



J. Mitchell Graham/Barrett Lawrimore Memorial Awards

Without exception, all applications must be submitted online or received at the SCAC office by 5 p.m. on Friday, June 23, 2017.

This application is for:

- J. Mitchell Graham Memorial Award
- Barrett Lawrimore Memorial Regional Cooperation Award

Project Title

DuPont | Wappoo Community Plan

County/Counties

Charleston County

Staff Contact

Job Title

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SC

City

State / Province

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Postal / Zip Code

Please provide a summary of your entry (no more than 100 words) to be used in a handout for the awards competition and included in press releases/publications. You may either type the summary in the text box or include it as an attachment.

Please see the attachment.

Presentations may include more than one speaker; however, each speaker should be aware that the 10-minute time limit is strictly enforced. Please list the name, title, and email address of each speaker:

Joel H. Evans, PLA, AICP, Director, Charleston County Zoning + Planning Dept.
Andrea N. Pietras, AICP, Deputy Director, Charleston County Zoning + Planning Dept.

Will any of the speakers need accommodations (wheelchair accessibility, etc.) during the competition?

Yes

No

If yes, please specify type of accommodation:

Attachments

Your application should include the following attachments. Please carefully review the [rules and requirements](#) and [instructions](#) available on the [Awards Toolkit](#), before preparing them. These items must be submitted online or received at the SCAC office by 5 p.m. on June 23, 2017.

If mailing your attachments, please send them to: SCAC, PO Box 8207, Columbia, SC 29202-8207. If using an express carrier, send to: SCAC, 1919 Thurmond Mall, Columbia, SC 29201.

Charleston County Government Application Attachment – Project Summary

The DuPont | Wappoo Community Plan is an implementation guide for future development and infrastructure improvements in the DuPont | Wappoo Community. It is the result of a collaborative planning effort of Charleston County and the City of Charleston to address the land use, zoning, infrastructure, and economic development issues identified by hundreds of residents, business owners, and stakeholders.

2017

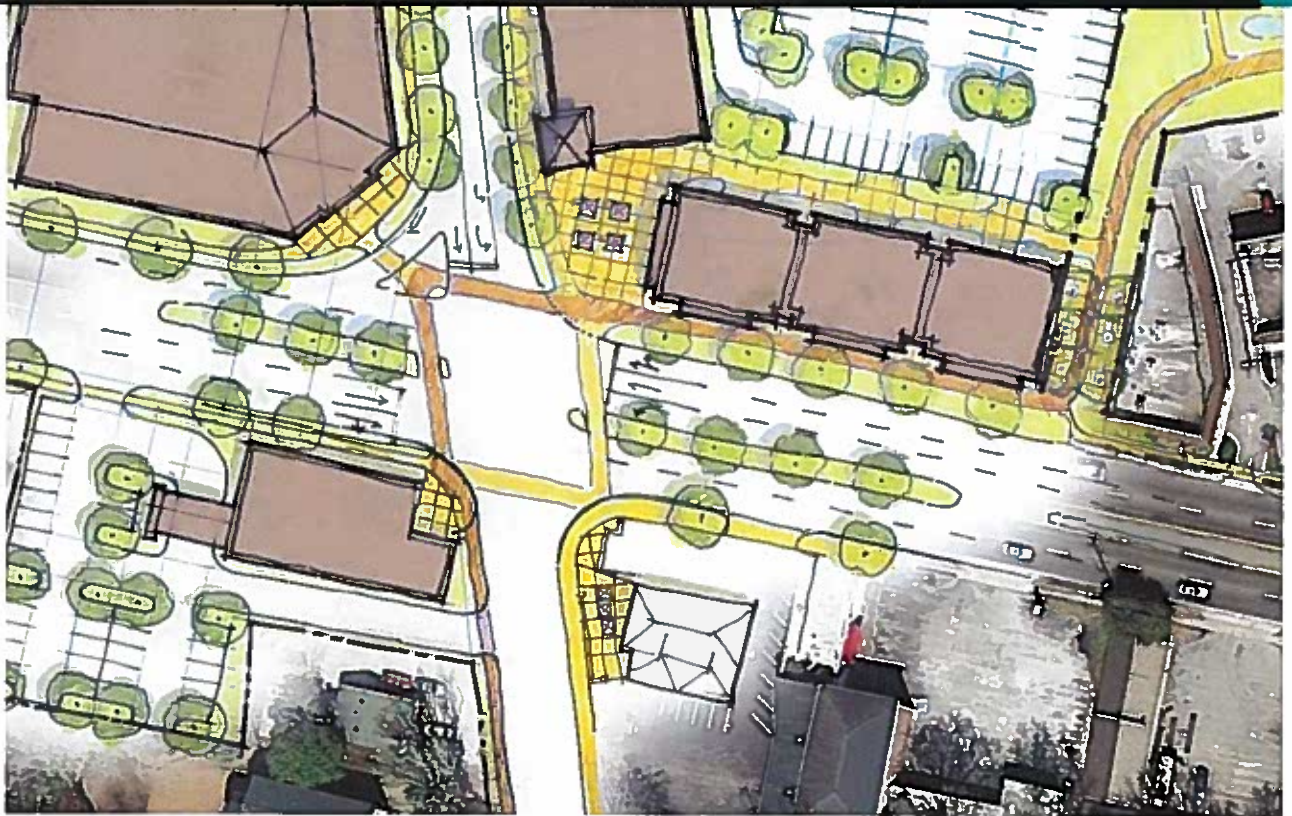
J. Mitchell

Graham

Memorial Award

Competition

DuPont | Wappoo Community Plan



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



Adopted November 1, 2016

Submitted by

Charleston County

Government

Section I. Benefit/Importance of Project

1. Why was this project undertaken?

Both Charleston County Council and the City of Charleston Council recognized the issues facing the DuPont | Wappoo Community and, in 2015, directed their respective staff members to collaborate with each other and the community to address: fragmented land use and zoning designations; deteriorating traffic conditions and aging transportation infrastructure; severe drainage issues; the desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area; and the need to create predictable development patterns for the growth and redevelopment that will occur in the future.

