

# **DuPont | Wappoo Community Plan**

Charleston County Council

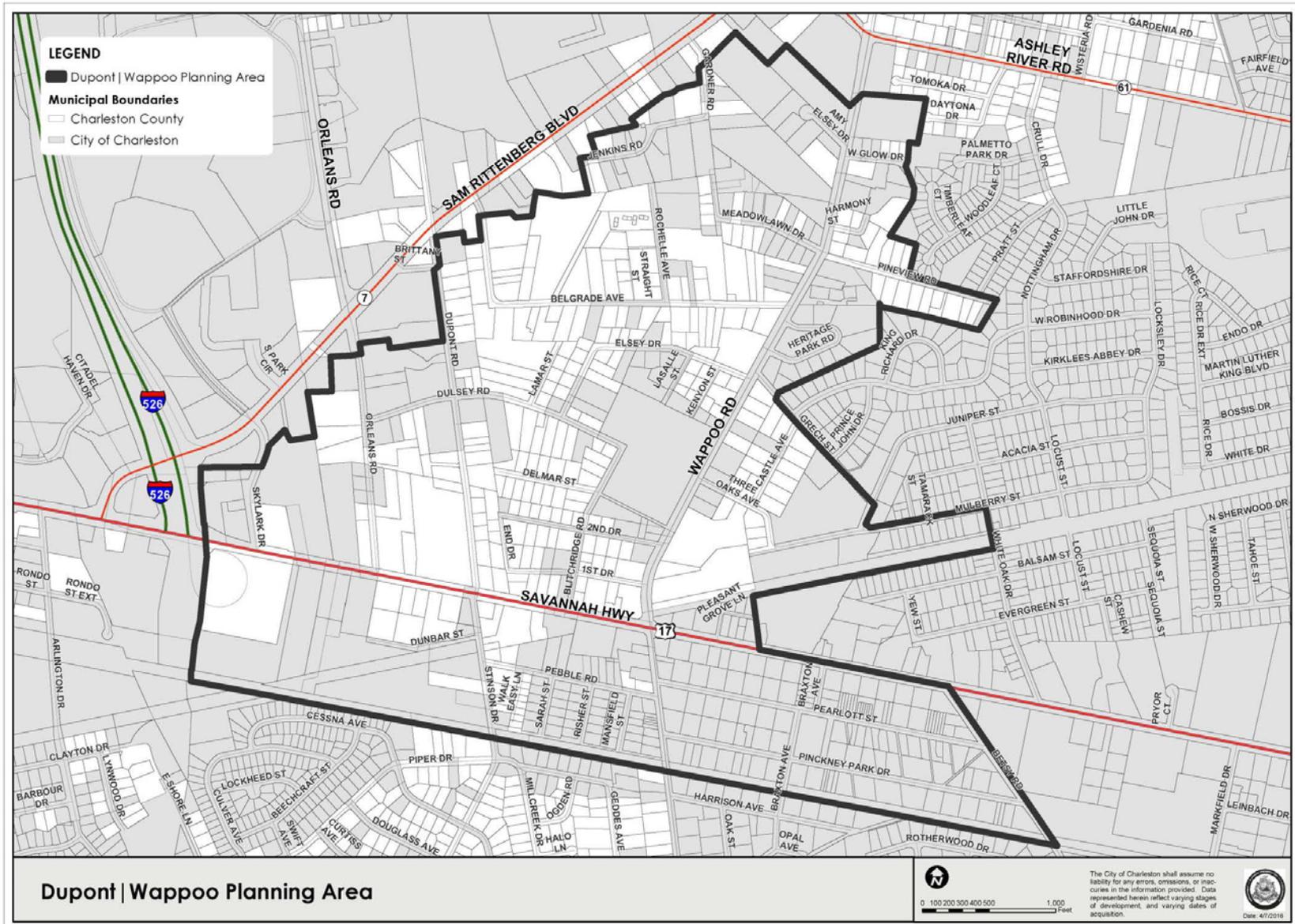
Public Hearing: June 7, 2016

Planning & Public Works Committee Meeting: June 16, 2016

# Project Overview & History (cont'd)

- In 2015, Charleston County Council and the City of Charleston Council 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; and
  - The desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area.

