

# DuPont | Wappoo Area Planning Charrette

Wrap-Up Presentation

June 23, 2015

6 pm

# City and County Officials

- Elected Officials
  - County
  - City
- Appointed Officials
  - County
- Staff
  - County
  - City

# Public Notice

- June 9-11 Charrette and June 23 Wrap-Up:
  - Mailed notifications to over 1,000 property owners within the subject area and parties of interest
  - Emailed notifications to surrounding neighborhood leaders, parties of interest and HOA presidents
  - Posted notice on Facebook and sent a press release
- Reminder Notification for Tonight:
  - Emailed notifications to neighborhood leaders, parties of interest, HOA presidents and Charrette attendees
  - Mailed notifications to attendees that preferred regular mail

# 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

### COMMUNITY KICK-OFF WORKSHOP

The charrette will kick-off with a presentation and an interactive opportunity for the public to participate.

**June 10-11**

(Wed. - Thurs.)

4pm - 7pm

### OPEN HOUSE

Share your ideas for the Dupont | Wappoo Area with neighbors and the charrette team.

**June 23**

(Tues.)

6pm - 8pm

### 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](mailto:apietras@charlestoncounty.org) or Mandi Herring [herringa@charleston-sc.gov](mailto:herringa@charleston-sc.gov).

# Tonight's Agenda

- Welcome and Opening Remarks
  - Charleston County Council Member Colleen Condon, City of Charleston Council Members Keith Waring, Bill Moody, Marvin Wagner and Aubrey Alexander
- Presentation by Charleston County and City of Charleston Planning Department Staff
  - Objective
  - Overview
  - Public Input
  - Zoning Techniques for Implementation
  - Next Steps

# Objective

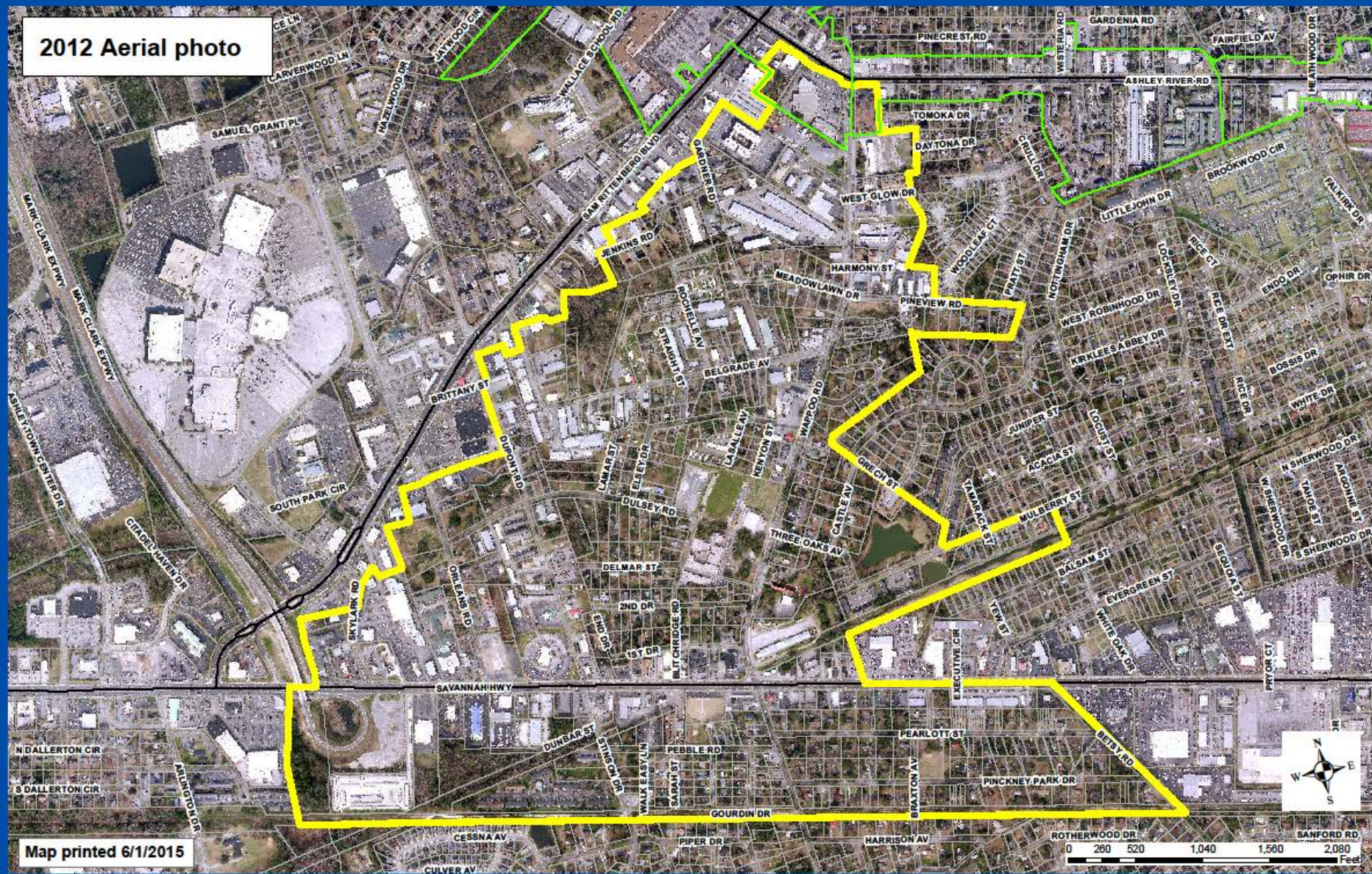
*Develop a Master Plan that addresses the vision and desires of the public and property owners in the area and includes steps to implement that vision*

# Overview

- Both jurisdictions recognize the significance of the area
  - A mix of uses and development patterns
  - Jurisdiction boundaries require a collaborative planning effort to address the needs and desires of the community
- Approximately 150 people attended the three day Charrette
  - About 80 attended the June 9 kick-off
  - About 70 attended the June 10-11 meetings and Open House



