

**1<sup>st</sup> Round Public Workshops: Highway 17 North Planning Effort**  
**Results: Greater Zion AME Church Meeting**  
January 14, 2009  
6 – 8 PM

**Likes:**

- A lot of protected area and green spaces
- National Forest
- Scenic route
- Quiet
- Country atmosphere/less traffic
- Lack of traffic lights
- No neon/bright lights
- Wildlife
- Beauty of forest
- 55 mph
- Rural nature
- Rural independent nature
- Common culture
- Open space
- Natural resources
- Access to shopping/groceries
- Heritage
- Low taxes
- Rural nature
- Would like to see a better highway
- Keep choice to go into town in regard to water and sewer service
- Community and family
- Hospital is coming nearby
- County zoning and taxes
- Agricultural tax base
- Rural nature
- Sewee Outpost convenience and architectural style
- Better lighting on 17
- The way it is; rural
- Like to not have to travel so far to get things
- Rural area
- Home
- Pristine waterway
- Peaceful
- Dark night sky
- Peaceful
- Clean waterway
- Greenspace
- People that live here
- Quiet/serene
- Open space

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- Community “closeness”
- Low volume of traffic along Hwy 17 from Wando H.S. to County line
- Low traffic volume
- Churches along highway
- Limited number of commercial development
- Farm/forest land
- Lack of street lighting from Wando H.S. to County line
- Large tracts of land
- Lack of industrial uses
- Low amount of large tract neighborhoods

#### Dislikes:

- No services (garbage pickup)
- No sidewalks/ bike paths
- Limited walking trails
- Lack of landscaping
- Mobile homes/ trailers
- Lack of public transportation
- Alcohol sales near schools
- Lack of community services (recreation/community centers)
- Stray animals
- Private gated communities
- Public access to waterways
- Too much government interference
- Heritage is compromised with increased growth
- Traffic (speed/congestion)
- Lack of connectivity/pedestrian-friendly travel
- Lack of services/poorly maintained drainage on roadways, no security/police support
- Restrictions on privately owned land
- Gated communities
- Over-development
- No sewerage system for unincorporated residents
- Not enough lighting on 17
- Do not want to see too many residential homes
- Does not want to see big shopping center
- Increased taxes due to businesses on 17
- Population increase
- Large houses that increase taxes
- Do not want movie theatre
- Does not want to see continuous commercial, but would like to see cluster commercial

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- Not having a potable working water source
- Lack of maintenance of drainage
- Lack of basic service for senior citizens, child development, and waste water service
- Not enough nature trails or walking trails along 17
- Not enough parks with boat ramps
- Zoning too restrictive
- Building height restrictions
- Need to be able to use the land more efficiently
- Development that harms the natural resources
- Private enterprise should be able to provide if the Government can't
- Large scale residential development and gated communities
- Forcing to sell property due to tax increase
- Roads and new road in subdivision that dump traffic on 17, no interconnectivity
- Everyone should be offered where available water and sewer
- Traffic
- New schools and overloaded traffic
- Dislike high-rise public housing
- Mt. Pleasant controlling zoning
- Lack of employment opportunity
- Public water and sewer that encourages large development
- No public water/sewer
- Lack of turning lanes along Hwy 17
- Lack of street lights
- Lack of affordable housing
- No sidewalks
- Rush hour traffic congestion
- High taxes
- Stormwater fees
- Lack of bikeways
- Speed limits on Hwy 17 (speeding) and 18-wheelers speeding
- Lack of police patrol
- Lack of recreational uses for children
- Lack of public works "facilities" (i.e., drainage)

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**Future Wants:**

**Joel's Group:**

1. Gas station
2. Recreation area for youth
3. Community center
4. Motel/hotel
5. Bed and breakfast
6. More sewer system/complete the system
7. More sidewalks
8. Bike paths
9. Laundromat/ services
10. Heritage zone
11. re-vamp water access/more access Chander/Copahee Sound
12. Spirits bar
13. Personal Gullah/Geechie corridor
14. Gullah culture museum
15. Professional offices
16. Some commercial on the west side of 17
17. Turning lane
18. Store?
19. Drainage

**Darrell's Group:**

1. Walkability (neighborhoods/businesses)
2. Communication plans/education to citizens of planning concepts
3. Community college/TTC extensions in Awendaw area
4. Redevelopment/infill development to better compliment existing area
5. \*Sewage/water improvement throughout area
6. Multi-family/single family, less apartments
7. Parks/Recreation centers
8. Industry
9. Limited businesses
10. Increased police patrol via Charleston County/increased visibility
11. Fine arts center

**Sally's Group:**

1. Pharmacy and service (Carolina Park)
2. Hotel (near Sewee Outpost)
3. Local grocery store (Sewee Road area/Doar Road)
4. Job center
5. Small business-service oriented, Chandler Road
6. Light industry, employment (ex. low impact)
7. Affordable housing everywhere
8. School in Awendaw

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Brandon's Group:

1. Better roads
2. Clean water system
3. More public facilities for seniors, parks, recreational facilities (Chandler Rd to McClellanville)
4. Small, less intensive commercial uses (from Wando H.S. to County line)
5. Improve existing boat landings (Gadsenville Rd, Chandler Rd)
6. More libraries (Chandler Rd to 21-Mile)
7. Pedestrian accessways
8. Underground utilities (when possible)
9. Architectural requirements for commercial development to match locale
10. Cluster commercial development and provide for local/nearby community
11. Daycare facilities
12. Sewer service
13. Better maintenance of ditches/roads
14. Frontage roads with commercial development (Sewee Rd/Hwy 17)
15. Turning lanes on existing roads

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**Things the Community does NOT want to see in the Future:**

Joel's Group:

- A. Urban sprawl
- B. Gated communities
- C. Car dealerships
- D. Nightclubs
- E. Loitering/drugs
- F. Commercial strip

Darrell's Group:

- A. Spot zoning/random developments
- B. Big industries
- C. "Form" in development/development that compliments area near National Forest
- D. Gated communities
- E. Sprawl
- F. Higher taxes/insurance premiums
- G. Waste treatment facility
- H. Cell phone towers
- I. Bridge near private islands

Brandon's Group:

- A. No large volume subdivisions near Wando H.S. (near Darrell Creek)
- B. High Crime
- C. Large tract of land required for single family residence
- D. No heavy commercial uses (Wando H.S. north)
- E. Residents displaced due to new development
- F. No widening of Hwy 17
- G. Require Wando H.S. pedestrians to follow established sidewalks/paths
- H. No large volume subdivisions after Darrell Creek
- I. No large commercial development (beyond Wando H.S.)
- J. Traffic lights from Wando H.S. to Sewee Rd
- K. No bars, clubs or movie theaters
- L. Multi-family dwellings/commercial