Dupont | Wappoo Planning Area
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Dupont | Wappoo Planning Workshop (DUWAP)

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
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
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
Land Use, Zoning & Design Standards

- Coordinated standards for City & County
- DuWap Overlay Zone along key commercial streets
- Job Center Zoning District (new)
- Other Zoning Changes (in keeping with City & County plans)
- Preserve residential areas
- Design standards
  - Architectural
  - Site layout
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
DuWap Community Plan Zoning Recommendations
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