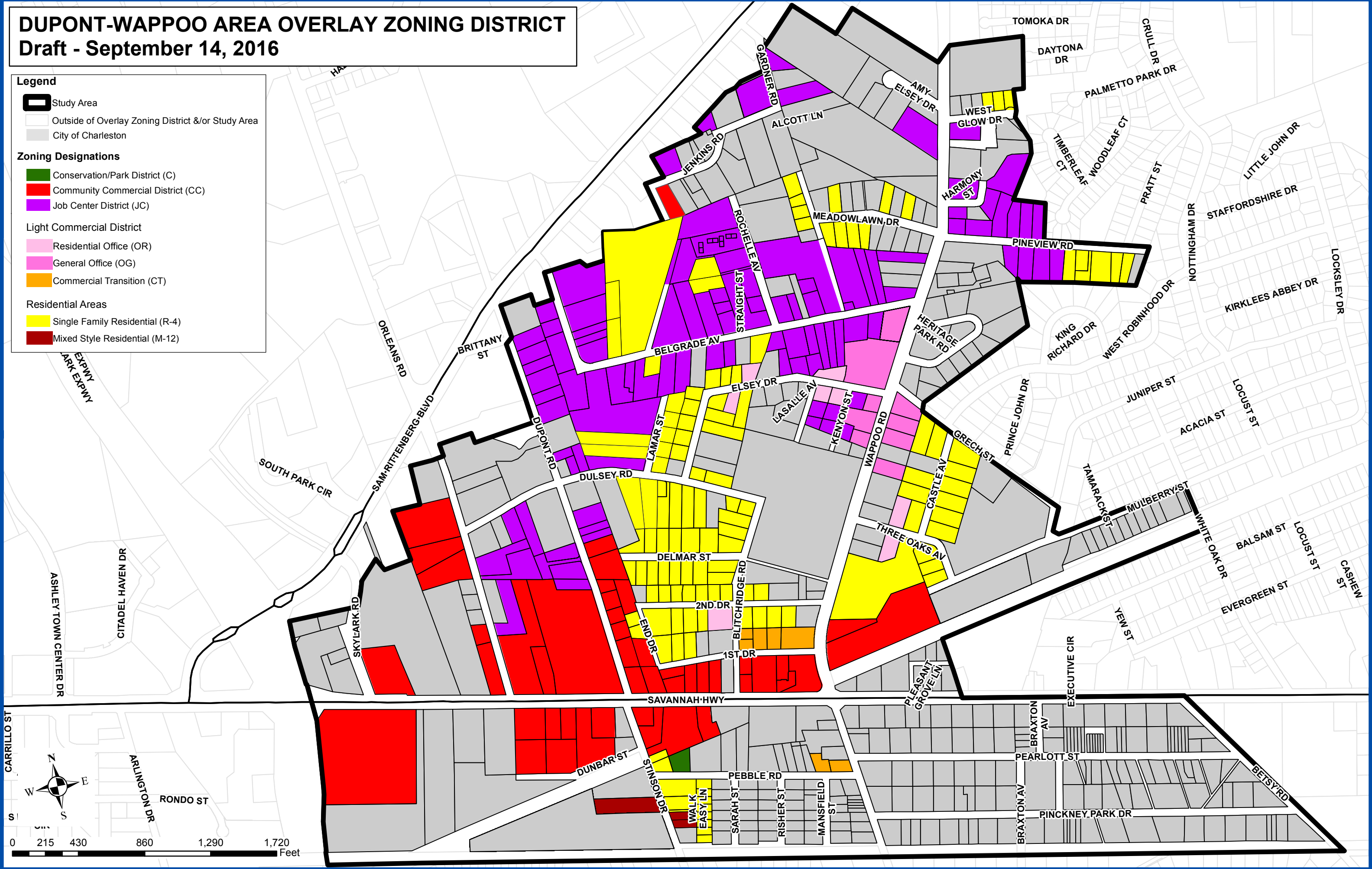
As shown on the DuWap-O map, only one unincorporated parcel located within the DuWap-O is in the Conservation/Park District. The subject parcel is located along Pebble Road and contains a cemetery. The intent of this district is to protect the cemetery from development and retain its historic character and significance for the community. The only uses allowed within this district are cemetery uses and open space/park uses, farmers markets, Parks and Recreation uses (with the exception of Indoor and Outdoor Recreation Uses as defined in this Ordinance), and stormwater infrastructure uses that are not detrimental to the existing cemetery. The only development standards that apply are the land use and right-of-way buffer requirements.

DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

Draft - September 14, 2016

Legend

-  Study Area
 -  Outside of Overlay Zoning District &/or Study Area
 -  City of Charleston
- Zoning Designations**
-  Conservation/Park District (C)
 -  Community Commercial District (CC)
 -  Job Center District (JC)
- Light Commercial District**
-  Residential Office (OR)
 -  General Office (OG)
 -  Commercial Transition (CT)
- Residential Areas**
-  Single Family Residential (R-4)
 -  Mixed Style Residential (M-12)



DuPont | Wappoo Community Plan:
*Proposed Amendments to the Charleston
County Comprehensive Plan*

Draft - April 22, 2016

3.1.3: GENERAL LAND USE POLICIES

Overview

The Land Use Element Goal and Strategies provide direction regarding the overall approach to land use planning in the County. They address the long-term vision for land use and establish strategic actions that County Council can take to carry out the recommendations contained in the Future Land Use and Growth Management sections that follow.

Land Use Element Goal

Accommodate quality growth in a way that respects the unique character of different parts of the County, promotes economic opportunity where appropriate, respects private property rights, is coordinated with the provision of community and public facilities, and protects cultural and natural resources.

Land Use Element Needs

Land Use Element needs include, but are not limited to, the following:

- Reinforcing the significance of the Urban Growth Boundary through interjurisdictional coordination;
- Preserving the rural character of the County;
- Encouraging compact growth where infrastructure already exists;
- Providing guidance for the location, character, and

intensity of land uses in the County; and

- Authorizing innovative planning strategies that respond to emerging land use policy needs, with focus on the form and mix of land uses in land use plans.

Land Use Element Strategies and Time Frames

The following strategic actions should be undertaken by the County in support of the purpose and intent of the Land Use Element. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

- LU 1. Protect and enhance the environmental quality of: freshwater and saltwater wetlands and recharge areas; creek, marsh and river front lands; beaches; and access to beaches and waterways.
- LU 2. Implement design character that enhances the quality of development along commercial corridors and establish scenic corridors and areas of environmental and cultural significance.
- LU 3. Foster the rural character of land outside the Urban Growth Boundary, encouraging lower density development.
- LU 4. Coordinate land use patterns with transportation, housing, employment and retail development to provide communities and neighborhoods where people can live and work.
- LU 5. Reinforce the location of the Urban Growth Boundary and the criteria to change its location through coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and service providers.

LU 6. Encourage compact growth in already developed areas, redevelopment, and infill of existing vacant sites inside the Urban Growth Boundary over development in low growth areas, giving high priority to areas of greatest employment and residential density.

LU 7. Continue the *Comprehensive Plan* implementation initiatives adopted by County Council.

LU 8. Establish programs and policies which ensure new growth contributes its fair share to the costs associated with growth.

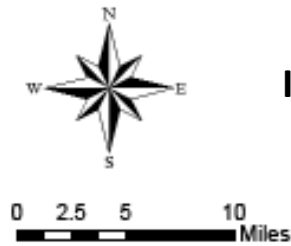
LU 9. Require that any application affecting County resources be reviewed by the County for consistency with the adopted Future Land Use Plan.

LU 10. Adopt innovative planning and zoning techniques such as: (1) Clustering or Conservation Design and (2) Form-based Zoning District regulations to authorize a combination of land uses within communities, including residential, service, and employment land uses.

