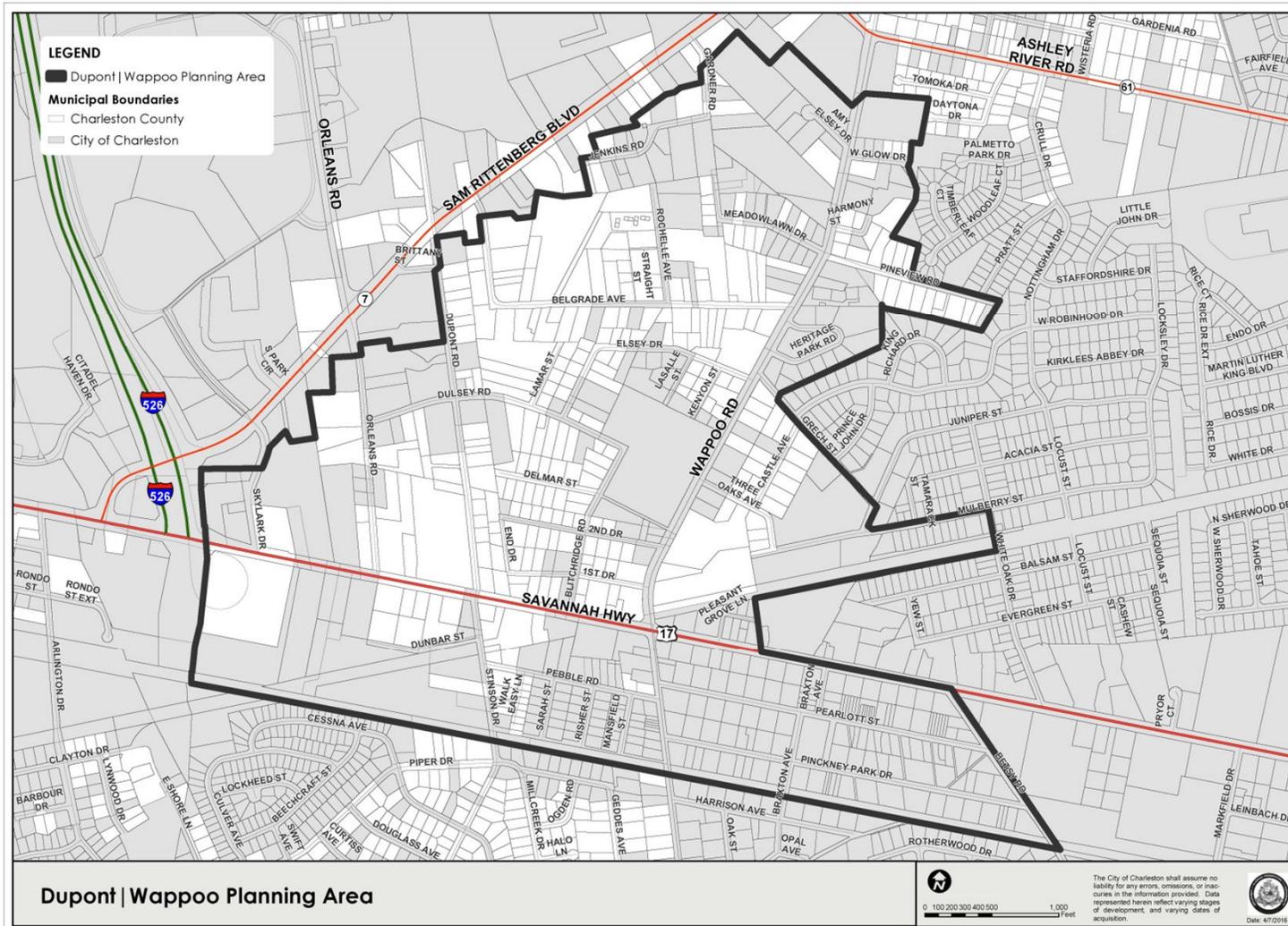


Dupont | Wappoo Planning Area



Dupont | Wappoo Planning Area



Dupont | Wappoo Planning Workshop (DUWAP)

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.