The DuPont | Wappoo Community Plan project area generally includes the area bounded by Sam Rittenberg Boulevard, Wappoo Road, and Savannah Highway, as shown in more detail on the map included in the Additional Materials section of this application. Approximately sixty percent (60%) of the properties in the project area are in the City of Charleston and the remaining forty percent (40%) are in unincorporated Charleston County. The DuPont | Wappoo Community originally contained plantations, which became truck farms in the early 1900s, and then developed as suburbs following World War II. Many of the land uses and structures that have developed over time are becoming, or will soon become, obsolete making the area ripe for redevelopment.

The DuPont | Wappoo Community Plan is the outcome of the above-stated objectives and is the result of a year-long collaborative planning process including input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies. The Plan, which can be found on-line at <https://www.charlestoncounty.org/departments/zoning-planning/files/DuPont-Wappoo-Community-Plan-Final-Adopted-11-1-16.pdf>, describes the public participation process and includes a series of recommended implementation strategies formulated to address the issues identified by the community and achieve their vision for the area. It also includes a summary of the public comments gathered during the public participation process.

The first strategy included in the Plan is for both the County and City to adopt: (1) the DuPont | Wappoo Community Plan; (2) the corresponding Memorandum of Understanding (MOU) between the County and City to work together to implement the strategies of the Plan; and (3) amendments to the respective comprehensive plans and zoning and land development regulations to ensure consistent land use and design/development requirements, including but not limited to, overlay zoning districts and zoning district changes, as applicable. The Community Plan, MOU, and applicable comprehensive plan and zoning and land development regulations amendments were adopted by the City of Charleston in September 2016 and by the County in November 2016. Both during and after the adoption of the Plan, the County and City collaborated to begin implementing the strategies contained in the Plan. These implementation measures are described in more detail in the response to question number four (4) in Section I of the application. County and City staff members continue to coordinate to implement the strategies of the Plan that have yet to be fully addressed.

2. What is the significance of this project to your community as a whole? How does it relate in importance to the other problems in your community?

This project is very significant to the residents of the DuPont | Wappoo Community because, through the commitment of both the County and the City, it ensures that the community will redevelop with the

unique character envisioned by those that live and work there. The residents, property owners, and business owners are the real drivers of the DuPont | Wappoo Community Plan and its implementation. It became clear during the planning process that they felt their public service and infrastructure needs have largely been ignored in recent years and they have a great desire to change that trend. They see the adoption of the Community Plan, MOU, and comprehensive plan and zoning and land development regulations amendments, as well as the implementation of the Plan's strategies, as the first steps in reversing this trend. Therefore, this project is extremely significant to them.

This project also has effects that reach beyond the boundaries of the DuPont | Wappoo Community. It can and is being used as a model for similar efforts in other communities such as the Parkers Ferry Community in western Charleston County, the Sol Legare Community on James Island, and the ReThink Folly Road Complete Streets Study and implementation, also on James Island. The process utilized in this project can also be applied in other communities across the state to identify the issues, opportunities, dreams, and visions of the residents and package them into a community plan that includes implementation strategies to achieve the community's desires.

3. How much of the county's population is benefited by the project? In what specific ways are different groups of citizens within the county better off than before?

A very small percentage of the total County population lives in the DuPont | Wappoo Community. The implementation of the Plan strategies will directly benefit these residents and business owners as public facilities and services are improved and the character of the community transforms over time with redevelopment. However, the benefits of this Plan and its implementation have impacts that reach far beyond the community's boundaries.

One of the main changes made to the zoning and land development regulations was to adopt a Job Center District for the properties located in the Belgrade Avenue area, which is located in the northern portion of the community. This area contains one of the last pockets of entrepreneurial activity in West Ashley where many small scale service, repair, and low intensity artisan and craftsman businesses exist. However, the outdated and rigid design standards included in the zoning requirements that previously controlled prevented these types of uses from continuing should they redevelop and prevented new small scale businesses from being able to establish. The Job Center District was applied to the area by both the County and City as part of the Community Plan process to support existing businesses and attract new entrepreneurial businesses while limiting large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. The Job Center District also includes flexible site design and architectural standards to ensure new development has the character envisioned by the community while not pricing out the small scale businesses the district is intended to encourage. This is of benefit to the entire County as it provides locations close to the employment centers in downtown Charleston and North Charleston for small scale businesses to locate and creates jobs within the greater West Ashley Community.

In addition, the DuPont | Wappoo Community is the gateway to the City of Charleston as one enters from the South on Savannah Highway. A large number of these properties are ripe for redevelopment, so the opportunity to create a true sense of place exists. Zoning and land development regulations existing prior to the adoption of the Community Plan would have allowed development that is completely out of scale and character not only with the vision of the DuPont | Wappoo Community, but also that of the greater West Ashley Community. As part of this process, the County and City collaborated with area residents

and business owners to develop a vision that is backed up by consistent regulations to create a unique entrance into the area.

Finally, the drainage study that came out of this Plan impacts the Tiger Swamp Watershed, which extends beyond the boundaries of the DuPont | Wappoo Community to other portions of the greater West Ashley Community that are also facing major drainage and flooding issues. The recommendations of this drainage study will improve these conditions throughout West Ashley. Likewise, the signal synchronization that has occurred along Savannah Highway has greatly improved the flow of traffic through the area and between the greater West Ashley Community and downtown Charleston.