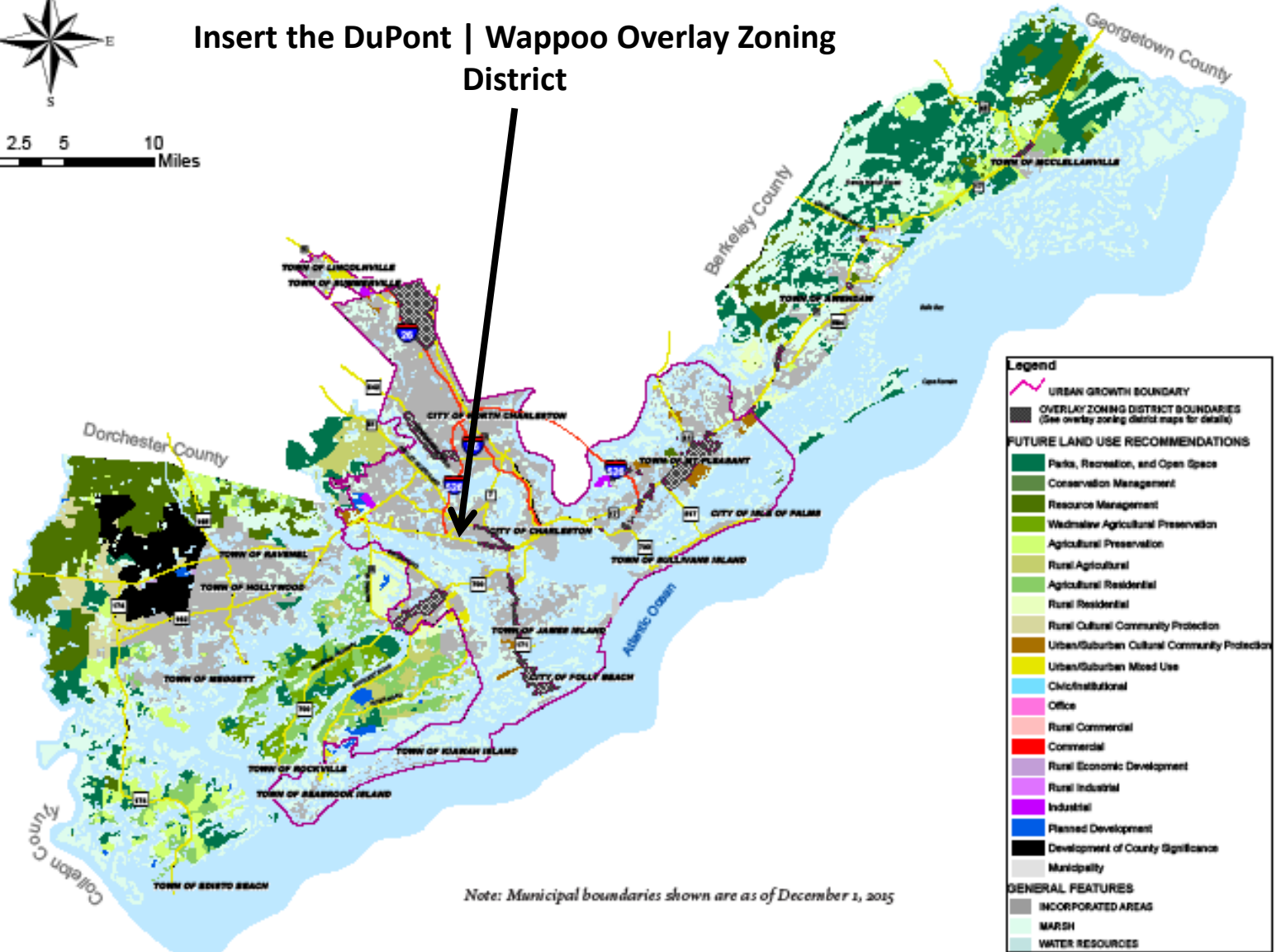
LU 11. Density bonuses beyond the maximum density of the recommended future land use designation may be approved when affordable and/or workforce housing units are included in proposed developments in the Urban/Suburban Area, provided there is no negative effect on the existing community.

Insert LU 12. “Continue to work with the City of Charleston, residents, and stakeholders in the DuPont | Wappoo Community, Community to execute the DuPont | Wappoo Memorandum of Understanding and implement the DuPont | Wappoo Community Plan, which is adopted as part of this Plan by reference.”