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



Follow-up Community MEETING
 JANUARY 27, 2016

650 attendees, mail & email notifications,
 press coverage



Dupont Wappoo Planning Outcomes

- **Dupont | Wappoo Community Plan**
Strategies to address many of the issues identified by the community
- **DuWap Overlay District**
Overlay zoning to address land use and design standards along key commercial corridors within the planning area.
- **Job Center Zoning District**
New zoning district
- **Comprehensive Plan Amendment**
Amendment to adopt the community plan be reference
- **Memorandum of Understanding**
Agreement for City & County to work together to accomplish Community Plan strategies

DuPont | Wappoo Community Plan

Collaborative planning =
City + County + Community

Goal: Address fragmented land use, deteriorating traffic conditions & transportation infrastructure, drainage issues, desire of residents to create a neighborhood center

Community Plan Strategies:
Community Elements
Economic Revitalization
Traffic & Transportation
Drainage & Stormwater
Streetscape & Beautification
Land Use/Zoning/Design



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

Community Elements

- Coordination/consistency between City & County
- Improve safety & livability
- Enhance green spaces & parks
- Provide Community places for residents
- Promote a positive identity/image for West Ashley



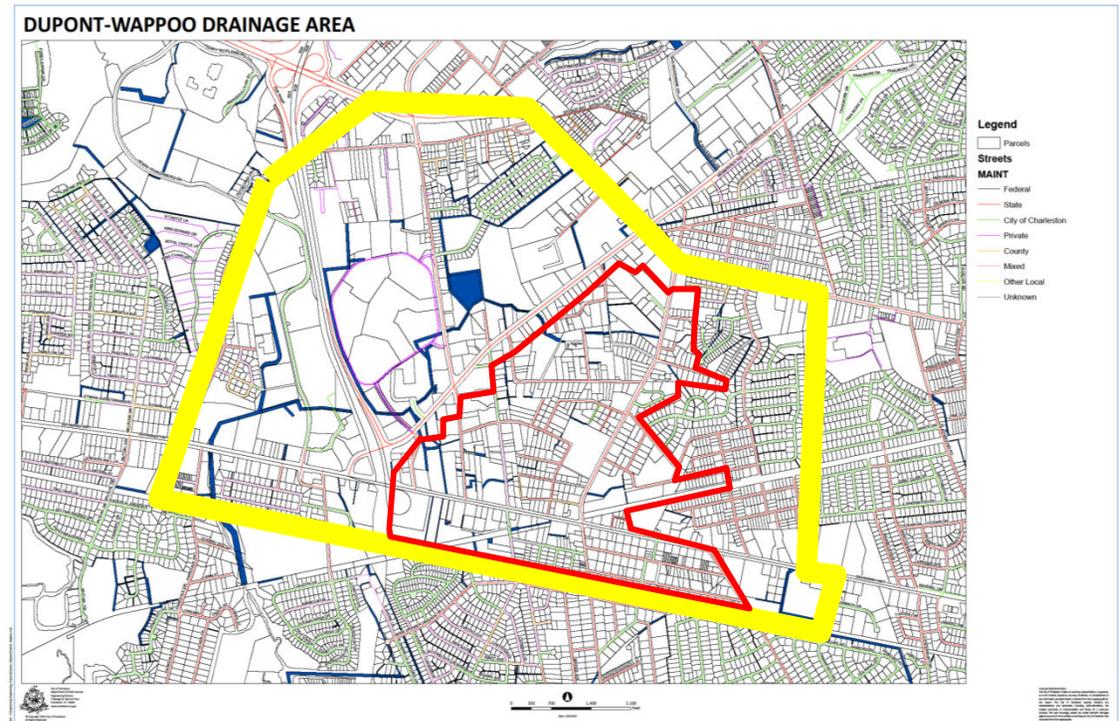
Economic Development & Revitalization

- Business development, retail recruitment, and infill redevelopment
- Revitalization incentives