2012 Aerial photo








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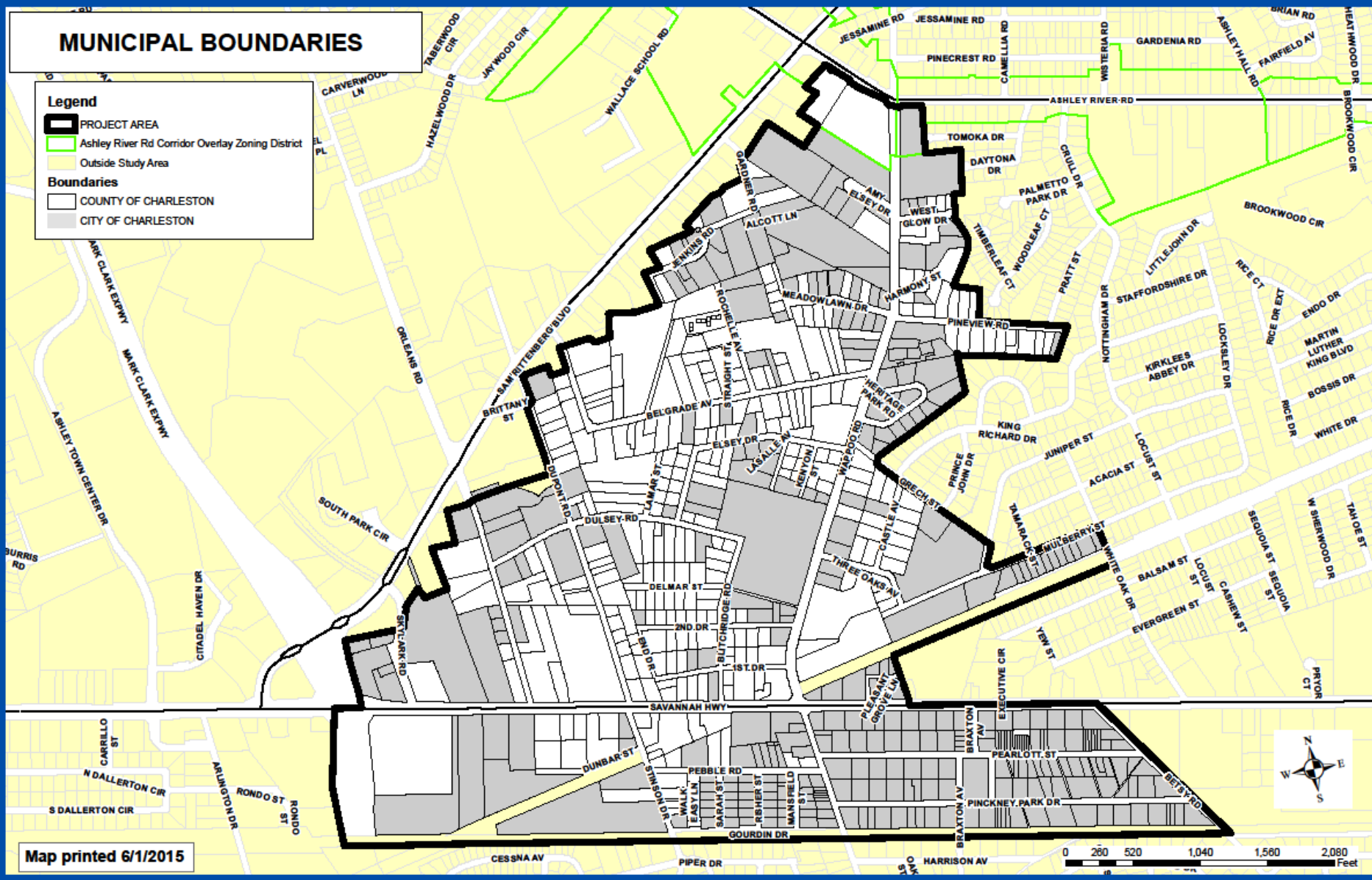
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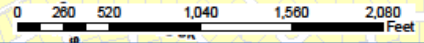
# MUNICIPAL BOUNDARIES

## Legend

-  PROJECT AREA
-  Ashley River Rd Corridor Overlay Zoning District
-  Outside Study Area
-  COUNTY OF CHARLESTON
-  CITY OF CHARLESTON



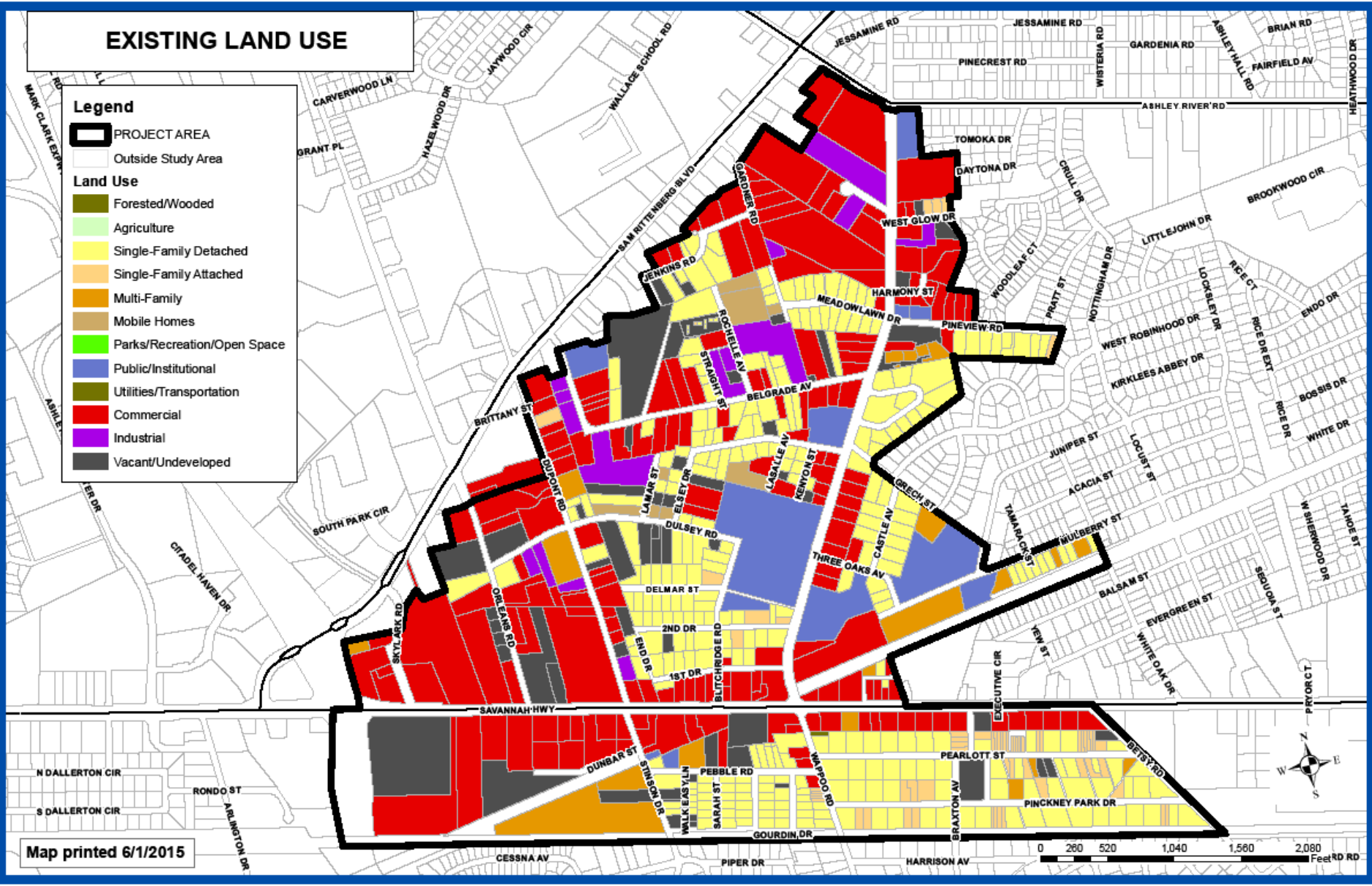
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# EXISTING LAND USE