# Project Area: City and County staff worked with residents and stakeholders to define the project boundary (about 40% of the parcels are unincorporated)



# Public Participation

- June 9, 2015: Project kickoff meeting
  - Public shared their ideas and concerns (land use, design and development standards, transportation and traffic, stormwater and drainage, economic development, and community needs)
- June 10 – 11, 2015: Open house
  - Public was invited to share ideas and see planning work in progress
  - City/County planning staff met with stakeholders (community leaders, business community, environmental community, transportation engineers, stormwater department representatives, etc.)

# Public Participation (cont'd)

- June 23, 2015: Workshop wrap-up presentation
  - Presented results of workshop and planning recommendations/next steps
  - Gathered public input
- January 27, 2016: Community meeting
  - Updated public on project progress
  - Presented draft overlay zoning district
  - Gathered public input
- Almost 650 people attended the 2015-2016 workshops/meetings
  - Notifications were sent to all property owners/residents, interested parties, and those that attended the workshops/meetings prior to the June 9-11 and 23 workshops and the January 27 workshop

# Outcome

- DuPont | Wappoo Community Plan
  - Strategies to address many of the issues identified by the community
- Memorandum of Understanding (MOU)
  - Agreement to work together to accomplish the strategies contained in the Community Plan
- Overlay Zoning District
  - ZLDR amendments to address the land use, zoning, and design standard issues identified by the community
- Comprehensive Plan Amendments
  - Comprehensive Plan amendments to adopt the Community Plan by reference and incorporate the Overlay Zoning District Map
- *City of Charleston to adopt the Plan, MOU, and overlay zoning district/zoning district changes*

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*

# Community Plan Strategies-Examples

- Community Elements:
  - Beautify and revitalize the intersection of Wappoo Rd/Savannah Hwy (plant street trees, connect the Greenway and Bikeway, add a median, etc.)
- Land Use, Zoning, and Design Standards:
  - Adopt the proposed overlay zoning district and monitor/evaluate it and update it as needed
- Economic Development and Revitalization:
  - Investigate ways to incentivize existing businesses to revitalize the exteriors of their buildings
- Traffic and Transportation:
  - Conduct a comprehensive transportation study for West Ashley that includes traffic signal timing

# Community Plan Strategies (cont'd)

- Drainage and Stormwater:
  - Conduct a joint City/County drainage study
- Streetscape/Beautification:
  - Coordinate with transportation authorities to address maintenance of vegetation in rights-of-way

# 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.



# Memorandum of Understanding

Agreement between the City and County to work in partnership  
to accomplish the strategies of the Community Plan

# Proposed Overlay Zoning District

- Developed in coordination with the City
  - City to adopt consistent regulations through an overlay zoning district and rezoning of parcels to their new/proposed Job Center zoning district
- Single-family detached residential development is exempt
- Five districts:
  1. Job Center District (Belgrade Av area; allow repair uses, contractors, manufacturing, wholesale operations)
  2. Community Commercial District (Savannah Hwy, Wappoo Rd, DuPont Rd area; allow compatible commercial uses while implementing streetscape, design, and access management standards)
  3. Light Commercial District (Wappoo Rd, Elsey Dr, 1<sup>st</sup> Dr area; allow office uses and low intensity neighborhood oriented commercial uses)
  4. Residential Areas (retain current character)
  5. Conservation/Park District (1 property on Pebble Rd – a cemetery)