4. What degree of success did the project attain? What major objectives were achieved?

The DuPont | Wappoo Community Plan has achieved a great deal of success. The major implementation items that have been accomplished include:

- Expanded opportunities for property owners in the area to develop or redevelop their land and establish new businesses and jobs.
- The DuPont | Wappoo Community Watershed Master Plan kicked off in December 2016. This is a 10-month study (Dec. 2016 – Sept. 2017), jointly funded and coordinated by the City and County. The scope of work includes field work and data collection, mapping data management, watershed analysis and modeling, a plan report with assessment, and recommendations for drainage improvements and recommendations for new design standards.
- During the development of the Plan, many residents expressed concerns regarding a shell of a building located in Randolph Park and the aging playground equipment. As a result, the City demolished the building and installed new playground equipment.
- During the public input sessions, community members repeatedly indicated they would like a local hardware store in the area to replace the True Value Hardware Store that had recently closed. City staff assisted in the efforts to recruit the new True Value Hardware Store at Ashley Oaks Plaza by relaying the community's request, public input session results, and demographic information to the commercial broker and the new owner of the shopping center.
- As part of the master planning process, many residents expressed a desire to create a safer connection between the West Ashley Greenway and the West Ashley Bikeway at the intersection of Savannah Highway and Wappoo Road. Providing these key pedestrian/bicycle links is important with regards to mobility, safety, and quality of life. The City, with a letter of support from the County, applied for and received Berkeley-Charleston-Dorchester Council of Governments (BCDCOG)/Transportation Alternative Program Grant funding for this project. The project is in the initial phase, which includes getting all the necessary documentation in place. Project completion is estimated to take two (2) to three (3) years.
- The City requested sidewalk installation along Stinson Drive to connect Savannah Highway to the West Ashley Greenway. This request was approved and is being funded through Charleston County Transportation Committee funding/Charleston County Transportation Sales Tax Annual Allocation Program funding and will be installed this year.

- The City is working with Charleston County to improve the intersection geometry at Stinson Drive and the West Ashley Greenway to create a safer crossing (raised crosswalk). This will be installed this year when Stinson Drive is repaved.
- The City requested the following sidewalk improvements for the 2018 Charleston County Transportation Sales Tax Annual Allocation Program funding approval (determinations on this funding have not yet been made):
 - Betsy Road sidewalk installation to connect Savannah Highway to the West Ashley Greenway and then extend it to Lord Calvert Drive.
 - Braxton Avenue sidewalk installation to connect Savannah Highway to Randolph Park, the adjacent residential neighborhood, and the West Ashley Greenway.
 - Wappoo Road south sidewalk installation to connect the West Ashley Greenway to the WPAL property, which was recently acquired by the City for a park site.
 - DuPont Road sidewalk installation to connect to sidewalks along Savannah Highway and Sam Rittenberg Boulevard.
- The ground breaking for the Louis Waring Senior Center occurred January 23, 2017. The Waring Senior Center, a collaborative effort of the City, County, and Roper Hospital, is located less than three (3) miles from the DuPont | Wappoo Community. Though the planning for this facility started prior to the DuPont | Wappoo Community workshops, many workshop participants indicated this was a community need.
- The DuPont | Wappoo Community workshops highlighted the community's interest in having a West Ashley Farmers Market. The County and City collaborated to identify a location for the Farmers Market within the DuPont | Wappoo Community, but this effort was unsuccessful. However, the City was able to deliver on this request by establishing a farmers market at Ackerman Park on Sycamore Avenue, less than three (3) miles from the DuPont | Wappoo Community. A 10-week pilot farmers market was held from September – November 2016. The pilot program was successful and the West Ashley Farmers Market is currently running again (April – October 2017).
- Another concern of the residents and business owners in the DuPont | Wappoo Community was the increase in traffic on Savannah Highway and the need to better synchronize the signals along that road. This issue was addressed through a larger signal synchronization project conducted by the City of Charleston. The West Ashley signal synchronization improvements are nearly complete; they are currently being quality checked.

Section II. Project Effort/Difficulty

1. What did your county have to do to accomplish its objectives?

Charleston County staff coordinated with City of Charleston staff to host seven (7) public workshops at locations in the DuPont | Wappoo Community to gather initial public input, present findings, and give project updates. In total, almost 650 people attended these workshops. County staff sent mail and email notifications for these workshops to all property owners/residents, interested parties, and those that attended previous workshops (approximately 2,000 notifications were sent each time). In addition, prior to the June 7, 2016 and September 20, 2016 County Council public hearings, signs were posted on all properties proposed to be rezoned through the overlay zoning district (approximately 250 signs were posted each time) and prior to the August 11, 2016 community meeting, community meeting signs were

posted throughout the area (approximately 50 signs were posted). Joint County/City notification advertisements were posted in the newspaper, as well.

County and City staff collaborated to prepare for and facilitate the public input sessions, gather public input, coordinate with other governmental agencies such as SC Department of Transportation (SCDOT), County/City Stormwater Divisions, and County/City Transportation and Public Works Departments, and present findings at the public workshops to gather feedback. County and City staff members also coordinated to analyze the public input and determine the best way to incorporate it in to the Community Plan, MOU, Comprehensive Plan, and zoning and land development regulations.

County staff took the lead in drafting the Community Plan, MOU, and Comprehensive Plan amendments, and collaborated with City staff to draft consistent zoning and land development regulations, bridging the differences in the ways the two jurisdictions regulate and operate. For example, the residents of the community indicated they wanted more sidewalks. The County does not have a mechanism to maintain sidewalks, making it difficult to require that sidewalks be installed in rights-of-way as properties develop or redevelop for uses other than single-family residential. However, the City of Charleston is able to maintain sidewalks in rights-of-way and agreed to take on the maintenance of the sidewalks in the area including those that are located in unincorporated areas. A similar agreement was made regarding the installation of street lights on Savannah Highway that are more in character with the community than the existing lights. These are just two examples of coordination and operational issues that were worked out during this process to the benefit of the community.

Finally, as noted above, County and City staff have coordinated, and continue to coordinate, in order to implement the strategies of the Plan. This involves getting projects approved, locating financing for projects, overseeing construction, and working through issues that arise during implementation.

2. What challenges occurred during the project? Were there any community concerns?

The main challenge during this process occurred at the first County Council Public Hearing, held on June 7, 2016 and had to do with the zoning district changes proposed as part of the overlay zoning district. At the public hearing, nineteen (19) people spoke. Some spoke in support while others voiced concerns or had questions regarding the proposed zoning changes. County Council directed staff to coordinate with the City to hold another community meeting following the June 7th public hearing and bring the results back to a future public hearing.