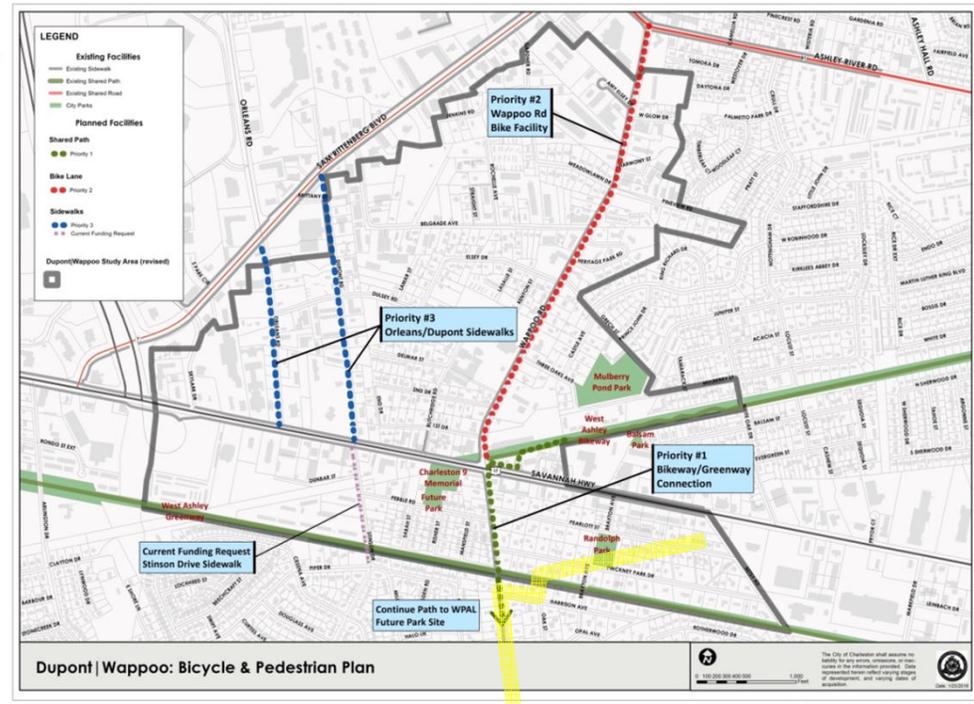
Drainage & Stormwater

- City/County drainage basin study (12-18 months).
- Field investigation, watershed analysis & assessment, modeling, recommendations for improvements, etc.
- Expected outcomes: infrastructure improvements, revised stormwater requirements, special protection area designation, water quality component, etc.



Traffic & Transportation and Streetscaping

- Signal Synchronization improvements (2016-2017)
- Approach BCDCOG about a multi-modal study for Savannah Hwy
- Area intersection improvements (TST funding requested)
- Pedestrian & bicycle improvements
- Streetscaping