MAP 3.1.4: FUTURE LAND USE



Insert the DuPont | Wappoo Overlay Zoning District



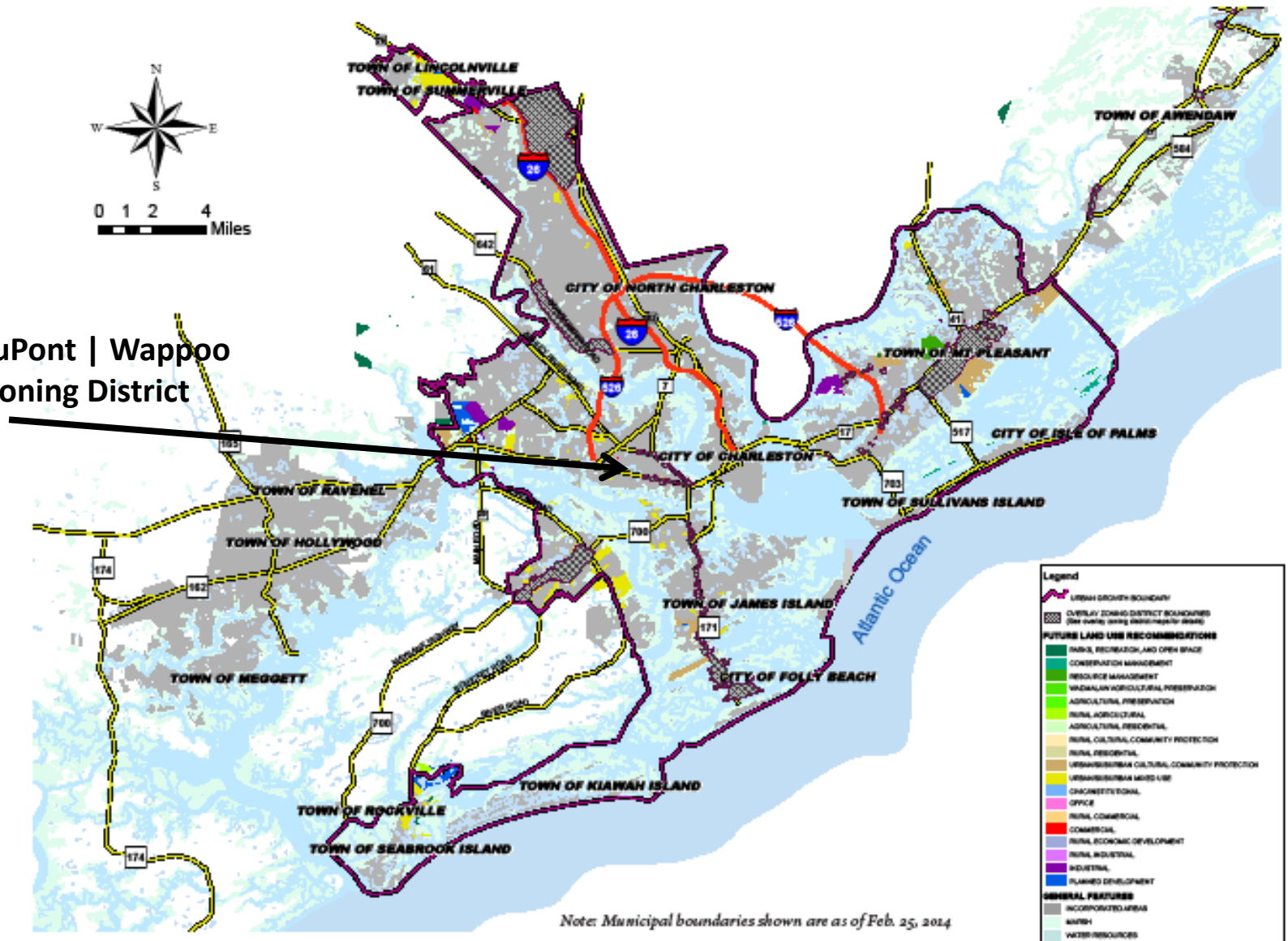
Legend

- URBAN GROWTH BOUNDARY
- OVERLAY ZONING DISTRICT BOUNDARIES (See overlay zoning district maps for details)
- FUTURE LAND USE RECOMMENDATIONS**
 - Parks, Recreation, and Open Space
 - Conservation Management
 - Resource Management
 - Wetland Agricultural Preservation
 - Agricultural Preservation
 - Rural Agricultural
 - Agricultural Residential
 - Rural Residential
 - Rural Cultural Community Protection
 - Urban/Suburban Cultural Community Protection
 - Urban/Suburban Mixed Use
 - Civic/Institutional
 - Office
 - Rural Commercial
 - Commercial
 - Rural Economic Development
 - Rural Industrial
 - Industrial
 - Planned Development
 - Development of County Significance
 - Municipality
- GENERAL FEATURES**
 - INCORPORATED AREAS
 - MARSH
 - WATER RESOURCES

Note: Municipal boundaries shown are as of December 1, 2015

MAP 3.1.5 URBAN/SUBURBAN FUTURE LAND USE DETAIL

Insert the DuPont | Wappoo
Overlay Zoning District



3.9.4: PRIORITY INVESTMENT, IMPLEMENTATION, AND COORDINATION STRATEGIES AND TIME FRAMES CONTINUED

- PI 6. Reinforce the location of the Urban Growth Boundary and the process and criteria to change its location through interjurisdictional coordination with the Cities of Charleston and North Charleston, the Town of Mount Pleasant, and other service providers in support of the this Plan.
- PI 7. Continue the *Comprehensive Plan* implementation initiatives included in this Element and adopted by County Council.
- PI 8. Continue to coordinate with municipalities in the County to achieve consensus on regional issues and strategies to address regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.
- PI 9. Continue regional coordination with Berkeley County, Dorchester County, and Colleton County to plan concurrently and compatibly, with particular attention to the regional implications of decisions regarding transportation system improvements, solid waste disposal, detention centers, and the extension of public sewer and water services.
- PI 10. Advocate for coordinated public facilities and services necessary to support the regional land use pattern adopted in Charleston County.
- PI 11. Continue coordinating with SCDOT and BCDCOG to enhance transportation planning in Charleston County, focused upon the following:
- Identification of roadway improvements in future updates of the *CHATS Plan* and the *Five-Year Transportation Improvement Plan* (TIP) that support the development pattern in the Charleston County *Comprehensive Plan*;
 - Long-term planning for state highways that supports the goals of the Charleston County *Comprehensive Plan*;
 - Design of state highways that supports the goals of the Charleston County *Comprehensive Plan*; and
 - Funding implementation of the adopted CHATS Plan Actions to enhance transit use and funding implementation of the *CHATS Long-Range Public Transportation Plan*.
- PI 12. Continue Emergency Planning coordination with Berkeley County, Dorchester County, and the South Carolina Emergency Preparedness Division to adequately plan for natural and man-made disasters.

- PI 13. Coordinate land use planning with the Charleston County School District.
- PI 14. Continue efforts to develop a regional database sharing Geographic Information System (GIS) data among municipalities, counties, the BCDCOG, state and federal resource management agencies, and other relevant stakeholders.
- PI 15. Provide for allowances in the *Zoning and Land Development Regulations Ordinance* for potential new energy and sustainability endeavors.
- PI 16. Encourage long-term public-private partnerships in land use, housing, economic development, and infrastructure planning.
- PI 17. Adopt innovative planning and zoning techniques such as Form-Based Zoning District regulations to implement the Form-Based Zoning District strategies for each Element of this *Comprehensive Plan*.

3.9.5 IMPLEMENTATION INITIATIVES

The following are the four Major Implementation Initiatives for the County to carry out some of the strategies recommended in this Plan. These specific work tasks should be reviewed annually and, based on available resources, the County Council should create an annual work plan for implementing the *Comprehensive Plan* through these initiatives. These recommendations include the general tasks to be completed and an overview of what would be required. A full description including case studies is included in the appendix document titled *The Charleston County Comprehensive Plan Implementation Toolbox*. The four initiatives are:

- A. Area Specific Strategic Planning;
- B. Capital Facility Program, Fiscal Impact Analysis, and Funding Options;
- C. Interjurisdictional Coordination; and
- D. Rural Preservation.

A. Area Specific Strategic Planning

The following tasks are a strategic component of a work plan to implement the *Comprehensive Plan*. The prioritization is detailed for each action. A Council-directed work program for the Planning Department should be established annually based on available resources.

These tasks will help implement this Plan by coordinating land use with the provision of public facilities and transportation initiatives. Many of them will require intergovernmental coordination to ensure development is consistent across

Insert PI 18. "Continue to work with the City of Charleston, residents, and stakeholders in the DuPont | Wappoo Community, Community to execute the DuPont | Wappoo Memorandum of Understanding and implement the DuPont | Wappoo Community Plan, which is adopted as part of this Plan by reference."



DuPont | Wappoo Community Plan



A collaborative planning effort of the residents of the DuPont-Wappoo Community, area business owners, stakeholders, the City of Charleston, and Charleston County

April 22, 2016 Draft



Insert a picture of the DuPont | Wappoo Community Plan cover with the following statement: “The DuPont | Wappoo Community Plan is incorporated into this Comprehensive Plan.”

- Property Tax - a tax collected by the County based on the appraised value of a real asset.
- Capital Project Sales Tax - a sales tax collected for the express purpose of funding capital projects. The County is currently using a one-half cent sales tax to fund road, transit, drainage, and open space projects.

In considering any funding option, the following items should be addressed:

1. Identify the needed capital improvement(s);
2. Identify the costs of the capital improvement(s); and
3. Identify funding support for the improvement(s).

Any approval of a plan for development and/or application for services, whether within or without the unincorporated areas of the County, that relies on the use of County services or County capital improvements, should have a financial mitigation plan.

C. Interjurisdictional Coordination

The unique circumstances of the jurisdictional boundaries and service provision in the Charleston region make coordination necessary in order to have successful implementation of this Plan. Interjurisdictional coordination can be informal such as regular meetings between staff and open sharing of information, or formal, when an official contract, such as a Memorandum of Agreement, is enacted between jurisdictions. There are many topics in the *Comprehensive Plan* that would benefit from increased coordination including:

1. *Formalize the Urban Growth Boundary (UGB)*
 - Coordinate the location of the UGB with municipalities in the County; and
 - Work with municipalities to develop a mutually agreed-to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.
2. *Continue the County's role as a Designated Management Agency under the Section 208 Water Quality Management Plan administered by the BCDCOG. The benefits of being a Designated Management Agency include:*
 - Provides the County with a seat at the decision-making table;
 - Gives the County a critical role in determining how wastewater disposal needs are addressed in the unincorporated areas of the County;

- Provides greater assurance of compliance with the County's *Comprehensive Plan* and overall goals and objectives;
 - Encourages development review process to look at wastewater treatment first;
 - Provides a means for coordination with the County's National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management planning and implementation;
 - Allows the County to determine its level of participation in water quality planning.
3. *Coordinate County policy governing County services regarding developments that do not comply with the Comprehensive Plan, whether they are located in the unincorporated area of the County or within a municipality that relies on County services.*
 4. *Continue to coordinate with adjacent jurisdictions to achieve consensus on local and regional issues and strategies in an effort to ensure long-term consistency and compatibility between County and municipal plans.*
 5. *Consider increasing property tax incentives for lands used for bona fide agricultural and/or forestry and rehabilitated historic buildings as defined by State Law.*