# Current County Zoning District Map

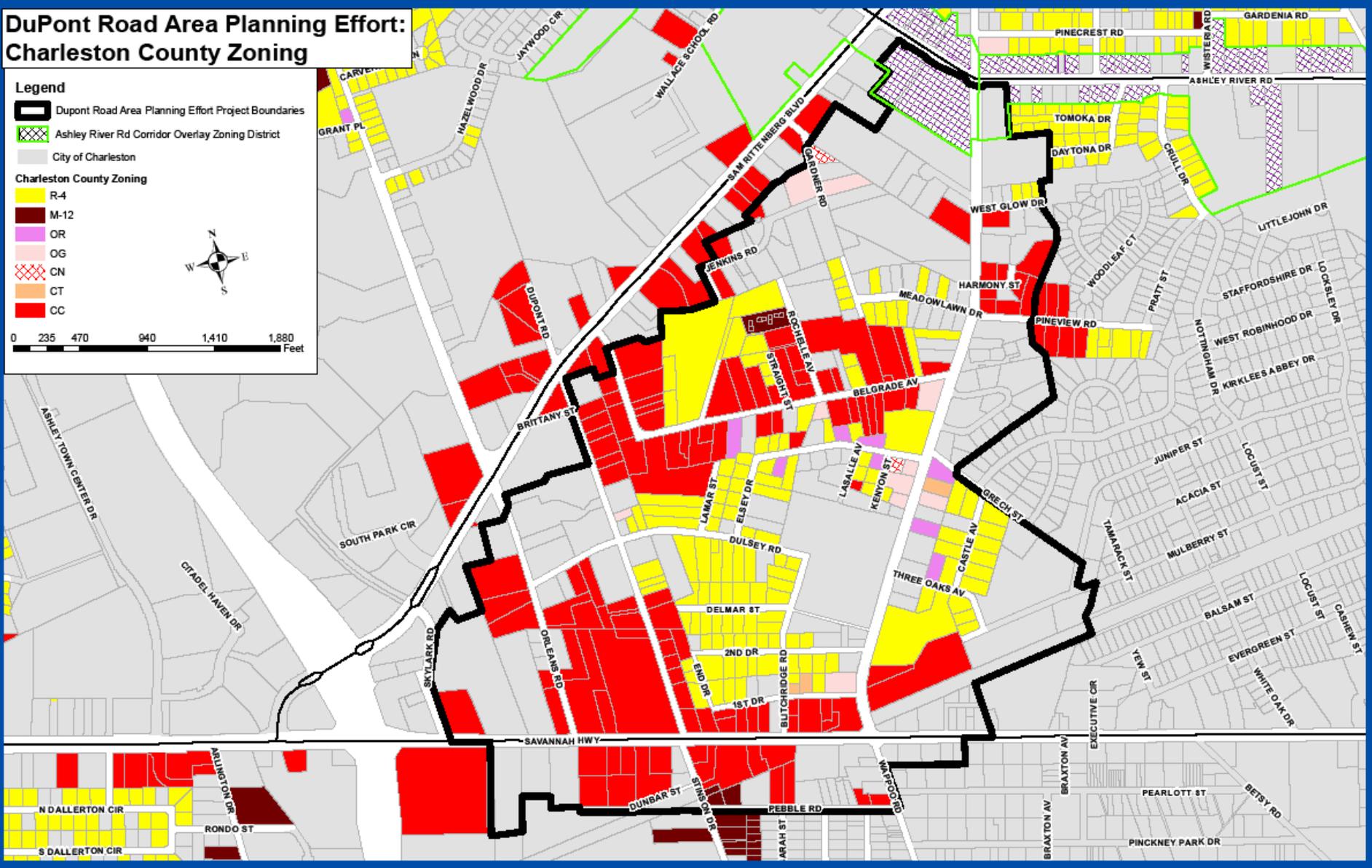
## DuPont Road Area Planning Effort: Charleston County Zoning

**Legend**

-  Dupont Road Area Planning Effort Project Boundaries
-  Ashley River Rd Corridor Overlay Zoning District
-  City of Charleston