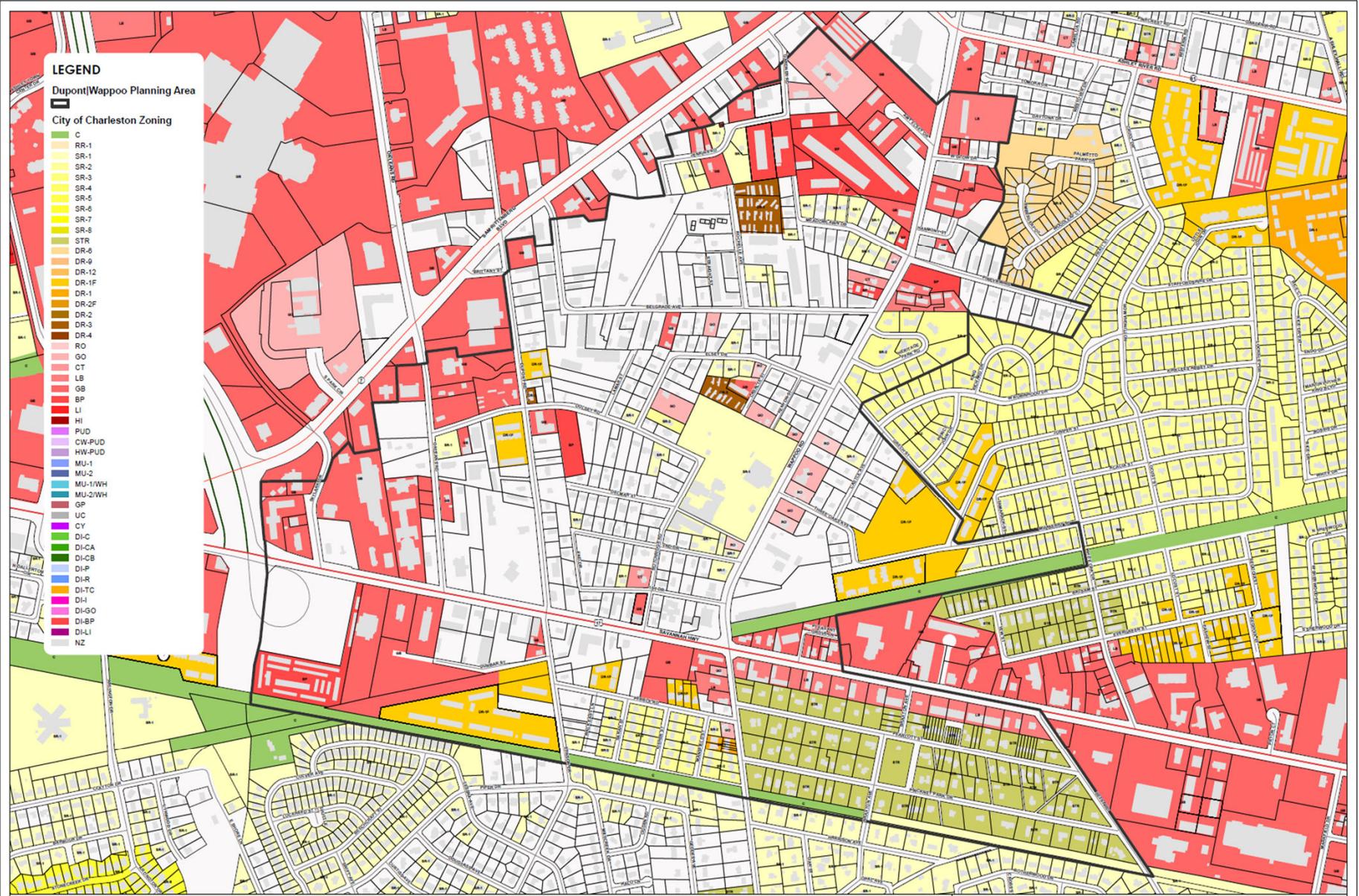






DuWap Overlay Zoning District

- **DuWap Overlay Zone along key commercial streets**
- **Use restrictions:** auto-oriented uses, single-use storage facilities, pawn shops, short-term lenders and other uses not permitted within the base zoning district. Exception for legal nonconforming uses.
- **Public realm standards:** shared access, sidewalks, street trees, street lights
- **Design Standards:**
 - Height measured in stories (3-7 stories permitted depending on location)
 - Max footprint for multi-family (10,000 SF)
 - Buildings must address street, parking to side/rear
 - Quality building materials, windows, etc.
 - Consistent signage standards



LEGEND

Dupont|Wappoo Planning Area

City of Charleston Zoning

- C
- RR-1
- SR-1
- SR-2
- SR-3
- SR-4
- SR-5
- SR-6
- SR-7
- SR-8
- STR
- DR-6
- DR-9
- DR-12
- DR-1F
- DR-1
- DR-2F
- DR-2
- DR-3
- DR-4
- RO
- CO
- CT
- LB
- GB
- BP
- LI
- HI
- PUD
- CW-PUD
- HW-PUD
- MU-1
- MU-2
- MU-1/WH
- MU-2/WH
- GP
- UC
- CY
- DI-C
- DI-CA
- DI-CB
- DI-P
- DI-R
- DI-TC
- DI-H
- DI-GO
- DI-BP
- DI-LI
- NZ

Dupont | Wappoo Planning Area - Existing City 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: 4/19/2016