D. Rural Preservation

Preservation of the natural and cultivated rural character of the Lowcountry landscape is among one of the highest priorities of this Plan, particularly in regard to its contribution to the character and quality of life for residents of the County and region. The unique Lowcountry rural landscape and the historic properties and landmarks benefit the local economy through their contributions to production, tourism, and recreation. In order to effectively protect the Rural Area, the County should continue to undertake efforts to promote traditional rural uses, preserve natural resources, and maintain the Lowcountry landscapes. The County should institute programs to support the preservation of rural character. The County has already taken many steps in this direction by having a future land use plan and zoning regulations that protect the Rural Area and creating the County Council Agricultural Issues Advisory Committee, which is focused on fostering agri-business in Charleston County and South Carolina. This Plan carries forward the Rural Area designation and strengthens the strategies to protect and preserve the unique features of the Lowcountry rural landscape. Further efforts the County may explore to build on past successes include:

1. *Formalizing the Urban Growth Boundary (UGB):*
 - Coordinate the location of the UGB with municipalities in the County; and
 - Work with municipalities to develop a mutually agreed to process and criteria for amending the UGB including interjurisdictional communication and justification regarding proposed changes.

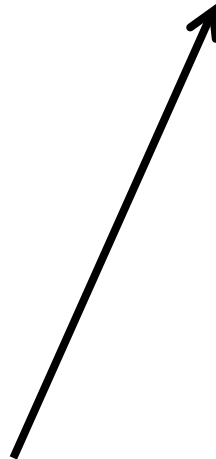
Chapter 4.2 Index of Resources

- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Berkeley County Comprehensive Plan Update 2004*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Dorchester County Comprehensive Plan Update 2004*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2005. *Growth Indicators in the Berkeley Charleston Dorchester Region*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 2004. *Town of Awendaw*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments. 1999 and 2006. *Town of McClellanville Comprehensive Plan*. Charleston: Berkeley-Charleston-Dorchester Council of Governments.
- Berkeley-Charleston-Dorchester Council of Governments and Toole Design Group. 2005. *Berkeley Charleston Dorchester Regional Pedestrian and Bicycle Action Plan*. College Park: Toole Design Group.

Support and Related Documents

The following documents are integral parts of the creation and implementation of this Comprehensive Plan. They are available from the County Planning Department and are included here for reference purposes.

- Data and documents provided by the Berkeley-Charleston-Dorchester Council of Governments
- Charleston County Plan Implementation Toolbox
- Charleston County Demand Analysis 2007
- Charleston County Capacity Analysis 2008
- Charleston County Greenbelt Plan 2006
- Charleston County Comprehensive Transportation Plan 2006
- Summary of Public Comments October 2007
- Summary of Public Comments February 2008
- Summary of Public Comments July 2008
- Summary of Public Comments 2014



Include the DuPont | Wappoo Community Plan in the list of Support and Related Documents.

1849 Belgrade Avenue
Charleston, SC 29407

Charleston County Government
4045 Bridge View Drive
North Charleston, SC 29405
June 6, 2016

RE: 1849 Belgrade Avenue TMS# 3500100010

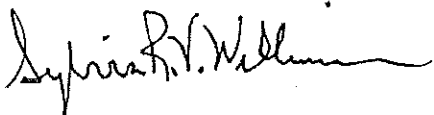
Dear Council Members,

I am writing in reference to the zoning overlay that has been proposed for Belgrade Avenue. My property is currently zoned R4 single-family residential and I want it to stay that way. It was my understanding that residents who wanted to retain their current zoning would be allowed to opt out of the new overlay. It was explained to me on June 6, 2016 that I would need to write a letter and request not to have my zoning changed. It was also suggested that I attend the meeting on June 7th so that I could state my case.

I have class on June 7th and I cannot attend the meeting but I have attended various meetings about the proposed zoning change. I find it very disheartening that I have to be inconvenienced to keep my current zoning. I don't feel that I should be required to attend meetings, write letters, make phone calls or make a "request" to keep my current zoning. I understand that there is a process that has to be undertaken to request a zoning change but a citizen should not have to be burdened by political red tape to keep a zoning designation that they already have in place.

Please consider this letter my "request" to retain my current zoning of R4 single-family residential at 1849 Belgrade Avenue, Charleston, SC 29407 (TMS #3500100010).

Thank you,



Sylvia R. V. Williams



Gene Murray

From: mlimages@comcast.net
Sent: Monday, June 06, 2016 1:14 PM
To: gene@genemurrayagency.com
Subject: Re Zoning

Ms.Andrea Pietras, As per Our phone conversation. I Will NOT be able to attend the Re Zoning Meeting on tomorrow (06- 07- 16). Please let this Letter be My Representation. I would like My Home at 1851 ELSEY Drive Chas,SC 29407 to REMAIN Office Residential. Thanking You In Advance, Mrs. LaVerne V Robinson (843-437-3178). Phone: 843- 202- 7219. FAX : 843- 202- 7218 or 843-202- 7222.

June 2, 2016

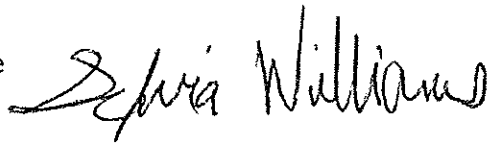
Charleston County Council
4045 Bridge View Drive
North Charleston, SC 29405

Ref: Dupont-Wappoo Overlay Zoning District

Council Members,

The residents at the following addresses would like to retain their residential zoning.

Sylvia Williams
1849 Belgrade Avenue
Charleston, SC 29407
843-813-2731



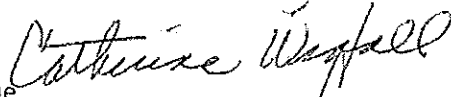
Valentina Wigfall Smalls
1924 Belgrade Avenue
Charleston, SC 29407
843-814-2785



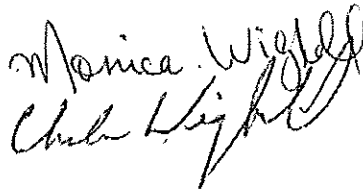
Caleb Harper
1925 Belgrade Avenue
Charleston, SC 29407
843-766-1305



Catherine Wigfall
1932 Belgrade Avenue
Charleston, SC 29407
843-769-4217



Charles and Monica Wigfall
1934 Belgrade Avenue
Charleston, SC 29407
843-766-5118



6/6/2016

ANDREA HAMS LONG

MY NAME IS DONNIE L. SQUIRES SR
I OWN THE PROPERTY ACQUIRED AT 1939
DULSEY ROAD (350-01-00-039) SINGLE
FAMILY RESIDENT ~~OF~~ DISTRICT 4 (R-4).
IT IS PROPOSED TO BE REZONED TO
JOB CENTER DISTRICT, BUT I WOULD LIKE
FOR IT TO REMAIN R-4

DONNIE L. SQUIRES SR

Donnie L. Squires Sr

1919 DULSEY ROAD

RESIDENT

843-556-2075

RECEIVED

JUN - 6 2016

Charleston County Zoning/
Planning Department



Subject: 510 Stinson Drive
From: Janice Shumpert
To: aharris-long@charlestoncounty.org
Date: June 1, 2016

Request for Multi-family / office zoning for property location
510 Stinson Drive, Charleston, SC 29407

Andrea,

I am writing to request that my property at 510 Stinson Drive remain zoned as multi-family or rezoned as multifamily / office.

This section of Stinson Drive has only two single family homes, one is mine and the other is currently unoccupied. There are two sets of apartment buildings directly across from me, and a vacant lot between them that is also zoned multi-family.