**Charleston County Zoning**

-  R-4
-  M-12
-  OR
-  OG
-  CN
-  CT
-  CC







# Overlay Zoning District: Development Standards

- Consistent requirements for:
  - Sidewalks
  - Street lights in Savannah Hwy right-of-way
  - Access management
  - Signage
  - Land use and right-of-way buffers
  - Stormwater management
  - Building height
  - Architecture

# Prohibited Uses

- Vehicle sales/rental/leasing the encompass more than 1 acre
- Manufactured home dealers
- Shooting ranges
- Pawn shops
- Convenience stores
- Superstores
- Billboards
- Sexually oriented businesses
- Fast food restaurants
- Restaurants with drive-thru windows/lanes
- Vehicle storage
- Towing facilities
- Impound yards
- Car washes
- Gas stations
- Truck stops
- Title loan/short term lenders
- Single use multi-family structures larger than 10,000 SF (footprint)
- Self-storage facilities unless they are part of a multi-story mixed use development
- Multiple Use Overlay Zoning District

# Draft County Overlay Zoning District Map

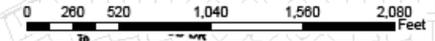
## DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

### 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)

**CC zoning today vs. proposed CC zoning in the overlay district (54 properties)**

DRAFT: APRIL 22, 2016



## Community Commercial (current CC zoning district)

- Uses allowed:
  - Single-family residential
  - Special trade contractors
  - Office/warehouse complexes
  - Appliance and vehicle repair services
  - Manufacturing and production
  - Wholesale sales
  - Retail
  - Special events
  - Superstores
  - Hotels
  - Parking lots/decks
- Maximum building size: None (max. building cover is 35% of lot)
- **Maximum building height: None**
- Hours of operation: No limit
- **Development standards: Architectural standards of ZLDR Sec. 9.6 apply**

## Community Commercial (overlay zoning district)

- Uses allowed:
  - Single-family residential
  - Special trade contractors
  - Office/warehouse complexes
  - Appliance and vehicle repair services
  - Manufacturing and production
  - Wholesale sales
  - Retail
  - Special events,
  - Superstores
  - Hotels
  - Parking lots/decks
- Maximum building size: None (max. building cover is 35% of lot)
- **Maximum building height: 5 stories within 400' of Savannah Hwy; 4 stories for remaining portion; 2.5 – 3 stories if not on Savannah Hwy**
- Hours of operation: No limit
- **Development standards: Allows flexibility in development standards to encourage bringing buildings up to the road and putting parking behind**

*Tax impact: No change in value*

# Draft County Overlay Zoning District Map

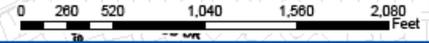
## DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

### 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)

CC zoning today vs. proposed Job Center zoning in the overlay district (82 properties)

DRAFT: APRIL 22, 2016



## Community Commercial (current CC zoning district)

- Uses allowed:
  - Single-family residential
  - Special trade contractors
  - Office/warehouse complexes
  - Appliance and vehicle repair services
  - Manufacturing and production
  - Wholesale sales
  - *Retail, special events, superstores, hotels, parking lots/decks*
- **Maximum building size: None (max. building cover is 35% of lot)**
- **Maximum building height: None**
- **Hours of operation: No limit**
- **Development standards: Architectural standards of ZLDR Sec. 9.6 apply**

## Job Center

- Uses allowed:
  - Single-family residential
  - Special trade contractors
  - Office/warehouse complexes
  - Appliance and vehicle repair services
  - Manufacturing and production
  - Wholesale sales
- **Maximum building size: 12,500 gross square feet**
- **Maximum building height: 2.5 – 3 stories**
- **Hours of operation: 7 am to 9 pm**
- **Development standards: Allows flexibility in development standards to ensure they are not so stringent as to “price out” small entrepreneurial businesses**

