

## PENINSULA FEEDBACK SESSION

Staff Comments

Participant Comments

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I appreciated the part that talked about neighborhood and tourists, I had concerns with that particular area, it's very difficult to enjoy downtown because there is not parking- specifically king street- if we want to go to areas to eat, there is no parking. I think that people should not allowed to purchase green or undeveloped areas to create parking lots without beautifying lots and charge for parking. Everyone will not be able to walk to those places, tourists can walk from hotels but not neighbors.

The pandemic has shown that takeout and delivery is very important and when there is no place to park, you cannot order from these restaurants

This plan is a 30,000 foot plan, not get into parking. Once we get zoning changes through after plan, we will be looking to redo our downtown plan. Philip also put into the chat the [2019 parking study](#).

Why is union terminal considered City Center rather than industrial?

Port authority is working to redevelop that area, and will likely be selling off land in the future to redevelop, and all areas around are city center.

City Center was moved up from broad street because of historic buildings, shouldn't we also remove city center from broad to calhoun?

The scale of buildings north of market street is larger, we have more high ground going further up the peninsula.

What makes our city great is the different neighborhoods and forms, how is the nuance of different types of neighborhoods?

Those neighborhood level considerations are smaller scale. We're trying to set the stage for a sustainable city that has room for growth, high quality of life, and look to update neighborhood plans.

Does the plan take into account disruptive technology such as autonomous vehicles, etc?

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We don't see that autonomous vehicles becoming prevalent in the city over the coming decade, it's entirely possible that they do, but we don't expect a fundamental shift in planning to occur.

The city has added an ADU ordinance over the past year. When it comes to zoning, is there a look at the fact that what currently exists in our city is against the zoning code, and if it were to fall down, we couldn't replace?

Yes. We are looking to completely overhaul our zoning codes to be more modern and sustainable.

When you transit north central into the industrial area, lots of companies, etc. before you get to Rosemont. Where the city line used to stop at mt. pleasant. Am I missing something with development that's going to go through that industrial area? Floyd manor may come down, and could be replaced by a high rise that is not affordable.

We've already seen a lot of changes in that area. Industrial areas that have been repurposed. Magnolia development with future public park. Hagood plant and chemical plant are the main heavy industrial uses left. The neck as a whole is getting less industrial than it used to be.

[Added after the meeting: If Floyd Manor is redeveloped by the County Housing Authority, there are federal regulations in place to ensure that there is at least a one-for-one replacement of existing subsidized units, meaning those affordable units could not be eliminated).

Interested in the the land uses. Are we going to stick with that or let people with power (sway with City Council, etc) to do what they want where they want? Asking specifically to areas which flood.

Land use categories in the future land use map is not zoning so it isn't a regulatory map, it is just guidance, recommendations. Task is to implement the plan and put the zoning and other regulations in place. Low impact conserve isn't saying "no development" - it is saying very low density, practically nothing should go there. These recommendations can also play out with higher stormwater standards and partnerships with land trusts, etc. More needed to be done to move from here. Everytime the planning commission sees land use changes we can look at the plan and see if the project meets the plan before making a decision and then go to council. The planning commission does not make zoning changes.

Want to commend everyone. Interested in flooding and want to commend the work on this plan which includes water decisions. It is encouraging. I notice there is an assumption being made that there will be a perimeter project on the peninsula. It is a complex issue. Even if the Army Corps project moves ahead, it will be years and years ahead. It seems like Charleston needs an interim plan to dovetail with the long term plan. Also want to ask about livability and not hearing it articulated in this plan. Is this a topic which should be raised or could be raised with the increase population, noise, etc. Defining livability as having a hard time getting around the peninsula in my

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car, not going to ride my bike because I am older. Really hard to move here. Seems like an important function to be able to use it. Noise is another issue, from trucks, airplanes, motorcycles, leaf blowers.

If we don't answer your question, let's make sure to follow up. There are multiple elements in the plan. Our charge is to improve the quality of life in the City. Noise is harder to address in a land use plan, but we will record it and include it.

Follow up on assumptions about the barrier and want to understand those assumptions. Are we just assuming something or can the plan consider what type of barrier do we need, how to we fund it, how are we going to keep the city protected from this threat.

Great proposal to include a comprehensive flood mitigation plan as a recommendation from this plan. Storm water looks at those issues from an engineering solution while planning looks at the overall implications for where future development is appropriate and what kind. Army Corps is just looking at storm surge, There are lots of other types of flooding issues and the plan recognizes that we need to look at other measures beyond storm surge and that the City. The actual flood mitigation projects and technical solutions are not under the purview of the Planning Department; those fall under Storm Water and Office of Resilience.

This is amazing. Life long Charlestonian who has lived in many neighborhoods. As the City invests in a variety of flooding, we need to recognize that the heavy development in the high ground/ West Edge near me are impacting the lower areas. Charleston is getting homogenized. I love the Settlements being recognized and encouraging ways for locals to stay in place. I would like to offer my time as a Citizen Volunteer should you need this type of assistance.