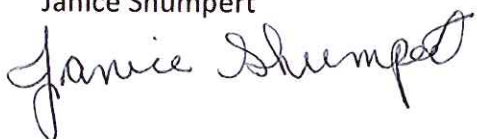
This section of Stinson Drive is NOT part of the Air Harbor neighborhood which begins past the SCE & G electrical sub-station, and the West Ashley Greenway. There is nothing about this block of Stinson Drive that makes it a neighborhood, nor does it have the ability to become a neighborhood as there are only these two houses - the rest of Stinson Drive going out toward Savannah Hwy - is apartments and business. I can see no justifiable reason to restrict my property considering its surroundings. To rezone my property to single family / residential only, will greatly hinder my ability to make improvements in the future.

I ask that you please consider my request to remain zoned as multi-family or rezoned as multi-family/office.

Thank you for your time and consideration in this matter, it is greatly appreciated.

Sincerely,

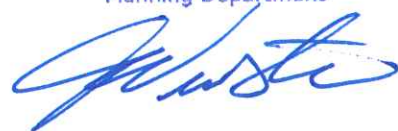
Janice Shumpert



RECEIVED

JUN - 2 2016

Charleston County Zoning/
Planning Department



May 25, 2016

Mr. Pryor,

I'm writing this letter with my concern to the Dupont-Wappoo area overlay zoning district . My wife and I have six buildings in this district that it would effect. We have own these properties for about 35 to 40 years. We developed it in compliance with the county zoning and ordiances strictly for our own retirement. By this overlay the county planning is down zoning our properties at 1716 1712 and 1710 Pineview Road. This will also effect our properties at 1975 Dulsey Road, which would give us a smaller pool of business to rent. It seems the City is wanting us to down zone. Why?? Mr. Pryor we both are approaching our 70's in age and we rely on this income to support us financially. We are asking that our properties be taken out of the overlay. It does nothing for us who have been faithfully paying our taxes for all these years.

**763 Grimsley Drive
Charleston, SC 29412**

Sincerely,

Joe Beasley

REQUEST FOR OFFICE/RESIDENTIAL ZONING
508 STINSON DRIVE, CHARLESTON, SC 29407
TMS 3500500107

JUNE 1, 2016

I request that this property located adjacent to the commercial SCEG electrical sub-station be exempted from the "Residential" **only** zoning. I have lived there previously from 2002 to 2012. I currently have a purchase contract on the property.

These are the considerations for the request for OFFICE/RESIDENTIAL ZONING:

EXCESSIVE ROAD NOISE: The house is stands only about 25 feet from the road. Heavy traffic up & down Stinson Drive is **very loud** inside the dwelling. Stinson Drive is like a raceway to and from the Air Harbor subdivision. The vehicles start at the cross walk, West Ashley Greenway, and accelerate quickly up Stinson toward Savannah Highway (motor cycles seem like they are you the Living room). This traffic continues day & night.

COMMERCIAL ABUTMENT: SCEG electric station has switching equipment that automatically makes "mechanical" noise throughout the day and night. It may not be loud, but it interrupts sleep. Lightning is often intense during storms, I think, because of the power station.

QUITE ENJOYMENT: Over the years there, it was discovered that trying to grow flowers and vegetables in the yard was impossible! Because of the electrical field from the SCEG electric station, bees do not come to the yard. Plants flowered, but did not blossom into fruit. Only bell and hot peppers produced pitiful minor fruit!

OPTIONAL ZONING: PUD. It was done across the street for apartments at 507 Stinson. The large vacant lot next to 507 Stinson Drive is zoned for mutli-housing. Why relegate this parcel to stay "as residential" because it still has an "old style house" on it? The street does not become fully standard residential until past the West Ashley Greenway at Air Harbor Subdivision. The two old houses (#508 & #506) standing alone by the street **does not make for a distinctive neighborhood look** between Savannah Highway and the Greenway.

HOUSE STYLE NOT SIGNIFICANT, HISTORIC. The structure is from the 1940's, but not distinctive for the targeted area. Only two houses stand at the location and are "un-noticed" as one drives along Stinson Drive except for their poor look. Allowing the zoning exception would give the possibility of them serving the community in a conforming: Office/Residential category. **The home style would be kept and the use possibilities improved.**

It would be appreciated if the Study Committee would consider the requested allowance, Office/Residential Zoning. This section between Air Harbor and Savannah Highway is certainly "transitional" and not like lesser traveled streets of the neighborhood.

Sincerely,

Gene Plyler
843-367-4886
plylerg@yahoo.com

Andrea Pietras

From: Herring, Amanda <HERRINGA@charleston-sc.gov>
Sent: Sunday, May 29, 2016 11:28 AM
To: Morgan, Christopher; Joel Evans; Andrea Pietras
Subject: FW: DuWap Draft Plan Comments

FYI below regarding affordable housing and street trees. I did already respond to Chris.

From: Chris Carnevale [mailto:c.s.carnevale@gmail.com]
Sent: Friday, May 27, 2016 12:38 PM
To: Herring, Amanda
Subject: DuWap Draft Plan Comments

Hi Amanda,

I hope all is going well for you.

I want to submit some comments on the DuWap plan in advance of the County Council public hearing, since it is unlikely I will be able to attend. Please let me know if I should submit this additionally in another format or to someone else.

There is much valuable material in the draft Dupont-Wappoo Community Plan that helps articulate a vision for the neighborhood, including better and safer access for pedestrians and bicyclists, a diversified economic development vision that serves the needs and desires of local residents, and beautification of the area through design standards, landscaping, and other measures. I strongly support the general direction of the Plan and commend the City planning staff for engaging the community in the formation of this plan and the level to which community input has been incorporated into the Plan so far.

I have previously submitted comments on many of the issues in the draft Plan, through the charrette at St. Andrew's Middle School in 2015, the West Ashley Farmers Market online survey, and the West Ashley Farmers Market focus group, so I will focus my comments here on things I haven't mentioned in these prior venues, namely affordable housing and street trees.

Affordable Housing and Gentrification

While I am wholeheartedly in favor of revitalization efforts like the DuWap Plan, a major downside to such development is potential gentrification, which tends to segregate communities along economic and racial lines. Charleston should be proud that it has transformed the peninsula into a top-rated tourist destination worldwide, but the redevelopment has resulted in serious gentrification on the peninsula. The history and process of gentrification on the peninsula were documented well by David Slade and Adam Parker in a series of 2014 *Post & Courier* articles (Reference 1 below).

A *Charleston Chronicle* article on May 18, 2016 (Reference 2 below) specifically discussed how the DuWap project would facilitate economic growth in the area and how that could be a cause for gentrification and resulting economic, racial, and cultural demographic shifts. Two Charleston City Council Members were interviewed for the article: Rodney Williams and Keith Waring. Council Member Williams raised the issue of equity regarding development and its effects on racial demographic shifts, while Council Member Waring emphasized the importance of affordable housing to mitigate gentrification.

The 2014 *Post & Courier* series on gentrification identified that while the City has a large stock of low-income housing, there is little available in the way of affordable middle-income housing. As such, City Council

Member Robert Mitchell cites that middle-income public employees such as teachers and police officers cannot afford to live on the peninsula (Reference 3 below).

While redevelopment on the peninsula is far ahead of, and fundamentally different than, redevelopment in West Ashley, it is important that we use the opportunity of this planning stage to think proactively and mitigate issues that could develop later on if left unaddressed

The draft Dupont-Wappoo Community Plan currently does not address affordable housing or gentrification. As the Plan seeks to chart a course for a healthy, beautiful, economically vibrant future for the community, I recommend the addition of addressing gentrification and affordable housing--particularly middle-income housing--into the top priorities within Section 3, "Plan Implementation Strategies." Policies that could be considered include expansion of the City's Homeownership Initiative to the neighborhoods around the Dupont-Wappoo planning area, property tax caps or abatement, additional public housing in the area, and zoning incentives for "workforce housing" development. Additionally, setting zoning and design standards for increased opportunity for accessory dwelling units and tiny homes would help keep housing affordable while maintaining the low-density residential character of the neighborhood.