3. What were the nature and extent of the county government's efforts to alleviate the problem(s)? How difficult was it to accomplish the project's goals and/or objectives?

As noted above, the main challenge in this project came during the County Council public hearing process and was in regards to the zoning district changes proposed as part of the overlay zoning district. In order to understand and address these concerns, County Council directed staff to coordinate with the City to hold another community meeting following the June 7th public hearing and bring the results back to a future public hearing.

Following the public hearing, County staff contacted and met with each person who spoke at the hearing and addressed their concerns, which resulted in some additional changes to the proposed overlay zoning district text and map. In addition, County staff coordinated with the City to hold another public workshop in the community. That workshop was held on August 11, 2016 and one hundred twenty-two (122) people

attended. Discussions with residents at the workshop and afterwards resulted in further revisions to the proposed overlay zoning district map and text. The majority of the changes were requests from owners of properties that were previously in a residential zoning district, but were proposed to be changed to the Job Center District or another commercial district. These property owners requested that the zoning on their properties remain residential and their requests were honored by County Council. These changes were presented to County Council at a second public hearing on September 20, 2016 and were ultimately adopted by both the County and City.

The process to alleviate the concerns of the residents regarding their zoning designations elongated the adoption process; however, it was a necessary step and resulted in unanimous support of the community following the August 11th public workshop.

4. Was financing the project an obstacle? Were there any unusual factors inherent in financing the project?

The financing for the creation of the Community Plan, MOU, Comprehensive Plan amendments, and zoning and land development regulations amendments was shared equally by both the County and City and was not an obstacle. The financing for some of the Community Plan implementation strategies such as the improvements to Randolph Park, West Ashley Farmers Market, traffic signal synchronization, and Louis Waring Senior Center came from County, City, and other partnerships that were in the works at the time the Community Plan was adopted. The financing for the DuPont | Wappoo Community Watershed Master Plan was shared by the County and City based on the percent of land area located in the watershed and came from stormwater utility fees. The County and City have also sought funding from other sources such as grants and sales tax allocation programs to address several of the other implementation strategies and those applications have been fairly successful.

One notable financing obstacle is funding to bury the electric utility lines along Savannah Highway within the project area in order to plant street trees. During the creation of the Community Plan, residents expressed a desire to beautify the portion of Savannah Highway that runs through the community; therefore, the Plan includes a strategy to plant street trees along Savannah Highway. At first, this seemed like an easy win. County and City staff walked the corridor together and located where the trees should be planted and identified the types of trees that should be planted. Financing could come from the County's Tree Mitigation Fund and the City staff could plant and maintain the trees. It was noted that the speed limit in the area would need to be lowered from 45 miles per hour (mph) to 35 mph or 40 mph in order for the trees to be located as desired. County and City staff members met with SCDOT staff to discuss how to accomplish this and both jurisdictions have sent letters to the SCDOT requesting a reduction in the speed limit.

County and City staff members also met with representatives from SC Electric and Gas (SCE&G) to discuss the types of trees that could be planted in the area given the existence of above-ground electric utility lines. SCE&G staff indicated that that best way to accomplish this objective would be to bury the electric lines. If the electric lines were left above-ground, only bushes and small trees such as crepe myrtles could be planted, while the community envisioned palmetto trees. County and City staff agreed the best way to beautify the corridor would be to bury the lines and plant palmetto trees; however, financing was, and continues to be, an issue as this is an expensive project to undertake. The County and City are still seeking ways to fund this project. In the meantime, the City has begun a larger master planning process for the greater West Ashley area that includes the DuPont | Wappoo Community, which should be complete in

the summer of 2017. That master plan will include strategies to beautify corridors and staff is hopeful that the funding to beautify Savannah Highway by placing utilities underground and planting street trees will be included as part of the implementation of that plan. If it is not, staff will seek funding elsewhere and may plant bushes and small trees along the corridor utilizing financing from the County's Tree Mitigation Fund as a short-term solution.

5. Did any agencies, citizen groups, or other organizations assist your county with this project? Did their participation pose any particular challenges or offer any unique contributions or benefits?

While this project was facilitated by the County and City of Charleston, the success of the project is due to the commitment of the residents and business owners in the DuPont | Wappoo Community. They attended the public workshops with great ideas for the future of the community. They worked together and with staff to resolve issues and ensure the project moved forward. They also showed up at the public hearings to express concerns or show support for the project. Those that expressed concerns were willing to talk with staff to figure out ways to address their issues and keep the project moving.

6. Are there any unresolved problems or other goals left to tackle?

While several of the implementation strategies of the Community Plan have been accomplished, there are several more that are either currently underway or that are longer-term projects that still need to be addressed. One example is the connection of the West Ashley Greenway and Bikeway, for which financing has been identified and construction is in the initial stages, with completion expected in two (2) to three (3) years. Another example is the planting of street trees along Savannah Highway, which, as described above, County and City staff are still working to resolve. A final example is the DuPont | Wappoo Community Watershed Master Plan, which is underway and should be complete in September 2017. Once the study is complete, County and City staff will coordinate to implement the strategies it recommends.

It is important to note that the County and City are committed to seeing that the strategies of the Plan are implemented, as evidenced by the adoption of the Community Plan and MOU by both entities.

Section III. Project Originality/Innovation

1. Justify the uniqueness of this project. What makes it different from other projects designed to achieve the same objective?

This project is unique in several respects. First, it includes the greatest amount of coordination between the County and City that has ever occurred. This collaboration has led to quicker implementation of strategies, increased financing options, and improved public services and facilities. Second, it is not just another plan that sits on a shelf collecting dust. The County and City have already implemented several tangible strategies of the Plan and are committed to implementing the rest of the strategies as evidenced by the MOU. Finally, it sets the stage for similar collaborative efforts between the County and the City of Charleston, as well as with other municipalities and counties.