## Legend

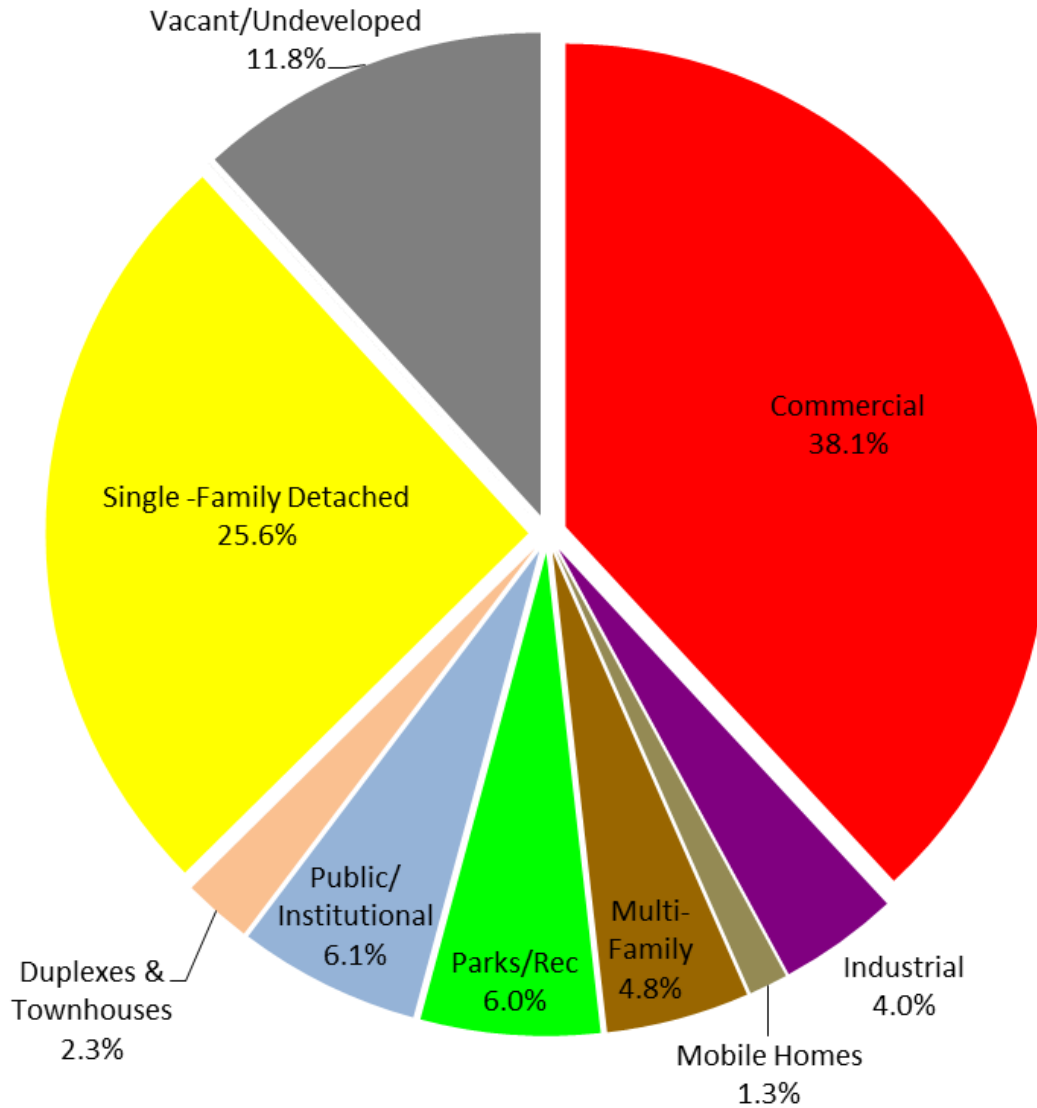
- PROJECT AREA
- Outside Study Area
- Land Use**
- Forested/Wooded
- Agriculture
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Mobile Homes
- Parks/Recreation/Open Space
- Public/Institutional
- Utilities/Transportation
- Commercial
- Industrial
- Vacant/Undeveloped



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0 260 520 1,040 1,560 2,080 Feet RD RD