The South Carolina Community Loan Fund (Reference 4 below) can provide financial assistance to developers and homeowners who seek to provide affordable housing, as well as to businesses focused on community economic development. I recommend the City and County staff consult with SCCLF to identify meaningful partnerships in the DuWap Plan--in both the areas of residential affordable housing and also economic development. A fitting place in the Plan for this collaboration would be along with "Facilitating professional connections and helping to identify financial resources" in the 5. Economic Development and Revitalization Strategies" section.

Street Trees

I am so glad to see that street trees on Savannah Highway was added the the Plan in a substantial way. I believe many West Ashley residents will be pleased by that. I suggest that the plantings not be focused on palmettos, as are used in the suggestion in the draft Plan--and perhaps only in a hypothetical sense--but rather use a diversity of trees, which an emphasis on shade trees, which would add superior aesthetic value, boost the usability of pedestrian and bus infrastructure, and raise the general health of our urban forest.

The urban heat island effect is strong along Savannah Highway from late spring until fall, which adds an extra element of downside to walking on the sidewalks of Savannah Highway as well as using bus stops, where one has to wait sometimes for many minutes before the bus arrives. Prioritizing shade trees, especially around key pedestrian areas--including bus stops, mixed commercial areas that would benefit from pedestrian traffic, and the area encompassing the Greenway-Bikeway connection as well as the Firefighter's memorial and new park yet to come--would help make Savannah Highway more comfortable and beautiful for area residents to travel on foot.

I suggest not using palmettos also as a matter of supporting the health of our urban forest. The City of Charleston Department of Parks published in 2011 the *Street Tree Manual*, which outlined tree planting guidelines for developers and also included a census of existing street trees within the City in the year 2000 (Reference 5 below). While according to best practices, no one species of tree should account for more than 10% of the entire City's tree population, the census found that the 10% threshold was exceeded by three commonly planted trees: cabbage palmetto (15.3% of population), crape myrtle (18.4% of population), and live oak (22.8% of population). Taken together, in 2000, about 55% of the City's urban forest was comprised of just three species, which does not follow best practices for urban forestry and leaves our tree population vulnerable to potentially devastating blights, diseases, and other pests. Therefore, I suggest consultation with the Urban

Forestry Division of the City Parks Department for tree species selection to ensure balancing the values of aesthetics, shade, and wildlife benefits, while ensuring safety for vehicles, pedestrians, and utility infrastructure.

Additionally, as much as possible, tree plantings along Savannah Highway should be used to create a physical barrier between the street and the sidewalk to afford pedestrians a sense of safety and comfort from the fast auto traffic.

Thank you for the opportunity to comment and thank you for all your dedicated work to improving the quality of life in our section of town.

Sincerely,

Chris Carnevale
311 Swift Avenue
Charleston, SC 29407

References:

1. David Slade and Adam Parker. "Who lives on the peninsula? Black population plummets as gentrification rolls up the Charleston peninsula." *Post & Courier*, Oct. 18, 2014. <http://www.postandcourier.com/article/20141018/PC16/141019444>
2. Barney Blakeney. "The Future Of Blacks In West Ashley Is Being Determined By The Cycle Of Gentrification" *Charleston Chronicle*. May 18, 2016. <http://charlestonchronicle.net/108148/2152/the-future-of-blacks-in-west-ashley-is-being-determined-by-the-cycle-of-gentrification>
3. Adam Parker and David Slade. "Charleston works to protect diversity as peninsula's population changes, and grows." *Post & Courier*, Oct. 19, 2014. <http://www.postandcourier.com/article/20141019/PC16/141029991/1177/charleston-works-to-protect-diversity-as-peninsulas-population-changes-and-grows>
4. South Carolina Community Loan Fund: <http://sccommunityloanfund.org/borrow/affordable-housing/>
5. City of Charleston, Department of Parks. *Street Tree Manual*. 2011. <http://www.charleston-sc.gov/DocumentCenter/View/791>

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Wendy
Molinaroli,
.Ed., LPC, NCC

625 Blitchridge Rd, Charleston, SC 29407
(843) 343-5684 ❖ fax: (888) 263-0977
Web: www.wendymolinaroli.com
email: wendy@wendymolinaroli.com

June 7, 2016

To Charleston County Zoning

Re: Request to change 625 Blitchridge Zoning to Office/Residential

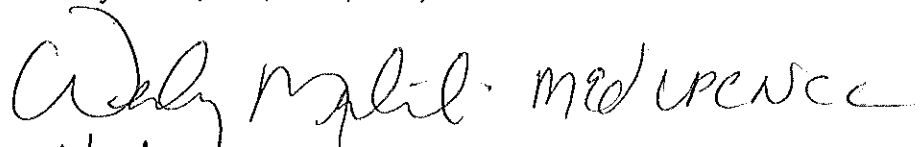
To Whom It May Concern,

We are formally requesting that the zoning be changed from Residential to Office/Residential for 625 Blitchridge Rd, Charleston, SC 29407. The home at 1904 2nd Street, which is directly across from us, is a rental and has been as long as we have been here. Our next door neighbor at 617 Blitchridge Rd is in the City of Charleston and has been approved and rezoned as commercial. We have spoken to the pwners, Elizabeth Hall and her spouse, Paolo, as to our wishes, and they have no objections. We have made out intentions clear to all around here, and no one has raised any objections. In fact, they are very positive about our plans.

We spoke with Andrea Harris-Long about the zoning meeting, and she recommended that we submit a letter this evening, along with letters from our neighbors. We are providing 3 letters from homeowners around us, John Charpia at 707 Blitchridge Rd, John Wigger at 1908 2nd Drive (Right across the street from us), and Jim Haney at 1829 2nd Dr. and Blitchridge.

With Kind Regards,


Wendy Molinaroli, MEd, LPC, NCC


6/7/2016

John W Chupia
707 Blitchridge Rd.

I have no problem
with 625 Blitchridge Rd
being zone office / Residential

John W Chupia
6/7/16

843-297-3301

John W. Wigger
1908 2nd Drive

Charleston S.C 29407

I HAVE NO PROBLEM
WITH 625 BLITCHRIDGE RD.
BEING ZONED OFFICE/
RESIDENTIAL,

John W. Wigger
6/7/16

~~843~~-

252-342-0938

Allen Oliphant

From: Jim Haney <haneyjim26@yahoo.com>
Sent: Tuesday, June 07, 2016 4:48 PM
To: carl@ecmmail.com
Cc: Allen Oliphant
Subject: Rezoning to Office/Residential

To Whom it may concern:

I have no problems with the rezoning change for 625 Blitchridge Rd.

I own a residential property on the opposite corner.

1829 Second Drive and Blitchridge Rd.

In fact, I would recommend this change for future entrepreneur endeavors for "myself".

Thank you

Herbert James Haney

6/7/2016





Wendy M <wendy@wendymolinaroli.com>

Fwd: Rezoning to Office/Residential

1 message

ECM <carl@ecmmail.com>
To: wendy@wendymolinaroli.com

Tue, Jun 7, 2016 at 5:21 PM

Sent from my iPhone

Begin forwarded message:

From: Jim Haney <haneyjim26@yahoo.com>
Date: June 7, 2016 at 4:47:42 PM EDT
To: "carl@ecmmail.com" <carl@ecmmail.com>
Cc: Allen Oliphant <alleno@ifabrication.com>
Subject: Rezoning to Office/Residential
Reply-To: Jim Haney <haneyjim26@yahoo.com>

To Whom it may concern:

I have no problems with the rezoning change for 625 Blitchridge Rd.
I own a residential property on the opposite corner.
1829 Second Drive and Blitchridge Rd.
In fact, I would recommend this change for future entrepreneur endeavors for "myself".
Thank you
Herbert James Haney
6/7/2016

From: Kerry Murphy
Sent: Tuesday, June 7, 2016

In re: zoning - office / residential

To Whom it may concern:

I have no problem with rezoning 625
Blitchridge Road. I own 1830 and 1874
Second Drive.