2. Do you know of any other similar programs in South Carolina? If so, how is your program different?

Counties and municipalities often coordinate to create consistent land use and development standards that set the stage for how, where, and what type of development can occur in the future. However, this project goes beyond creating consistency between planning and zoning regulations and addresses the

economic development and infrastructure needs of the community based on massive input from the community. In addition, as noted above, this is not a plan that will sit on a shelf only to be forgotten about. The County and City have already implemented several tangible strategies of the Plan and are committed to implementing the rest of the strategies as evidenced by the MOU.

3. What innovations were required in accomplishing your objectives?

Several innovations were required to accomplish the objectives of this project and more innovation will be required in the future additional strategies of the Plan are implemented. One example is the DuPont | Wappoo Community Watershed Master Plan. The County and City agreed to utilize the City's on-call stormwater engineering consultant and jointly fund the project through the stormwater utility fees collected by the County and City, and the scope of services was jointly developed by the two jurisdictions. This allowed the study to get underway quickly.

Another example is the planting of street trees along Savannah Highway, which County and City staff are still trying to resolve. This is the first time the County and City have coordinated to request to lower a speed limit and plant street trees. The division of duties and financing of this implementation strategy are innovative as well, with the County offering financing through its Tree Mitigation Fund and the City offering to plant and maintain the street trees. More financial innovation will be needed to implement this strategy in the future, especially if the decision to bury the utility lines is made.

Finally, the County set up a project webpage (<https://www.charlestoncounty.org/departments/zoning-planning/projects-dupont.php>) to keep the public updated on the progress of the project. This webpage includes updates on the implementation of the Plan strategies and staff contact information, as well as links to all project documents, presentations made at public workshops and other public meetings, and videos of public workshops. During the public input phase, it was also used to gather additional public input from residents and stakeholders. This is a very effective tool to communicate with the public and was instrumental in gathering public input from folks that could not attend the public workshops.

4. Who provided the creativity and imagination in your project?

The creativity and imagination for this project was first and foremost provided by the residents and business owners in the DuPont | Wappoo Community. They came up with the vision for the future for their community and identified the issues and opportunities to be included in the Plan. County and City staff assisted in this endeavor by facilitating the public workshops, analyzing and packaging the public input and taking it through the County/City adoption processes, and implementing the strategies of the Plan.

Section IV. Additional Materials and Letters of Support

Please find attached the Additional Materials section of this application, which includes: (1) the executed Memorandum of Understanding; (2) the April 2016 County/City coordinated zoning proposed for the community (from the Community Plan); (3) an excerpt from the Community Plan showing some of the strategies; (4) a Community Plan illustration showing the possibilities for beautification of Savannah Highway; and (5) an excerpt from the Community Plan appendix showing the issues identified by the community relating to flooding and drainage, pictures of flooding in the area over the past few years, and a map showing the boundaries of the joint County-City drainage study. Please also find attached several letters of support.

Memorandum of Understanding Among
Charleston County and The City of Charleston

WHEREAS, Charleston County and the City of Charleston, herein referred to as the "Parties," collectively desire to establish a coordinated Vision for the DuPont-Wappoo Area known as the DuPont-Wappoo Community Plan (the "Plan"); and

WHEREAS, the Goals, Vision, and implementation actions identified in the Plan were developed based on significant public input gathered through several public workshops, presentations, and charrettes held in the DuPont-Wappoo Area.

WHEREAS, the Goals and Vision of the Plan are to be accomplished through implementation actions identified in the Plan that address issues related to: strengthening the community identity; improving stormwater runoff attenuation; improving safety and operational efficiency of all modes of travel; facilitating multimodal transportation conversions along the corridor (walking, biking, and transit); coordinating among various governmental bodies with regard to zoning, land development and design standards, and the preparation of standards for new development along the corridor that provide clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; revitalizing economic development in the area; and improving and connecting existing green space and park areas; and

WHEREAS, the Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the DuPont-Wappoo Area including, but not limited to, providing a safe, connected, green, attractive, valuable, and synced corridor for all residents and visitors of the Charleston Region.

NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING, the Parties hereby jointly understand, agree, and commit as follows:

- A. To work in partnership to improve neighborhood safety and expand opportunities for residents' access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the DuPont-Wappoo Area.
- B. To adopt coordinated and consistent land use, zoning, design, and land development requirements that encourage development of the land uses and character the community desires.
- C. To continue working to revitalize economic development through business development, retail recruitment, infill redevelopment, and similar initiatives.
- D. To work in partnership to improve existing transportation infrastructure, including, but not limited to, enhancing and establishing attractive and safe transportation options serving the DuPont-Wappoo Area and increase travel choices available to people of all means and abilities.
- E. To continue to coordinate to complete a basin-wide drainage study and implement resulting recommended strategies regarding infrastructure improvements, revised stormwater requirements, special protection area, water quality component, etc.

F. To work in partnership to address other implementation actions identified in the Plan and other strategies that may be identified as the Plan is implemented.