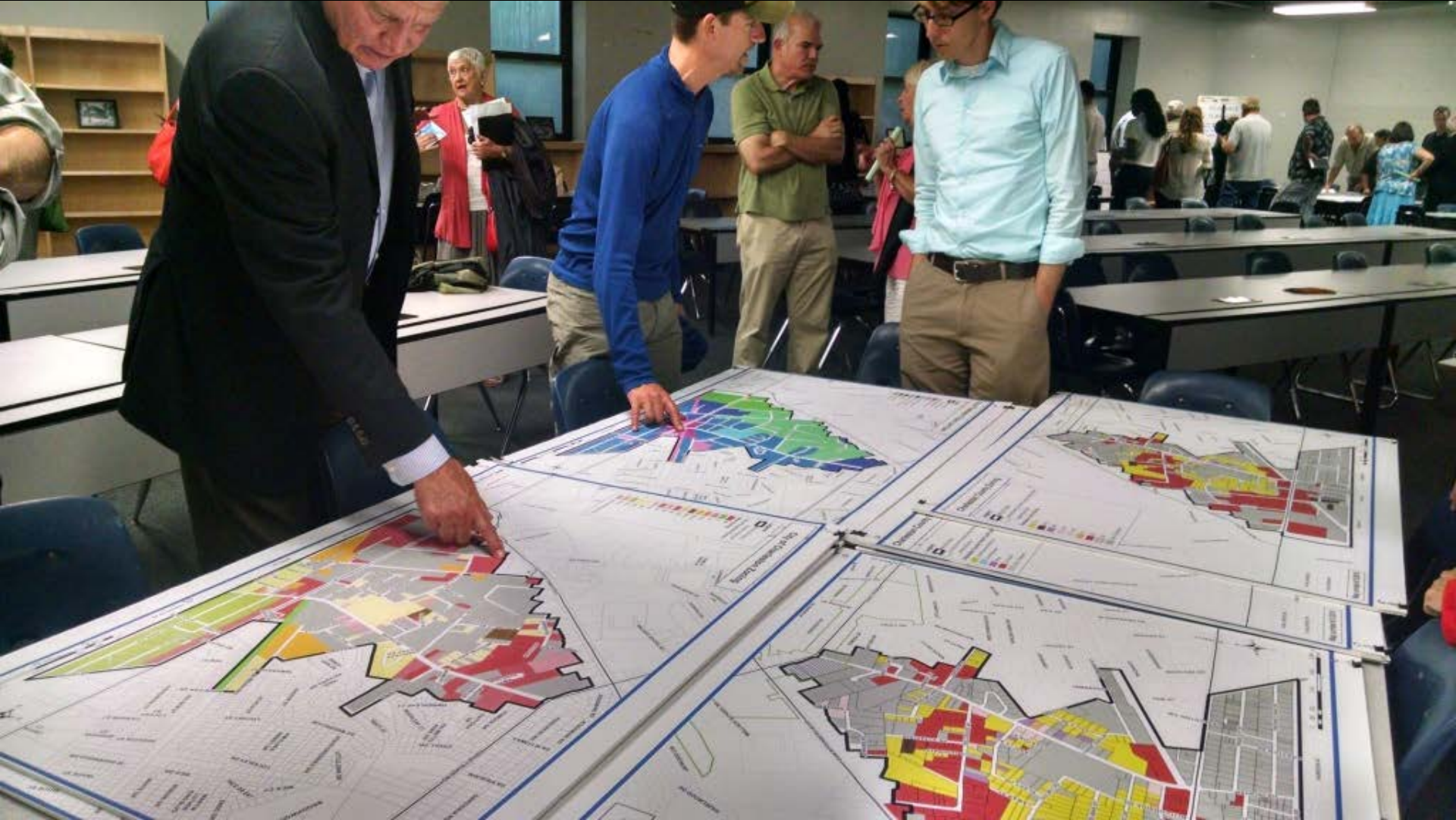
# Existing Land Use



# June 9 Kick-Off Meeting

- Attendees viewed a short presentation, filled out a questionnaire and provided input on specific topics:
  - Transportation and drainage (car, bus, pedestrian, bike)
  - Stormwater (Low impact development)
  - West Ashley Strategic Plan (Economic Development Study)
  - Development Standards (buffers, building size, architecture, parking)
  - Community Needs
  - Land Use / Zoning











DEVELOPMENT STANDARDS

- ARCHITECTURE BUFFERS
- SIGN PLACEMENT (ETC)
- PALATE
- LANDSCAPING PLANS
- PLUMES ASBESTOS

Lever  
Force  
Fulcrum  
diameter  
load  
Kinetic Energy  
Potential Energy  
Friction  
Gravity  
Work

# Scheduled Meetings and Open House

- Staff conducted a tour of the area and met with representatives from the following:
  - Traffic and Transportation
  - Parks and Recreation
  - DRB and Site Design Staff
  - Councilmembers
  - Stakeholders
- Open House Sessions were held from 4-7 providing opportunity for additional public comment on the 6 topics





# LAND USE + ZONING

- removal of existing mobile homes
- Senior center ●●
- more restaurants
- quiet businesses ●
- height increases near 526?
- create centers/hubs to allow for less auto travel
- more parks/playgrounds ●
- no more car dealerships ●
- church @ corner of 61 and Nhpoo - concerned w/ zoning and impact on church.
- also concerned w/ addition of sidewalks taking church land.

## Land Use / Zoning

- rezone vacant commercial land after a period of time to residential zoning
- no large Apt. developments ✓ ●
- low density residential
- cost effective building
- incentives for Lead/Green Building ✓

MORE GREEN SPACES  
 MORE NATURAL/ORGANIC  
 FOOD STORE/MARKET

- OPTIONS
- PARKING IN BACK OF BUILDING TO CREATE MORE PEDESTRIAN FRIENDLY ENVIRONMENT
- BUILDINGS TO ADDRESS THE STREET
- COMMERCIAL ELEMENT ~~ALONG~~ ALONG GREENWAY - STOP ALONG POINT
- CONNECT THE BIKEWAY/GREENWAY AROUND WAPPON/17
- NO MORE MOBILE HOMES
- DON'T DAVE GREENWAY BEYOND ARLINGTON DR.

## DEVELOPMENT STANDARDS

(ARCHITECTURE, BUFFERS, BLDG PLACEMENT, ETC)

- COLOR PALLETTE
- EDIBLE LANDSCAPING
- NATIVE PLANTS
- MORE SHADE PLANTS INSTEAD OF PALM TREES
- LIMIT BUILDING HEIGHT TO THREE STORIES
- HISTORICAL REFERENCE EXAMPLE DUPONT STATION TO RAILROADS
- NO MORE CAR DEALERSHIPS
- CITY/COUNTY BE CONSISTENT WITH DEVELOPMENT STANDARDS
- PROTECT/RECOGNIZE ~~THE~~ VALUE OF HISTORIC NEIGHBORHOODS
- BURY POWERLINES
- ADD LANDSCAPING ALONG SIDEWALKS
- PROVIDE 17 CORRIDORS WITH AREA SIGNAGE FOR DIFFERENT DISTRICTS THIS MATCH UP TO USES IN DISTRICTS.
- REQUEST DOT TO KEEP CROSS