LEGEND

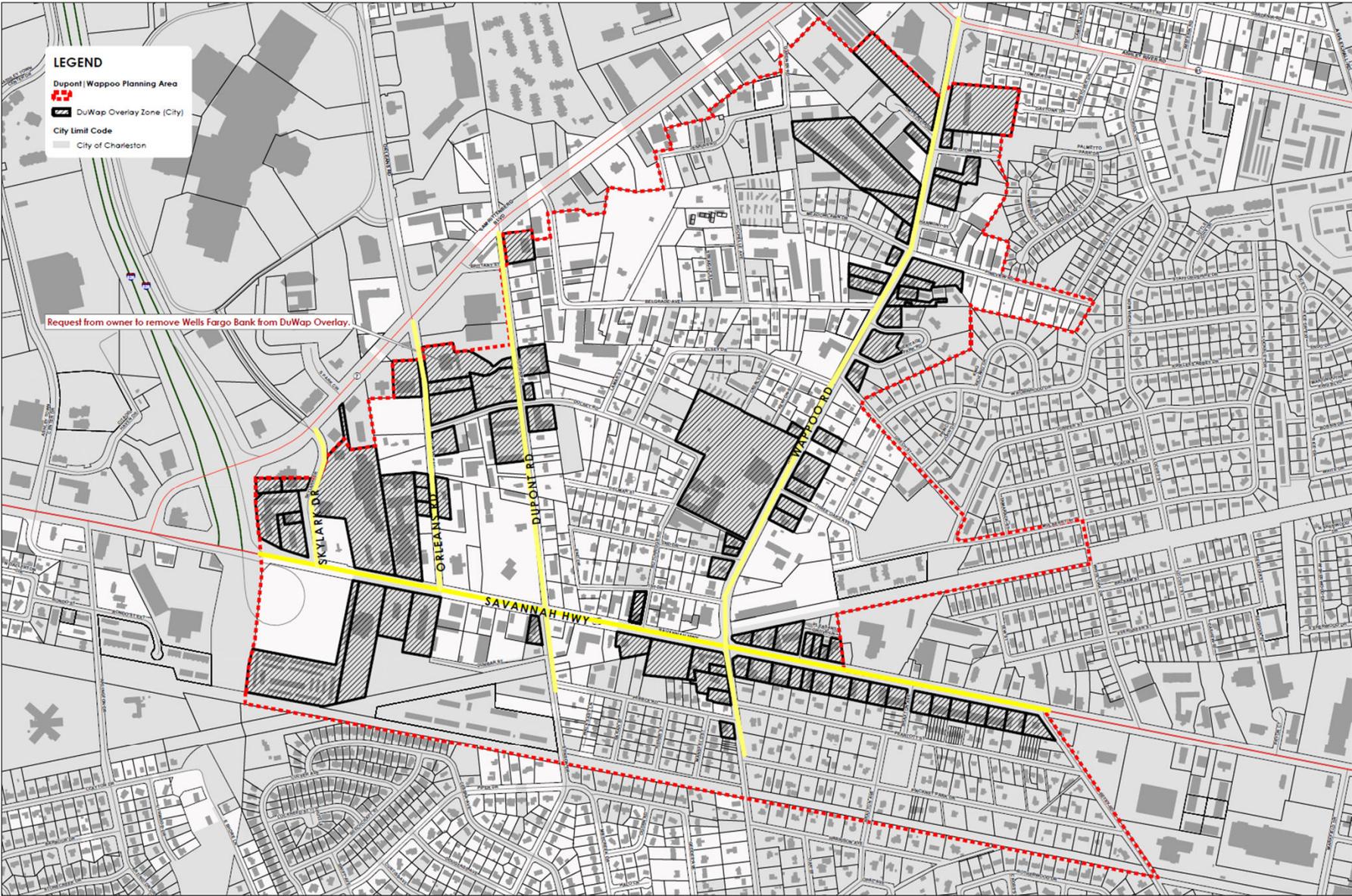
Dupont | Wappoo Planning Area

 DuWap Overlay Zone (City)

City Limit Code

 City of Charleston

Request from owner to remove Wells Fargo Bank from DuWap Overlay.