G. That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of Charleston County and the City of Charleston.

H. That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

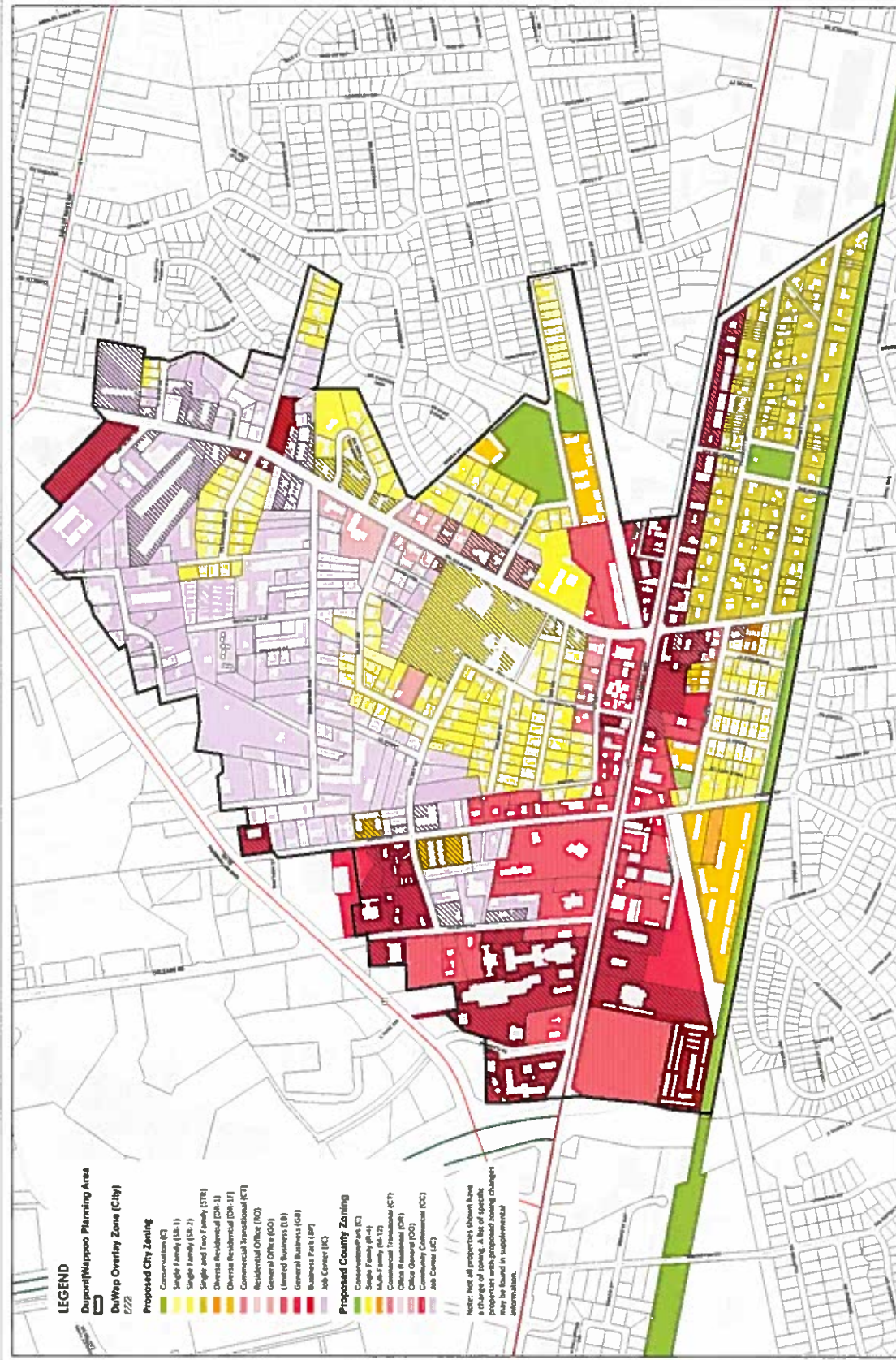

Name (signature) _____
Chairman, County Council
Title
Charleston County


Name (signature) _____
Mayor
Title
City of Charleston

11/1/16
Date

10/21/16
Date

DuPont | Wappoo Community Plan



DuPont | Wappoo Planning Area - Proposed City & County Zoning

The map above shows the proposed zoning for both the incorporated and unincorporated properties within the project area. This map was created on April 18, 2016.

DuPont | Wappoo Community Plan

3. Plan Implementation Strategies

Listed below are the recommended implementation strategies to address the issues identified by the community and achieve their vision for the area.

1. Adopt the DuPont | Wappoo Community Plan, corresponding Memorandum of Understanding (MOU), and amendments to comprehensive plans and zoning and land development regulations ordinances, including but not limited to overlay zoning districts and zoning district changes, as applicable (*timeframe: complete adoption process within 6 to 12 months*). *See page 7 for the draft Overlay Zoning District map as of April 8, 2016 and page 8 for examples of development currently existing in the area that the community would like to see emulated and that the Overlay Zoning District regulations are intended to encourage.
2. Prioritize the projects included in numbers 3 through 8 below (*timeframe: begin within 6 to 12 months*).
3. Community Elements Strategies
 - Work with property owners and applicable agencies to revitalize and beautify the intersection of Wappoo Road and Savannah Highway (*see page 9 for an example of how the area could be redeveloped to implement this strategy*). This strategy includes, but is not limited to:
 - Pulling the buildings up to the roads to give the area a unique and memorable character;
 - Planting street trees;
 - Adding a median;
 - Connecting the West Ashley Greenway and West Ashley Bikeway; and
 - Ensuring the safety of pedestrians and bicyclists.
 - Work with local non-profit organizations and area residents to host community events.
 - Create a DuPont | Wappoo Community brand through a community driven visioning process to enhance West Ashley's image, and highlight pride points such as West Ashley's strong sense of community, great neighborhoods, local businesses, and unique parks and public spaces.
 - Identify a location and launch a West Ashley Farmers Market.
 - Construct a West Ashley Senior's Center.
 - Provide greater citizen support through staff availability, outreach, etc.
4. Land Use, Zoning, and Design Standards Strategies
 - Monitor and evaluate updated zoning ordinances and amend as needed.



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.