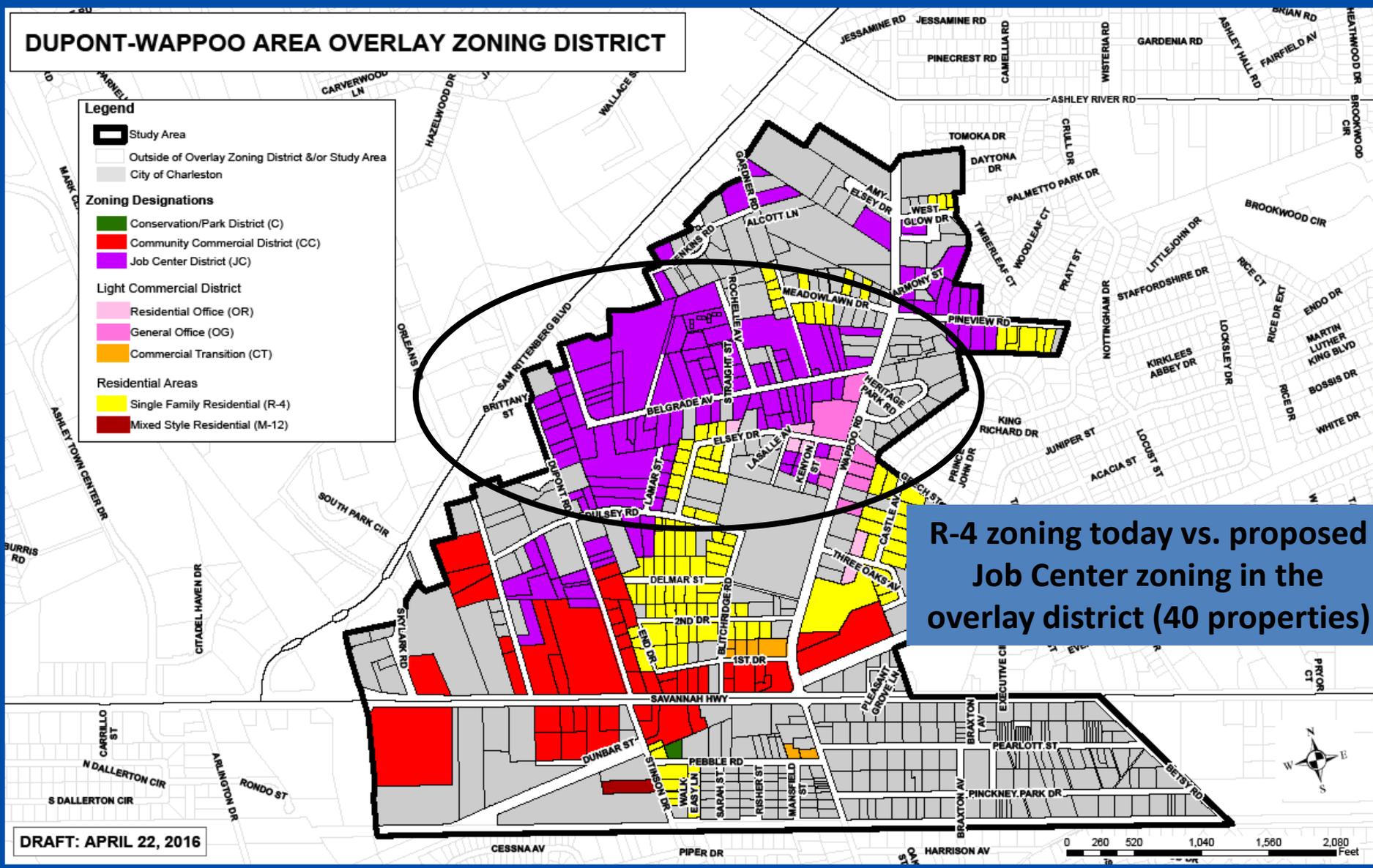
*Tax impact: Minimal value changes, if any*