HISTORICAL REFERENCE  
 TOMATO SHED - VEG/  
 FARMERS MARKET

- LEED CERTIFIED DEVELOPMENT
- SPECIAL ATTENTION TO BUFFER ZONES AND STORMWATER
- EMPHASIS ON PEDESTRIAN CONNECTIONS AND LIGHTING.
- LIGHTING AND FIXTURE THE AND HEIGHT STANDARDS.
- DO NOT MAKE US COOKLE CUTLER STRIP WALLS OR DISNEY HISTORIC.
- MAKE SIDEWALKS - HANDICAP ACCESSIBLE CROSSWALKS

NO METAL BUILDINGS ON 17

- LESS DENSITY FOR RESIDENTIAL
- NEW BUSINESS ~~ARE~~ WITH LOW PARKING NEEDS BECAUSE OF TRAFFIC (EXAMPLE: AVONDALE)
- DO NOT MAKE WEST ASHLEY THE NEW MOUNT PLEASANT
- GIVE BUSINESSES AN UPDATED FACELIFT
- UPDATED SHOPPING CENTERS TO ATTRACT NEW BUSINESSES
- STRENGTHEN IMPROVEMENT DEMONSTRATION PROJECT

- CREATE LIVABLE COMMUNITIES THROUGH ENHANCED PEDESTRIAN CIRCULATION AND ACCESS SERVICE (RESTAURANTS, SMALL BUSINESSES, STORES)
- DIGITALLY CONNECTED WITH
- ADD MORE SIDEWALKS

ROAD CROSSING STAND FOR GREENWAY

- SUPPORT LOCAL/SMALL BUSINESSES
- LIKE THE ARCHITECTURE FEEL OF AVONDALE
- HARRIS TESTER SHOP CENTER
- LIKE LOCAL BUSINESS ALONG CORRIDORS
- MIX IN SMALL SERVICE LARGE RETAILERS AND DEM AND NEAR ESTABLISHED NEIGHBORHOODS
- CREATE SAFE PEDESTRIAN CROSSINGS
- Develop 1 Facelift Demonstration
- SEARCH MARKET IDENTIFY TO HOLD IN
- EXPANDED US CHARLOTTE CHALLENGE
- WALKWAY "NEW"



## COMMUNITY NEEDS

- FIBER OPTIC CONDUIT - DIGITALLY CONNECTED COMMUNITY
- CEMETERY → PARK
- PROPERTIES @ STINSON/PEBBLE PARK
- BIKEWAY & DUK POND - NEED BENCHES & EXERCISE EQUIPMENT - MORE DUK IS
- NEED RESTAURANTS + SERVICES WITH COMMUNITY FOR COMMUNITY
- COORDINATION + OPEN SHARING OF RESOURCES (YOUTH PROGRAMS, PARK SERVICES, ETC.)
- EXPAND STUDY AREA TO INCLUDE ALL OF ARDMORE & STRONGWOOD FOREST
- NEED MORE TRASH CANS + BIG BAG STATIONS ON BIKEWAY + GREENWAY
- HARDWARE STORE (1.6 TRULY YOURS [etc])

## COMMUNITY NEEDS

- LITTER CONTROL/LIVABILITY
- COMM. PARKS ADVOCACY GROUP ALL PARK SPACES
- RANDOLPH PARK (BLDG STATUS, CITY PLAY EQUIP., SIGNAGE (HOURS), MOTION DET. LIGHTS/SECURITY)
- FARMER'S MARKET @ FIRE STATION PARK LIMEHOUSE PROPERTY
- TURN LN HWY 77 @ BESSINGERS INTO ARDMORE (GOING TO CITY)
- NO MORE CAR DEALERSHIPS

## COMMUNITY NEEDS

- GREENSPACE
- MORE POLICE VISIBILITY TO ELIMINATE CRIME HOTSPOTS
- organic/natural market - TRADER JOES
- correct Greenway + Bikeway
- flexibility UMS in WAPPO/DUPONT WEDGE FLEX BUSINESS / TRADES / SM BUS PK BUSINESSES SAFE USES
- \* FUN / SAFE PLACES FOR TEENAGERS
- MALL REVITALIZATION → W → PLAYERS PLACE
- PUBLIC WIFI OPP
- SMALL COFFEE

## COMMUNITY NEEDS

- USE GREENSPACE FOR FESTIVAL, CONCERTS, THEATER, ETC. TO BRING COMMUNITY TOGETHER
- EXPAND PROJECT AREA TO THE STRONG WOOD
- SIDEWALK ON WAPPO TO EDGEWATER BRIDGE
- STREET LIGHTS ON I7
- CITIZENS ADVISORY FOR MANDI - pres neigh assoc (max 10 people) at large
- PARK AT OLD RAILROAD STATION/WAPPO IF SECURE W/ NO NIGHT PARKING
- Identity for Dupont/Wapoco (and W.A.) → bike/ped/MT → similar to Ardmore
- BIKE LANE - middle Jan Ritt pilot project?
- \* FIX UP COMMERCIAL







COMMUNITY NEEDS

COMMUNITY NEEDS

COMMUNITY NEEDS

- USE GREENSPACE FOR FESTIVALS, CONCERTS, TREATY, ETC. TO DRAW COMMUNITY
- CITYHO PROJECT AREA TO THE STONE
- IDENTIFY FOR DUPONT/WAPPOCA (and W.A.)
- STREET LIGHTS ON 17
- CITIZENS ADVISORY FOR MANDI - pres high school at large (max 10 people)
- IDENTIFY FOR DUPONT/WAPPOCA (and W.A.)
- COMMERCIAL

- CONTROL LIABILITY
- CONTROL WEDGES
- MALL
- PUBLIC WIFI OPP
- NO BILL

- USE GREENSPACE FOR FESTIVALS, CONCERTS, TREATY, ETC. TO DRAW COMMUNITY
- CITYHO PROJECT AREA TO THE STONE
- IDENTIFY FOR DUPONT/WAPPOCA (and W.A.)
- STREET LIGHTS ON 17
- CITIZENS ADVISORY FOR MANDI - pres high school at large (max 10 people)
- IDENTIFY FOR DUPONT/WAPPOCA (and W.A.)
- COMMERCIAL





# Questionnaire

- Ranking of Items In Order of Importance
  1. Transportation
  2. Drainage
  3. Development/Design
  4. Commercial/Business Opportunities
  5. Parks/Open Space
  6. Land Use