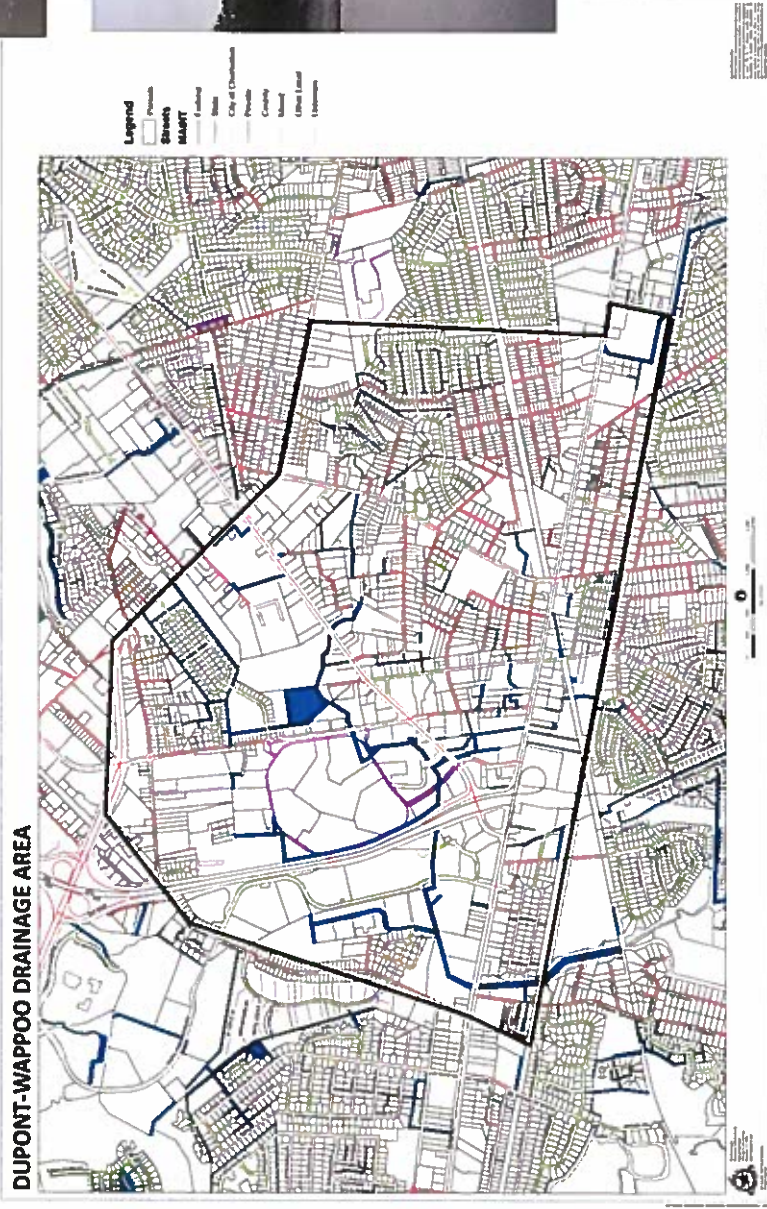


DuPont | Wappoo Community Plan Appendix

A-5. Drainage and Stormwater

The major items the community identified regarding drainage and stormwater included:

- Conduct an area-wide drainage study;
- Turn stormwater facilities into amenities;
- Provide incentives for green infrastructure/stormwater facilities;
- Create stormwater demonstration projects;
- Use the Half Cent Sales Tax to fund regional stormwater improvements; and
- Require on-site drainage improvements or fee-in-lieu-of options.



A. Victor Rawl - Chairman
Herbert R. Sass, III - Vice Chairman
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Teddie E. Pryor
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CHARLESTON COUNTY COUNCIL
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING
4045 BRIDGE VIEW DRIVE
CHARLESTON, SOUTH CAROLINA
29405-7464

June 1, 2017

South Carolina Association of Counties (SCAC)
J. Mitchell Graham Memorial Award Panel
P.O. Box 8207
Columbia, SC 29202-8207

Dear SCAC Panel:

I am pleased to submit the DuPont | Wappoo Community Plan for the J. Mitchell Graham Memorial Award. The DuPont | Wappoo Community Plan is a wonderful example of all that can be accomplished when jurisdictions collaborate across jurisdictional lines. When the residents of the DuPont | Wappoo Community presented their concerns regarding public services and infrastructure, traffic congestion, drainage and flooding, and fragmented land use and zoning designations, we listened and worked with the City of Charleston to address those concerns.

The DuPont | Wappoo Community Plan is the result of a year-long collaborative planning process facilitated by Charleston County and the City of Charleston that included input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies. Several members of Charleston County Council participated in this process and saw first-hand the enormous interest the residents and business owners in this community have in ensuring it redevelops with its own unique character and witnessed how well the coordination between the County and City worked.

As part of this project, the County and City signed a Memorandum of Understanding committing both entities to work together to carry out the implementation strategies contained in the Community Plan. In addition, the County and City coordinated with the community to develop and adopt consistent land use and development standards and are currently collaborating to implement the remaining Community Plan strategies. The Community Plan, Memorandum of Understanding, Comprehensive Plan amendments, and Overlay Zoning District were unanimously approved by Charleston County Council.

I hope that you will take this information into account when considering Charleston County for the J. Mitchell Graham Memorial Award for its leadership in the development and implementation of the DuPont | Wappoo Community Plan.

Sincerely,

A handwritten signature in blue ink that reads "A. Victor Rawl".

A. Victor Rawl
Chairman
Charleston County Council

KEITH BUSTRAAN
COUNTY ADMINISTRATOR



843.958-4001
Fax: 843.958-4004
kbustsaan@charlestoncounty.org
Lonnie Hamilton III Public Services Building
4045 Bridge View Drive, Suite B238
North Charleston, SC 29405

June 6, 2017

South Carolina Association of Counties (SCAC)
J. Mitchell Graham Memorial Award Panel
P.O. Box 8207
Columbia, SC 29202-8207

Dear SCAC Panel:

The DuPont | Wappoo Community Plan represents the greatest amount of coordination between Charleston County and the City of Charleston that I have seen during my time as County Administrator. The level of collaboration that occurred between the County and City to facilitate the development of the Community Plan, draft and execute a Memorandum of Understanding, and begin to implement the Community Plan was immeasurable. This included, but was not limited to, creating consistent land use, zoning, and land development requirements.