# Draft County Overlay Zoning District Map

## DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

### 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)



**R-4 zoning today vs. proposed Job Center zoning in the overlay district (40 properties)**

DRAFT: APRIL 22, 2016

## Current R-4 Zoning

- **Uses allowed:**
  - Single-family residential
  - Duplexes if approved by special exception
- Maximum building size: None (max. building cover is 35% of lot)
- Maximum building height: 35'
- Hours of operation: N/A
- Development standards: N/A

## Job Center

- **Uses allowed:**
  - Single-family residential
  - Special trade contractors
  - Office/warehouse complexes
  - Appliance and vehicle repair services
  - Manufacturing and production
  - Wholesale sales
- Maximum building size: 12,500 gross square feet
- Maximum building height: 2.5 – 3 stories
- Hours of operation: 7 am to 9 pm
- Development standards: Allows flexibility in development standards to ensure they are not so stringent as to “price out” small entrepreneurial businesses

# Potential Tax Impacts

- R-4 to non-residential zoning district (49 properties):
  - 14 properties that are owner occupied (4% assessment): no change in value by state statute unless they move out, change the use, start renting
  - 3 properties are exempt and 1 property is HOA owned
  - 32 properties that could see value changes
- Minimal value changes possible between:
  - Office and Commercial (4 properties)
  - Neighborhood Commercial and Job Center (2 properties)
  - Residential Office to Job Center (2 properties)
- M-12 to R-4 (15 properties):
  - If lots are improved (10 properties), no change in value
  - If not improved (5 properties), value could go down

**Bottom line: If owner occupied (4% assessment), no change in value by state statute; otherwise, there may be some minimal value changes**

# Comprehensive Plan Amendments

- Add new strategy to the land use and priority investment elements to implement the MOU and Community Plan
- Incorporate the overlay zoning district map
- Incorporate the Community Plan by reference

# May 9, 2016 Planning Commission

## Recommendation

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.”

# Following the Planning Commission Recommendation

- Citizen suggestion (via letter) 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:”

# Parcel Specific Requests

*Received in writing after the May 9 Planning Commission Meeting*

7 letters received

14 properties represented

Most are requests to retain existing zoning

# Parcel Specific Requests

## DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT Draft - June 7, 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)

1924 Belgrade Avenue  
TMS 351-14-00-048  
Requests to remain Single Family Residential 4 (R-4)

1932 and 1934 Belgrade Avenue  
TMS 351-14-00-094 & -098  
Requests to remain Single Family Residential 4 (R-4)