Dupont | Wappoo Planning Area - DUWAP OVERLAY



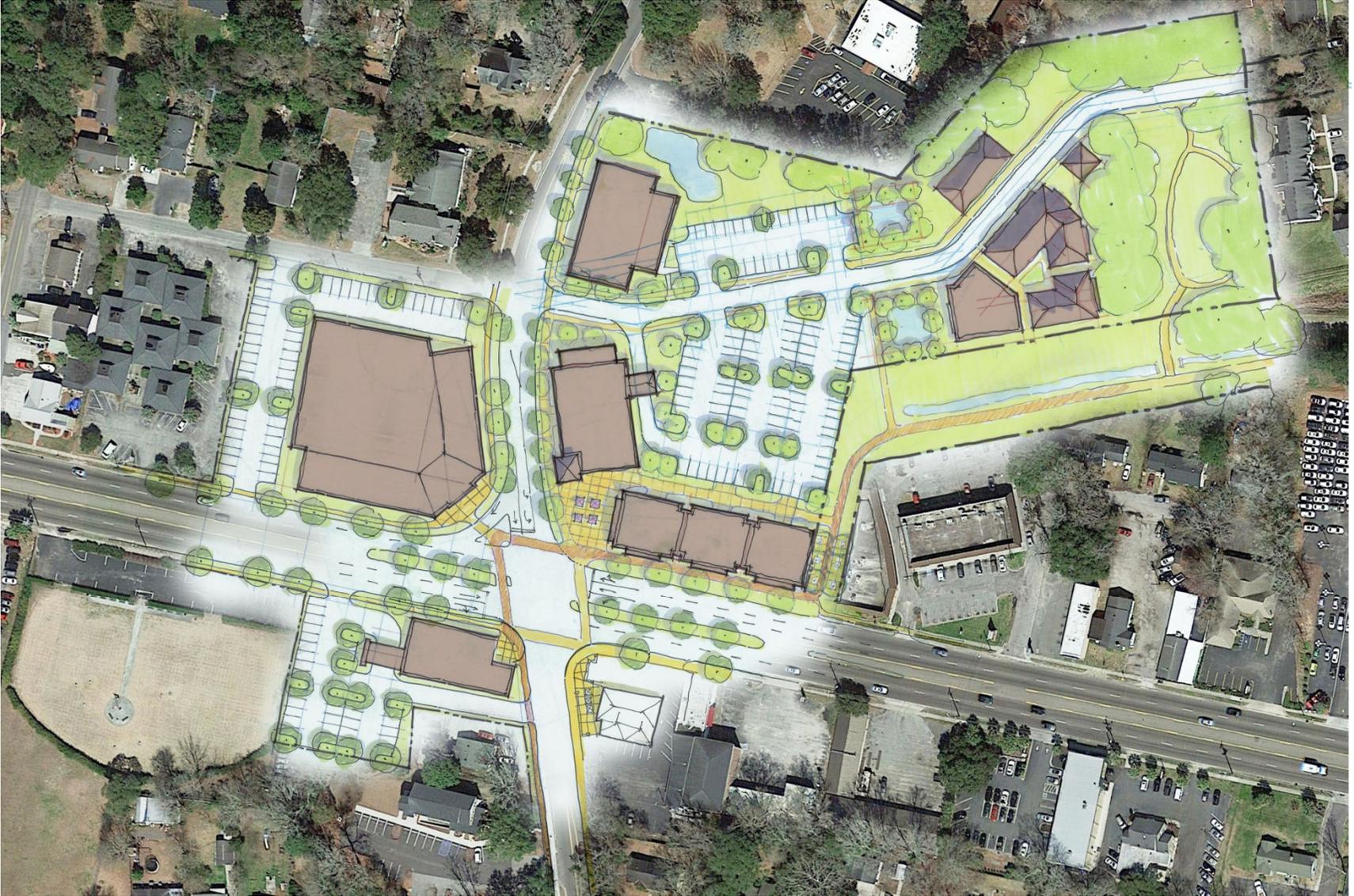