Regards,

Kerry Murphy

Andrea Harris-Long

From: gene Plyler <plylrg@yahoo.com>
Sent: Wednesday, June 08, 2016 11:33 AM
To: Andrea Harris-Long
Subject: 508 STINSON DRIVE

Andrea:

**REVISED REQUEST FOR CHANGE OF ZONING FOR
508 STINSON DRIVE, CHAS. SC TMS 3500500107**

The current zoning for this parcel is **M-12**. That is **satisfactory** to me.

I had misunderstood the proposed zoning as it was explained to me prior to the public hearing. I have no objection to what is proposed.

I no longer wish to have the property zoned to Office/Residential. It can be used as it is.

Thank you for the comprehensive work that has been done and the understanding from the County Council Tuesday night was commendable.

Sincerely,

Gene Plyler
843-367-4886

July 15, 2016
RE: Dupont/Wapoo Plan

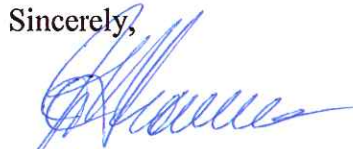
To Whomever this may concern:

Properties on Belgrade Avenue are currently zoned commercial and residential. I don't want to loose opportunities for my property. I believe there is a need for affordable housing in Charleston. I believe this is a good area as it is within a short walking distance to the bus lines.

I propose to **allow use for all forms of affordable housing as part of the new job center zoning.**

Thank you for making this consideration.

Sincerely,



Joan Geauracos
1830 Belgrade Avenue
8437696848

RECEIVED

JUL 20 2016

Charleston County Zoning/
Planning Department

July 15, 2016
RE: Dupont/Wapoo Plan

To Whomever this may concern:

Properties on Belgrade Avenue are currently zoned commercial and residential. We don't want to loose opportunities for our property. We believe there is a need for affordable housing in Charleston. We believe this is a good area as it is within a short walking distance to the bus lines.

We propose to **allow use for all forms of affordable housing as part of the new job center zoning.**

Thank you for making this consideration.

Sincerely,



Sharon Fincke

843-762-2881

RECEIVED

JUL 20 2016

Charleston County Zoning/
Planning Department

I, Wayne Way, own the properties located at 807 and ⁸⁰⁹811 Lamar Street (TMS 350-01-00-047 and 350-01-00-046) and would like to remain zoned Single-Family Residential 4 (R-4).

Print Name: Wayne M. Way

Signature: Wayne M. Way

Date: 8/15/2016

DuPont-Wappoo Overlay Zoning District Properties to be Rezoned (September 14, 2016)

Parcel Identification Number	Parcel Address	Current Zoning	Proposed Overlay Zoning*
3100800016	2001 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500100001	1943 BELGRADE AVE	Community Commercial	Job Center District
3500100002	1939 BELGRADE AVE	Community Commercial	Job Center District
3500100003	1931 BELGRADE AVE	Community Commercial	Job Center District
3500100004	1929 BELGRADE AVE	Community Commercial	Job Center District
3500100005	1925 BELGRADE AVE	Community Commercial	Single-Family Residential 4 District (Residential Areas)
3500100007	1865 BELGRADE AVE	Community Commercial	Job Center District
3500100008	1861 BELGRADE AVE	Community Commercial	Job Center District
3500100011	1845 BELGRADE AVE	General Office	Job Center District
3500100012	1839 BELGRADE AVE	Community Commercial	Job Center District
3500100013	1835 BELGRADE AVE	Community Commercial	Job Center District
3500100014	1829 BELGRADE AVE	Community Commercial	Job Center District
3500100015	1823 BELGRADE AVE	Community Commercial	Job Center District
3500100016	1821 BELGRADE AVE	Community Commercial	Job Center District
3500100017	1819 BELGRADE AVE	Community Commercial	Job Center District
3500100018	1811 BELGRADE AVE	Community Commercial	Job Center District
3500100023	913 WAPPOO RD	Single Family Residential 4	General Office (Light Commercial District)*
3500100026	1826 ELSEY DR	Office Residential	Job Center District
3500100027	1832 ELSEY DR	Single Family Residential 4	Job Center District
3500100029	1842 ELSEY DR	Community Commercial	Residential Office (Light Commercial District)*
3500100048	801 LAMAR ST	Single Family Residential 4	Job Center District
3500100085	0 LASALLE ST	Community Commercial	Job Center District
3500100086	834 LASALLE ST	Single Family Residential 4	Job Center District
3500100087	1821 ELSEY DR	Single Family Residential 4	Residential Office (Light Commercial District)*
3500100089	833 KENYON ST	Single Family Residential 4	Job Center District
3500100090	827 KENYON ST	Single Family Residential 4	Job Center District
3500100093	826 KENYON ST	Single Family Residential 4	Job Center District
3500100094	1811 ELSEY DR	Neighborhood Commercial	Job Center District
3500100105	1935 BELGRADE AVE	Community Commercial	Job Center District
3500100110	1824 ELSEY DR	Single Family Residential 4	Job Center District
3500100116	1913 BELGRADE AVE	Community Commercial	Job Center District
3500100117	1905 BELGRADE AVE	Office Residential	Job Center District
3500200018	616 WAPPOO RD	Community Commercial	Community Commercial District*
3500200019	0 WAPPOO RD	Community Commercial	Community Commercial District*
3500200025	1733 THREE OAKS AVE	Single Family Residential 4	Residential Office (Light Commercial District)*
3500200106	818 WAPPOO RD	Office Residential	General Office (Light Commercial District)*
3500200109	834 WAPPOO RD	Commercial Transition	General Office (Light Commercial District)*
3500200110	840 WAPPOO RD	Office Residential	General Office (Light Commercial District)*
3500500017	625 BLITCHRIDGE RD	Single Family Residential 4	Residential Office (Light Commercial District)*

*Note: While the names of some of the zoning districts listed above may not change in the Proposed Overlay Zoning, the land uses, development standards, etc. of the districts in the Proposed Overlay Zoning differ from those of the Current Zoning.

DuPont-Wappoo Overlay Zoning District Properties to be Rezoned (September 14, 2016)

3500500023	621 wappoo RD	General Office	Commercial Transition District (Light Commercial District)*
3500500025	1818 1ST DR	Single Family Residential 4	Commercial Transition District (Light Commercial District)*
3500500026	620 BLITCHRIDGE RD	Single Family Residential 4	Commercial Transition District (Light Commercial District)*
3500500032	1922 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500033	1918 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500034	1910 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500035	1908 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500037	614 BLITCHRIDGE RD	Community Commercial	Community Commercial District*
3500500038	1820 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500039	1812 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500040	1804 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500043	1830 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500050	1937 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500052	1925 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500053	1921 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500054	1909 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500056	1919 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500057	1920 DUNBAR ST	Community Commercial	Community Commercial District*
3500500058	1924 DUNBAR ST	Community Commercial	Community Commercial District*
3500500067	1917 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500068	1913 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500069	1905 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500080	527 WAPPOO RD	Community Commercial	Commercial Transition District (Light Commercial District)*
3500500081	1814 PEBBLE RD	Community Commercial	Commercial Transition District (Light Commercial District)*
3500500092	1856 PEBBLE RD	Mixed Style Residential 12	Conservation/Park District
3500500093	1860 PEBBLE RD	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500109	0 STINSON DR	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500110	0 STINSON DR	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500111	1857 PEBBLE RD	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500112	504 WALK EASY LN	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500155	0 STINSON DR	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500160	1812 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500170	1843 SAVANNAH HWY	Community Commercial	Community Commercial District*
3500500175	1921 1ST DR	Community Commercial	Community Commercial District*
3500500271	0 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)

*Note: While the names of some of the zoning districts listed above may not change in the Proposed Overlay Zoning, the land uses, development standards, etc. of the districts in the Proposed Overlay Zoning differ from those of the Current Zoning.