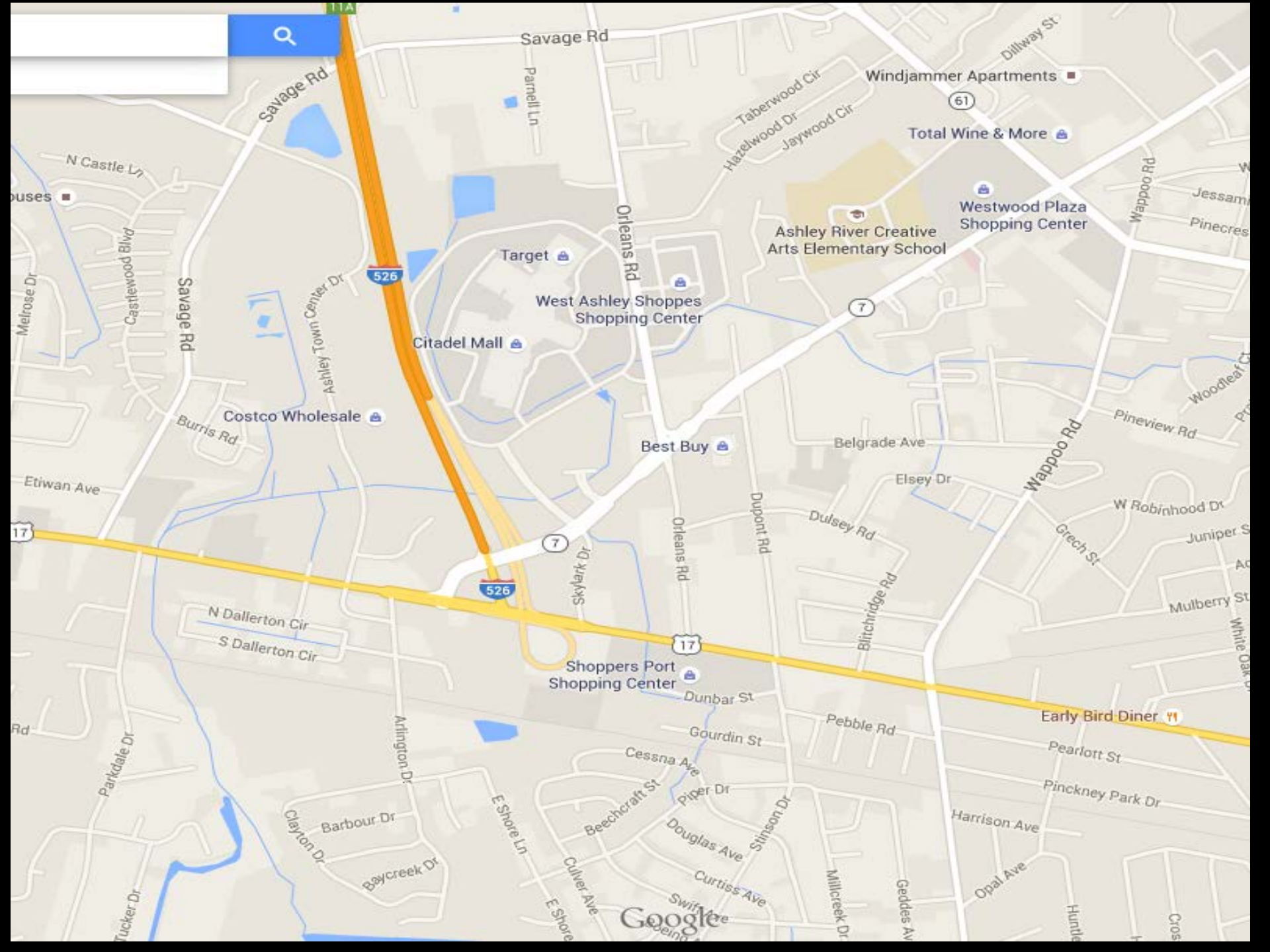
# Transportation

- Savannah Hwy Congestion
- Connect Greenway with Bikeway
- Left Turn Lane on Hwy 17 heading North
- Park and Ride Location
- Safer Pedestrian Crossing at Intersections
- Sidewalks:
  - Orleans
  - Dulsey
  - Dupont/Stinson
  - Pebble



# Drainage

- Need Extensive Drainage Study
- Make Stormwater Facilities an Amenity (look pretty)
- Provide Incentives for Green Stormwater Facilities
- Utilize Stormwater Demonstration Projects
- Use ½ Cent Sales Tax to Fund Regional Stormwater Improvements



Savage Rd

(61)

Windjammer Apartments

Total Wine & More

Westwood Plaza Shopping Center

Ashley River Creative Arts Elementary School

Target

West Ashley Shoppes Shopping Center

Citadel Mall

Costco Wholesale

Best Buy

(7)

(526)

Shoppers Port Shopping Center

(17)

Early Bird Diner

Google







WARNING  
FLOOD  
AREA





# Economic Development

- Support Local/Small Business
- Develop and Promote West Ashley Identity
- Recruit New Businesses
- Provide Commercial Element Along Greenway
- Upgrade/Utilize Old Shopping Centers
- Create Centers/Hubs For Less Vehicle Travel

# Community Needs

- Improve Greenway/Bikeway and Duck Pond
- Farmers Market
- Local Hardware Store
- Fiber Optic/Digitally Connected Communities
- Senior Center
- Fun Safe Places for Teenagers

# Development Standards

- Do Not Make West Ashley Mount Pleasant
  - Keep it Authentic like architecture of Avondale
- Underground Power Lines
- Provide Historic Reference to Tomato Shed
- Buildings at Street/Parking in Rear
- LEED Certified Development
- Emphasize Pedestrian Connections and lighting
- Utilize Low Impact Development (LID)
- More Shade Trees



# Land Use & Zoning

- No Large Apartment Developments
- No More Car Dealerships
- Quiet Businesses
- Allow Vacant Commercial to Develop Residential
- Allow Height Increases near I-526
- Remove Mobile Homes
- More Green Space/Park Land