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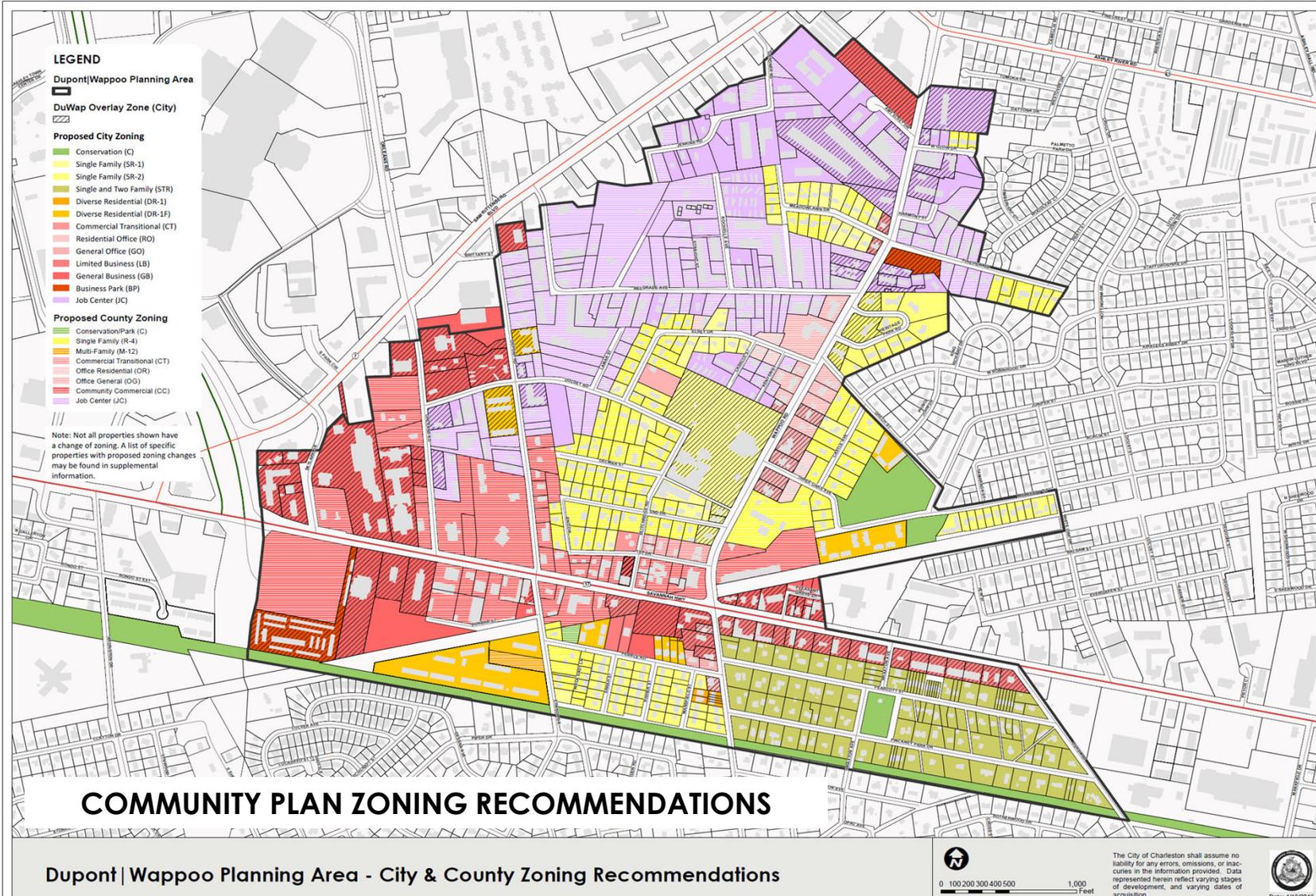