DuPont-Wappoo Overlay Zoning District Properties to be Rezoned (September 14, 2016)

3500500272	516 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500273	524 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500274	530 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500275	536 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500276	542 WALK EASY LANE	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3500500277	548 WALK EASY LN	Mixed Style Residential 12	Single-Family Residential 4 District (Residential Areas)
3511300001	1926 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300003	0 2ND DR	Community Commercial	Community Commercial District*
3511300004	1932 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300005	632 DUPONT RD	Community Commercial	Community Commercial District*
3511300006	640 DUPONT RD	Community Commercial	Community Commercial District*
3511300007	706 DUPONT ST	Community Commercial	Community Commercial District*
3511300008	710 DUPONT RD	Community Commercial	Community Commercial District*
3511300009	718 DUPONT RD	Single Family Residential 4	Job Center District
3511300011	1954 DULSEY RD	Single Family Residential 4	Job Center District
3511300014	820 DUPONT RD	Community Commercial	Job Center District
3511300015	826 DUPONT RD	Community Commercial	Job Center District
3511300016	830 DUPONT RD	Community Commercial	Job Center District
3511300017	840 DUPONT RD	Community Commercial	Job Center District
3511300018	0 DUPONT RD	Community Commercial	Job Center District
3511300053	647 DUPONT RD	Community Commercial	Job Center District
3511300054	639 DUPONT RD	Community Commercial	Job Center District
3511300055	637 DUPONT RD	Community Commercial	Community Commercial District*
3511300056	1975 DULSEY RD	Community Commercial	Job Center District
3511300058	1958 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300059	1964 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300060	624 ORLEANS RD	Community Commercial	Job Center District
3511300062	704 ORLEANS RD	Community Commercial	Job Center District
3511300065	1991 DULSEY RD	Community Commercial	Job Center District
3511300076	805 ORLEANS RD	Community Commercial	Community Commercial District*
3511300077	711 ORLEANS RD	Community Commercial	Community Commercial District*
3511300078	681 ORLEANS RD	Community Commercial	Community Commercial District*
3511300082	2004 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300086	615 END DR	Single Family Residential 4	Community Commercial District*
3511300089	2040 SAVANNAH HWY	Community Commercial	Community Commercial District*
3511300090	834 DUPONT RD	Community Commercial	Job Center District
3511300092	0 DULSEY RD	Single Family Residential 4	Job Center District
3511300093	806 DUPONT RD	General Office	Job Center District
3511300102	0 ORLEANS RD	Community Commercial	Community Commercial District*
3511300133	606 DUPONT RD	Community Commercial	Community Commercial District*
3511300134	628 DUPONT RD	Community Commercial	Community Commercial District*
3511300135	707 DUPONT RD	Community Commercial	Job Center District

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DuPont-Wappoo Overlay Zoning District Properties to be Rezoned (September 14, 2016)

3511300136	701 DUPONT RD	Community Commercial	Job Center District
3511300138	0 DUPONT RD	Single Family Residential 4	Job Center District
3511300139	712 DUPONT RD	Single Family Residential 4	Job Center District
3511300140	0 DUPONT RD	Community Commercial	Community Commercial District*
3511300142	706 ORLEANS RD	Community Commercial	Job Center District
3511400002	1051 GARDNER RD	General Office	Job Center District
3511400019	944 ROCHELLE DR	Community Commercial	Job Center District
3511400020	1830 BELGRADE AVE	Single Family Residential 4	Job Center District
3511400023	1840 BELGRADE AVE	Community Commercial	Job Center District
3511400029	1009 ROCHELLE AVE	Single Family Residential 4	Job Center District
3511400030	1001 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400031	941 ROCHELLE AVE	Community Commercial	Job Center District
3511400033	1856 BELGRADE AVE	Community Commercial	Job Center District
3511400035	1856 BELGRADE AVE	Community Commercial	Job Center District
3511400038	931 STRAIGHT ST	Single Family Residential 4	Job Center District
3511400039	927 STRAIGHT ST	Single Family Residential 4	Job Center District
3511400040	1860 BELGRADE AVE	Community Commercial	Job Center District
3511400043	1866 BELGRADE AVE	Community Commercial	Job Center District
3511400045	1902 BELGRADE AVE	Community Commercial	Job Center District
3511400046	1906 BELGRADE AVE	Community Commercial	Job Center District
3511400047	0 BELGRADE AVE	Single Family Residential 4	Job Center District
3511400049	1968 BELGRADE AVE	Community Commercial	Job Center District
3511400056	0 JENKINS RD	Community Commercial	Community Commercial District*
3511400061	1834 BELGRADE AVE	Single Family Residential 4	Job Center District
3511400064	1944 BELGRADE AVE	Community Commercial	Job Center District
3511400065	1948 BELGRADE AVE	Community Commercial	Job Center District
3511400066	1952 BELGRADE AVE	Community Commercial	Job Center District
3511400071	1951 BELGRADE AVE	Community Commercial	Job Center District
3511400077	1049 JENKINS RD	Community Commercial	Job Center District
3511400079	1083 JENKINS RD	Community Commercial	Job Center District
3511400088	1856 BELGRADE AVE	Community Commercial	Job Center District
3511400089	1051 GANER RD	General Office	Job Center District
3511400090	1051 GANER RD	General Office	Job Center District
3511400091	1051 GANER RD	General Office	Job Center District
3511400092	1842 BELGRADE AVE	Community Commercial	Job Center District
3511400095	1051 GANER RD	General Office	Job Center District
3511400096	1950 BELGRADE AVE	Community Commercial	Job Center District
3511400097	1957 BELGRADE AVE	Community Commercial	Job Center District
3511400102	985 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400103	987 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400104	989 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400105	991 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400106	993 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400107	995 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400108	997 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400109	999 ROCHELLE AVE	Mixed Style Residential 12	Job Center District
3511400110	0 BELGRADE AVE	Community Commercial	Job Center District
3511500028	1046 GARDNER RD	General Office	Job Center District
3511500030	1058 GARDNER RD	Neighborhood Commercial	Job Center District

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DuPont-Wappoo Overlay Zoning District Properties to be Rezoned (September 14, 2016)

3511500040	0 WAPPOO RD	Single Family Residential 4	Job Center District
3511500043	933 WAPPOO RD	Community Commercial	Job Center District
3511500044	1812 BELGRADE AVE	Single Family Residential 4	Job Center District
3511500045	1814 BELGRADE AVE	Community Commercial	Job Center District
3511500047	1816 BELGRADE AVE	Community Commercial	Job Center District
3511500055	1033 WAPPOO RD	Community Commercial	Job Center District
3511500060	0 BELGRADE AVE	Community Commercial	Job Center District
3511600004	1716 PINEVIEW RD	Community Commercial	Job Center District
3511600005	1716 PINEVIEW RD	Community Commercial	Job Center District
3511600006	1728 PINEVIEW RD	Community Commercial	Job Center District
3511600007	1008 WAPPOO RD	Community Commercial	Job Center District
3511600009	1789 HARMONY ST	Community Commercial	Job Center District
3511600011	1781 HARMONY ST	Community Commercial	Job Center District
3511600013	1790 HARMONY ST	Community Commercial	Job Center District
3511600014	0 HARMONY ST	Community Commercial	Job Center District
3511600016	1028 WAPPOO RD	Community Commercial	Job Center District
3511600096	1002 WAPPOO RD	Community Commercial	Job Center District
3511600098	1717 PINEVIEW RD	Community Commercial	Job Center District
3511600099	1713 PINEVIEW RD	Community Commercial	Job Center District
3511600100	1703 PINEVIEW RD	Community Commercial	Job Center District
3511600132	1643 PINEVIEW RD	Community Commercial	Job Center District
3511600136	1708 PINEVIEW RD	Community Commercial	Job Center District
3511600199	1710 PINEVIEW RD	Community Commercial	Job Center District

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