West Ashley Greenway









ADOPT-A-HIGHWAY  
PROGRAM  
LITTER CONTROL  
NEXT MILES  
MICHAEL FENWRICK  
HAVE PRIDE DON'T LITTER



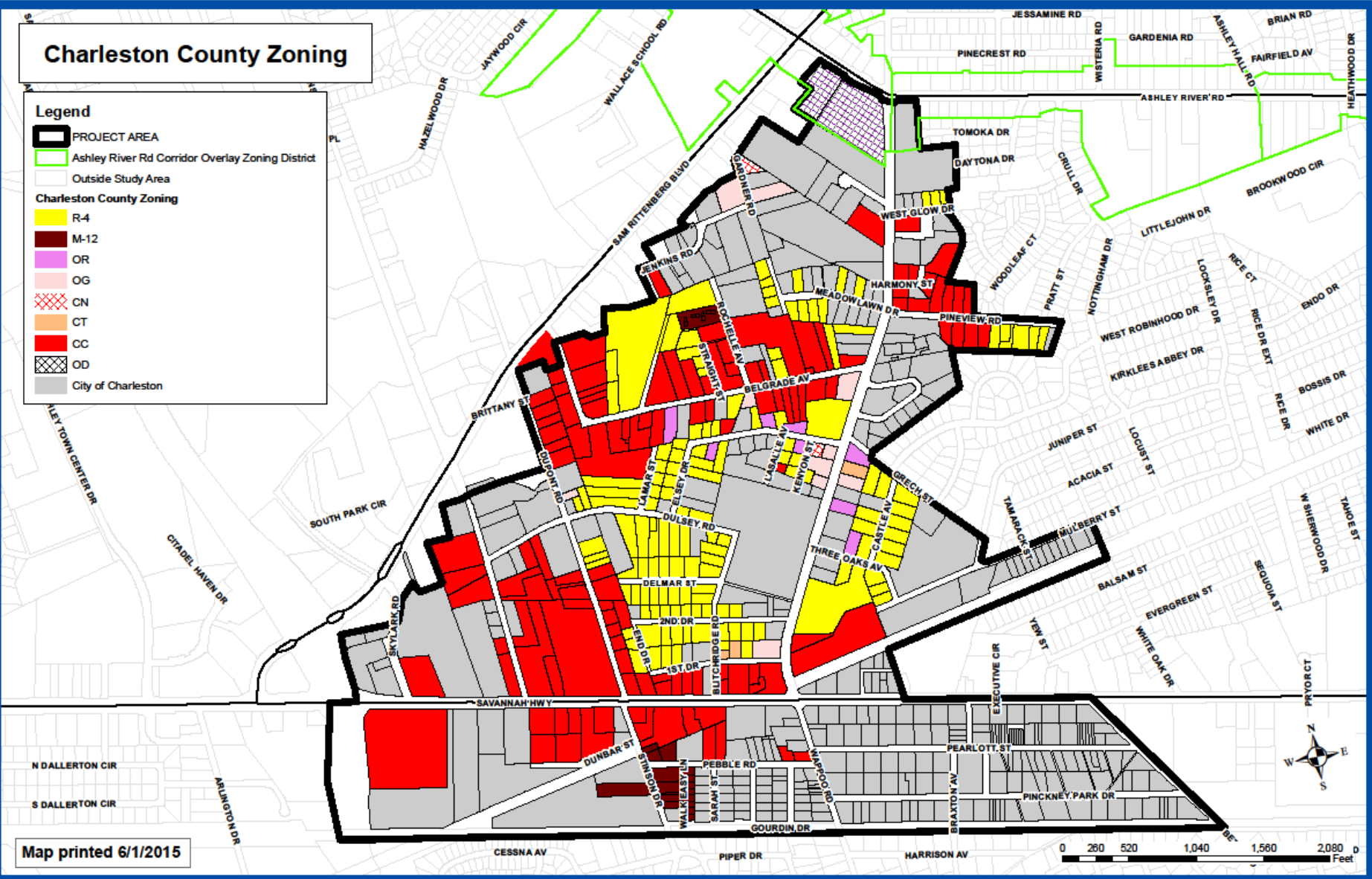




# Charleston County Zoning

## Legend

- PROJECT AREA
- Ashley River Rd Corridor Overlay Zoning District
- Outside Study Area
- Charleston County Zoning
  - R-4
  - M-12
  - OR
  - OG
  - CN
  - CT
  - CC
  - OD
- City of Charleston