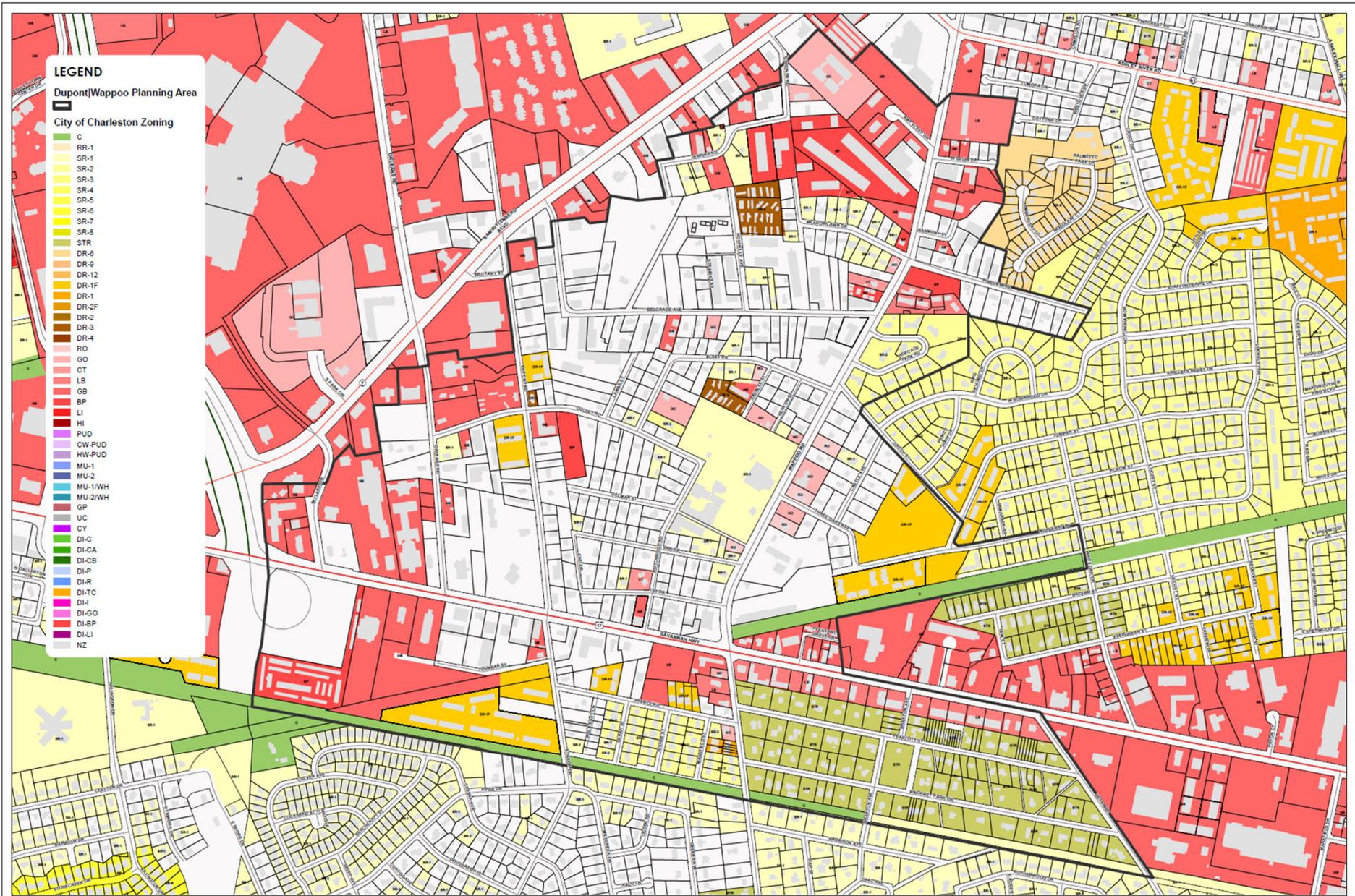
Date: 6/14/2016





DuWap Community Plan Zoning Recommendations





LEGEND

Dupont|Wappoo Planning Area

City of Charleston Zoning

- C
- RR-1
- SR-1
- SR-2
- SR-3
- SR-4
- SR-5
- SR-6
- SR-7
- SR-8
- STR
- DR-6
- DR-9
- DR-12
- DR-1F
- DR-1
- DR-2F
- DR-2
- DR-3
- DR-4
- RO
- GO
- CT
- LB
- GB
- BP
- HI
- PU-D
- CW-PUD
- HW-PUD
- MU-1
- MU-2
- MU-1/WH
- MU-2/WH
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- DI-C
- DI-CA
- DI-CS
- DI-P
- DI-R
- DI-TC
- DI-H
- DI-GO
- DI-BP
- DI-LI
- NZ

Dupont | Wappoo Planning Area - Existing City Zoning

0 100 200 300 400 500 1,000 Feet

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Date: 4/19/2016

LEGEND

Dupont | Wappoo Planning Area



DuWap Overlay Zone (City)



Parcels with Base Zoning Changes

Proposed City Zoning

-  Conservation (C)
-  Single Family (SR-1)
-  Single Family (SR-2)
-  Single and Two Family (STR)
-  Diverse Residential (DR-1)
-  Diverse Residential (DR-1F)
-  Commercial Transitional (CT)
-  Residential Office (RO)
-  General Office (GO)
-  Limited Business (LB)
-  General Business (GB)
-  Business Park (BP)
-  Job Center (JC)

City Limit Code

-  City of Charleston

Properties to retain existing GB/BP zoning

Request from owner to remove Wells Fargo Bank from DuWap Overlay.

Dupont | Wappoo Planning Area - PARCELS WITH ZONING CHANGES (JOB CENTER, ETC)



0 100 200 300 400 500 1,000 Feet

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Date: 6/14/2016

Job Center Zoning District

- New zoning district
- Entrepreneurial and small businesses, special trades & services
- Low traffic generators
- 7am-9pm public hours
- Basic design standards



Next Steps

August 11

Community Meeting (open house quest & answer)

St. Andrews School on Wappoo Rd

August 15

City Council public hearing & first reading

80 Broad St

September 20

County Council public hearing

Bridge View Drive