The coordination and collaboration involved in this project is a great example of all that can be accomplished when jurisdictions work together as a team to assist our citizens. I take great pride in the process utilized to create the Community Plan and related documents, which involved input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies. I am also very proud of the way the County and City have continued to collaborate to implement the strategies of the Community Plan, work through issues that have come up along the way. I am extremely pleased that so many of the strategies have already been addressed and that many of the others are under way. I look forward to continuing to work with the City to implement the remaining strategies.

I hope that you will take this information into account when considering Charleston County for the J. Mitchell Graham Memorial Award for its leadership in the development and implementation of the DuPont | Wappoo Community Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Bustraan", is written over a faint, larger version of the signature.

Keith Bustraan
Charleston County Administrator



City of Charleston

JOHN J. TECKLENBURG
MAYOR

May 25, 2017

South Carolina Association of Counties (SCAC)
J. Mitchell Graham Memorial Award Panel
P.O. Box 8207
Columbia, SC 29202-8207

Dear SCAC Panel:

I am pleased to recommend Charleston County for the J. Mitchell Graham Memorial Award for its leadership in the development and implementation of the DuPont | Wappoo Community Plan. In 2015, both Charleston County Council and the City of Charleston Council recognized the issues facing the DuPont | Wappoo Community and 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; the desire of residents to create a neighborhood center that is cohesive with the greater West Ashley Area; and the need to create predictable development patterns for the growth and redevelopment that will occur in the future.

The DuPont | Wappoo Community Plan is the outcome of those objectives and is the result of a year-long collaborative planning process including input from hundreds of residents, business owners, stakeholders, and representatives from nonprofit organizations and governmental agencies. As part of this project, the County and City signed a Memorandum of Understanding committing both entities to work together to carry out the implementation strategies contained in the Community Plan. In addition, the County and City coordinated with the community to develop and adopt consistent land use and development standards and are currently collaborating to implement the remaining Community Plan strategies.

This project is a shining example of how coordination across jurisdictional lines can positively benefit communities. This initiative can be replicated across South Carolina counties to engage and assist communities in achieving their visions for the future. Because of this, I strongly recommend Charleston County for the J. Mitchell Graham Memorial Award.

Sincerely,

John J. Tecklenburg
Mayor, City of Charleston

JJT:ilm



Eric Meyer
Chair

PLANNING COMMISSION

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

June 19, 2017

South Carolina Association of Counties (SCAC)
J. Mitchell Graham Memorial Award Panel
P.O. Box 8207
Columbia, SC 29202-8207

Dear SCAC Panel:

The DuPont | Wappoo Community Plan is an outstanding example of all that can be accomplished when jurisdictions collaborate across jurisdictional lines. When the residents of the DuPont | Wappoo Community presented their concerns regarding fragmented land use and zoning designations, deteriorating traffic conditions and aging transportation infrastructure, severe drainage issues, the lack of a neighborhood center that is cohesive with the greater West Ashley Area, and the need to create predictable development patterns for the growth and redevelopment that will occur in the future, both Charleston County and the City of Charleston listened and acted to address those concerns.

The DuPont | Wappoo Community Plan is the result of a year-long collaborative planning process including Wappoo input from hundreds of residents, business owners, stakeholders, and representatives from non-profit organizations and governmental agencies. Several members of the Planning Commission participated in this process and saw first-hand the immense interest the residents and business owners in this community have in ensuring it redevelops with its own unique character and witnessed how well the coordination between the County and City worked.

As part of this project, the County and City signed a Memorandum of Understanding committing both entities to work together to carry out the implementation strategies contained in the Community Plan. In addition, the County and City coordinated with the community to develop and adopt consistent land use and development standards and are currently collaborating to implement the remaining Community Plan strategies. When the Community Plan, Memorandum of Understanding, Comprehensive Plan amendments, and Overlay Zoning District were presented to the Planning Commission, we unanimously recommended approval.

We hope that you will take this information into account when considering Charleston County for the J. Mitchell Graham Memorial Award for its leadership in the development and implementation of the DuPont | Wappoo Community Plan.

Sincerely,

Eric Meyer, Chair
Charleston County Planning Commission

June 19, 2017

South Carolina Association of Counties (SCAC)
J. Mitchell Graham Memorial Award Panel
P.O. Box 8207
Columbia, SC 29202-8207

Dear SCAC Panel:

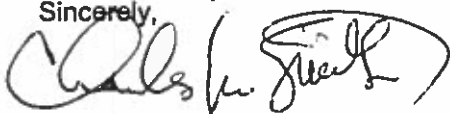
The DuPont | Wappoo Community Plan is an excellent example of all that can be accomplished when jurisdictions collaborate across jurisdictional lines. I was a member of the Charleston County Planning Commission when the Plan was created and adopted. I have also lived in the DuPont | Wappoo Community for many years, so I offer a unique perspective on this project.

Over the past few decades, the public service and infrastructure needs in the Community have not been addressed to the satisfaction of the residents and the zoning and land development requirements of the County and City have grown further and further apart. In addition, as population in the Community and the surrounding area has increased, the traffic conditions and drainage and flooding issues have only gotten worse. I love living in the Community, as do many other residents, and we have a great desire to see these issues addressed so the Community can redevelop in a positive way in the future.

As a resident of the DuPont | Wappoo Community, I was extremely happy to see how quickly Charleston County and the City of Charleston acted to address our concerns and how well the coordination between the County and City worked to the benefit of the Community. Because of the adoption of the Memorandum of Understanding by the County and City, which commits them to work together to implement the strategies of the Plan, I feel certain that the actions recommended in the Plan will be followed with and the Plan will not sit on a shelf collecting dust. I am excited to see so many of the strategies implemented in such a short period of time, and understand that some of the strategies, such as the drainage study, will take time to complete. Like many other residents of the Community, I look forward to seeing how the continued implementation of the Plan improves our neighborhood.

I hope that you will take this testament into account when considering Charleston County for the J. Mitchell Graham Memorial Award for its leadership in the development and implementation of the DuPont | Wappoo Community Plan.

Sincerely,



Charlie Smith
Former Charleston County Planning Commission Member
Resident of the DuPont | Wappoo Community