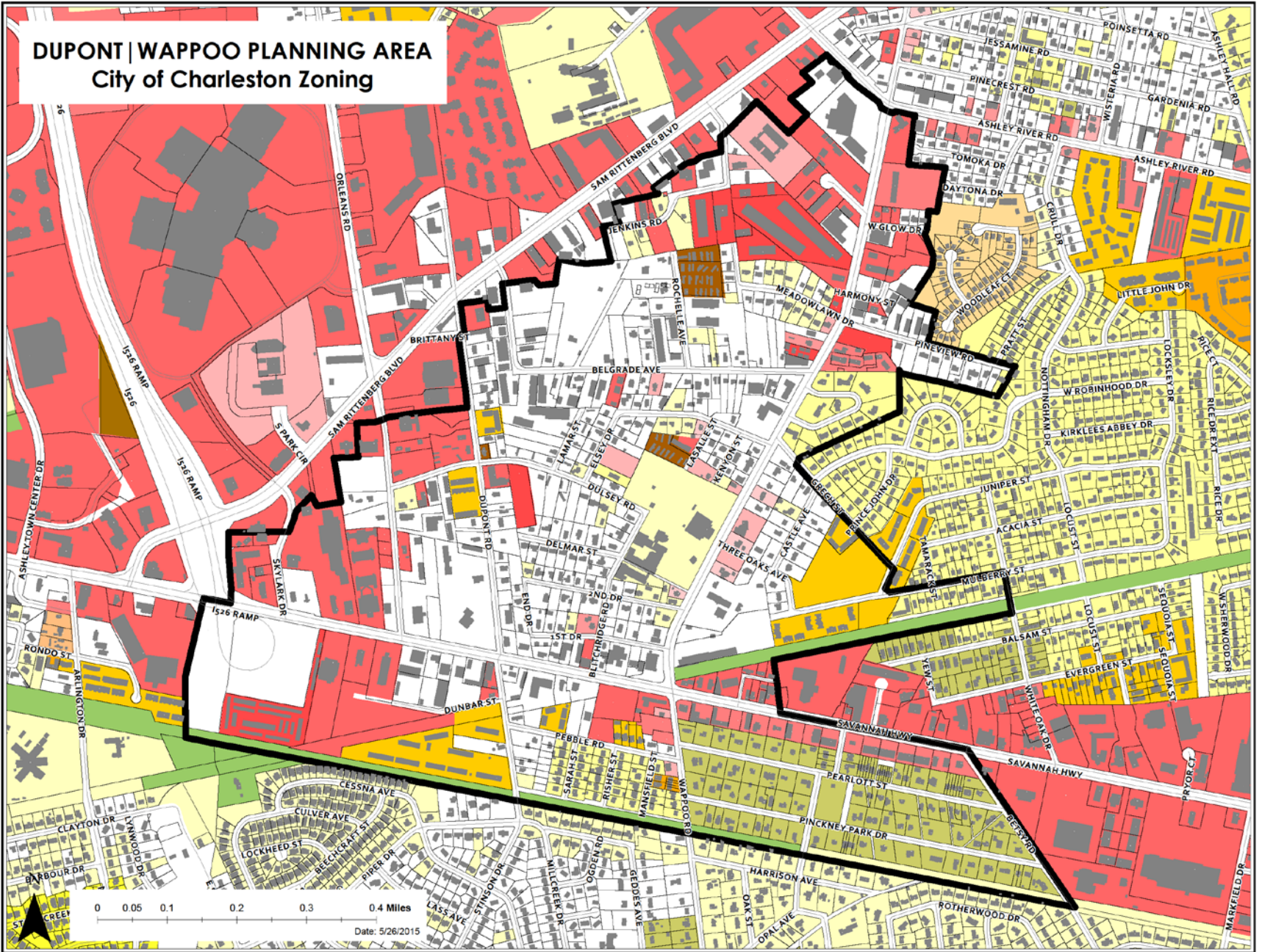


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# DUPONT | WAPPOO PLANNING AREA

## City of Charleston Zoning



# EXISTING LAND USE

## Legend

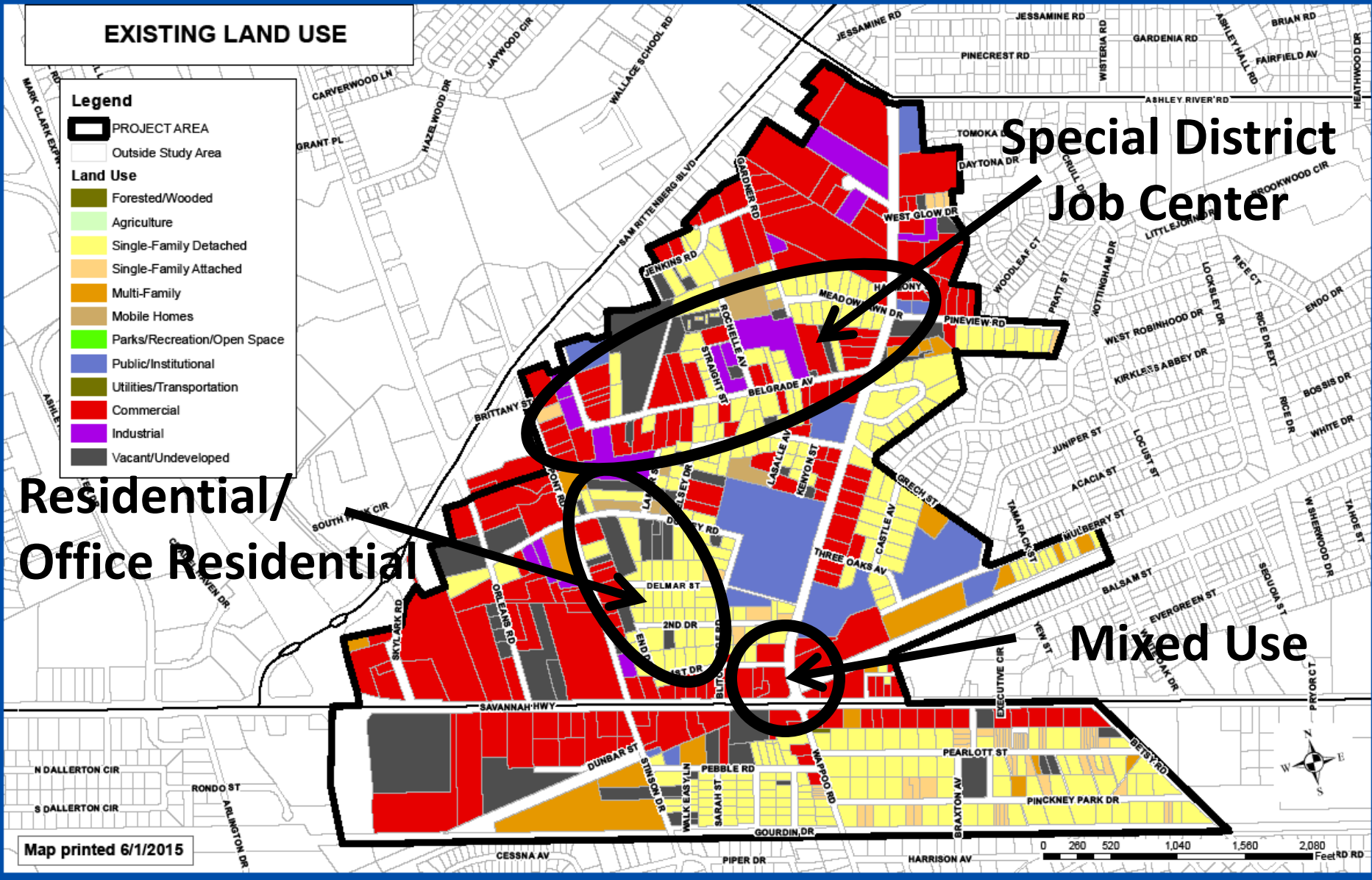
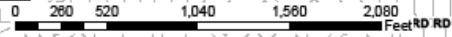
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-  Single-Family Attached
-  Multi-Family
-  Mobile Homes
-  Parks/Recreation/Open Space
-  Public/Institutional
-  Utilities/Transportation
-  Commercial
-  Industrial
-  Vacant/Undeveloped

**Residential/  
Office Residential**

**Special District  
Job Center**

**Mixed Use**

Map printed 6/1/2015





# Intersection of Wappoo Rd & Savannah Hwy/17



# Wappoo/Savannah Hwy



# Wappoo/Savannah Hwy



# Wappoo/Savannah Hwy





# Wappoo/Savannah Hwy dwg.



# How Do We Address These Concerns?

- Some items will be brought directly to the attention of the SCDOT, and the Departments of Transportation, Public Works , Economic Development and other pertinent organizations of both the City and the County
- Many aspects of these topics can be addressed and improved through Planning and Zoning

# Planning and Zoning Tools

- Amend Comprehensive Plans if Necessary
- New Zoning District Categories
- Overlay Zoning District
- Development Standards
- Performance Standards
- Incentives



# Next Steps

- Summer 2015:
  - City and County Staffs will meet to develop draft amendments to their Comprehensive Plans (if necessary) and Zoning Ordinances
- Fall/Winter 2015:
  - City and County will present their draft ordinances to the group
  - Each of the respective jurisdiction draft amendments will go through the adoption process

QUESTIONS?