1925 Belgrade Avenue  
TMS 350-01-00-005  
Requests to remain Community Commercial (CC)

1934 Dulsey Road  
TMS 350-01-00-039  
Requests to remain Single Family Residential 4 (R-4)

1975 Dulsey Road  
TMS 351-13-00-056  
Requests to remain Community Commercial (CC)

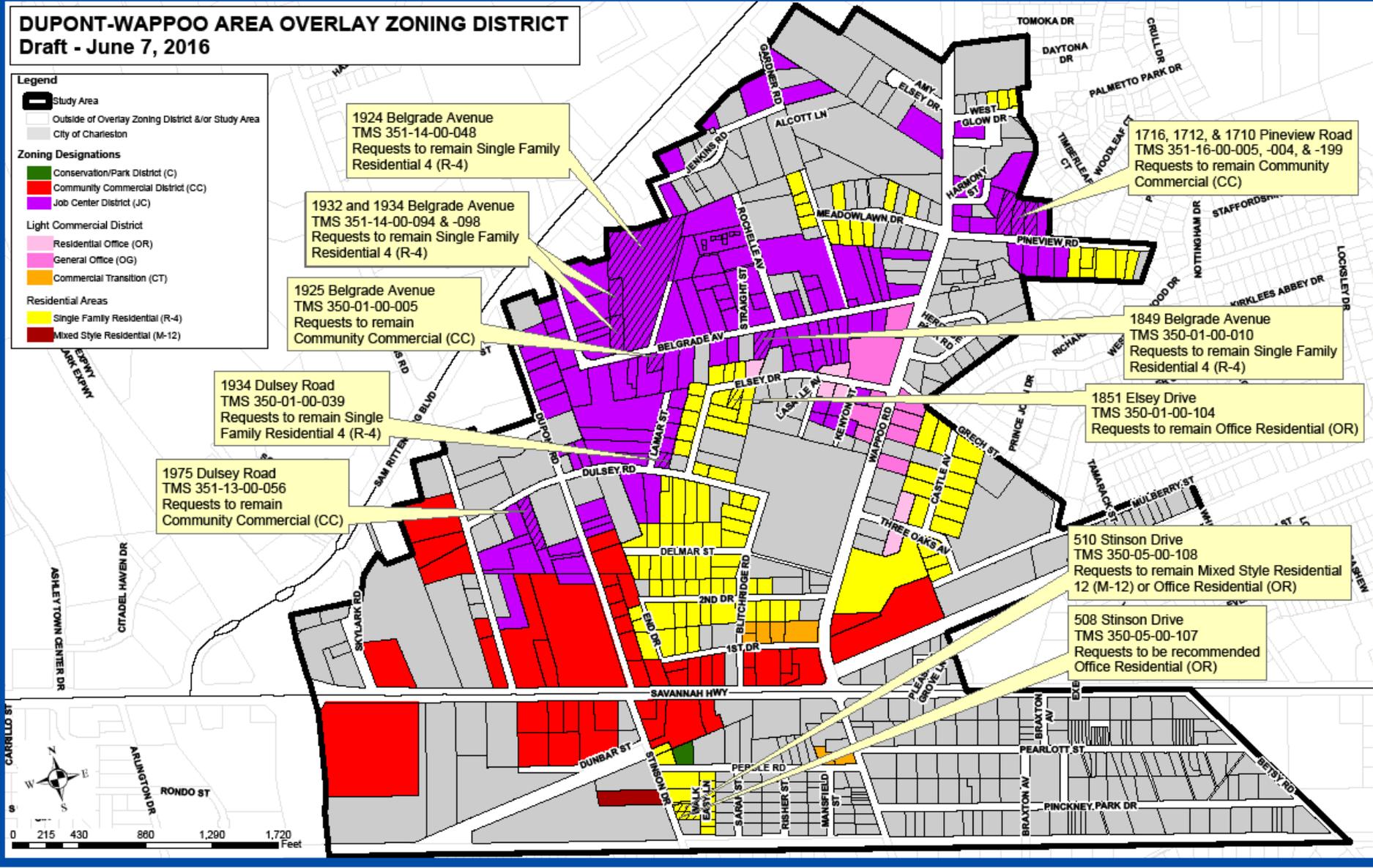
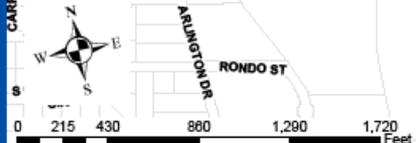
1716, 1712, & 1710 Pineview Road  
TMS 351-16-00-005, -004, & -199  
Requests to remain Community Commercial (CC)

1849 Belgrade Avenue  
TMS 350-01-00-010  
Requests to remain Single Family Residential 4 (R-4)

1851 Elsey Drive  
TMS 350-01-00-104  
Requests to remain Office Residential (OR)

510 Stinson Drive  
TMS 350-05-00-108  
Requests to remain Mixed Style Residential 12 (M-12) or Office Residential (OR)

508 Stinson Drive  
TMS 350-05-00-107  
Requests to be recommended Office Residential (OR)



# Notifications – April 22, 2016

- *Post & Courier* ad ran (included the dates, times, and locations of all County and City public meetings and public hearings)
- 2,123 notification letters/emails that included the dates, times, and locations of all County and City public meetings and public hearings were sent to:
  - 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.

*Note: The City of Charleston notified the owners of affected incorporated properties of all meeting dates, times, and locations.*

# Notifications – 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 overlay zoning district.

