



**Meeting Summary**  
**Parkers Ferry Community Meeting**  
Wiltown Community Center  
October 1, 2013  
6:30 to 8:30 PM

On Tuesday, October 1, 2013, Council Member Anna Johnson hosted a community meeting at the Wiltown Community Center to focus on zoning and planning issues in the western part of Charleston County. Thirty-two area citizens and ten Charleston County representatives attended. The meeting was advertised in a Charleston County Press Release and the *Post & Courier* newspaper. Approximately 105 flyers were mailed to area churches and citizens listed on the interested parties' lists.

Charleston County Zoning and Planning Department staff presented the first portion of the evening, "Planning for Our Community." Brandon White conducted an orientation exercise to assist attendees in understanding the maps that would be presented over the course of the evening to indicate current zoning and future land use recommendations. Andrea Pietras provided an overview of the history of the planning efforts in the area since December 2012.

Next, Andrea Harris-Long presented the proposed new future land use designation, Rural Cultural Community Protection, and educated attendees about the Comprehensive Plan process to implement a new land use designation. Brandon White then discussed potential zoning ordinance changes to implement the future land use designation. He introduced the conceptual idea of the Rural Cultural Community Protection Overlay Zoning District and how it could benefit citizens. Following the presentation by staff, Dan Pennick engaged the citizens and gathered feedback on the proposal. The attendees were favorable and agreed that the overlay zoning district met the needs that were addressed in the community survey from the February meeting.

Council Member Johnson closed the meeting with an informal discussion with her constituents. She discussed the lack of public transportation in the area, and she provided citizens with surveys from CARTA. Council Member Johnson stated she plans to follow-up with future community meetings.

Supplemental packet materials include:

- Community meeting agenda;
- List of attendees;
- Zoning & Planning Department presentation;
- Event pictures; and
- Notices:
  - Charleston County Press Release;
  - Flyer; and
  - Newspaper advertisement.



## **Agenda**

### **Parkers Ferry Community Meeting**

Tuesday, October 1, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

- Welcome (*Charleston County Council Member Anna Johnson*)
- Part I: Background (*County Zoning and Planning Department Staff*)
  - Orientation Exercise (*Brandon White*)
  - Background (*Andrea Pietras*)
- Part II: Planning for Our Community (*County Zoning and Planning Department Staff*)
  - Discussion of proposed *Comprehensive Plan* amendments (*Andrea Harris-Long*)
  - Discussion of proposed *Zoning & Land Development Regulations Ordinance* amendments (*Brandon White*)
  - Rural Public Transportation Discussion (*Brandon White*)
  - Community Feedback (*Dan Pennick*)
  - Next steps (*Dan Pennick*)
- Closing Remarks (*Charleston County Council Member Anna Johnson*)
- Adjourn

**Parkers Ferry Community Meeting  
October 1, 2013  
Meeting Attendees**

**Citizens:** (32 attendees)

Seabrook Platt	Andrew Drayton
Janice Cook	Sammie Smalls
Levern McCanick	Christopher Brown
Delores Brown	Viola S. William
Robert Brown	Dwayne Smalls
Mary N. Smalls	Ophelia Williams
Albrenda Mitchell	Mac Baughman
Sam Smalls	Carrie Johnson
Wilber Jones	Willie Johnson
Remona Butler	Jane
Virgal Mitchell	Rosetta Green
Mr. and Mrs. James Brown	Hameshia McCanick
Alexander McCormick	Louise Homite
Opella McCormick	Derria Mack
Andrea Rhode	Shaniqua Green
Louise Hamilton	

**Charleston County Representatives:** (10 attendees)

Council Member Anna Johnson, Charleston County Council  
Eric Meyer, Charleston County Planning Commission  
Walt Smalls, Deputy Administrator for General Services  
Marie Schultz, Special Assistant to County Council, Charleston County Council  
Dan Pennick, Director, Zoning & Planning Department  
Joel Evans, Planner IV, Zoning & Planning Department  
Andrea Pietras, Planner II, Zoning & Planning Department  
Brandon White, Planner II, Zoning & Planning Department  
Andrea Harris-Long, Planner I, Zoning & Planning Department  
James Hackett, Support Staff Supervisor, Zoning & Planning Department

**Total number of attendees: 42**

# Parkers Ferry Community Meeting



October 1, 2013

## County Staff Present

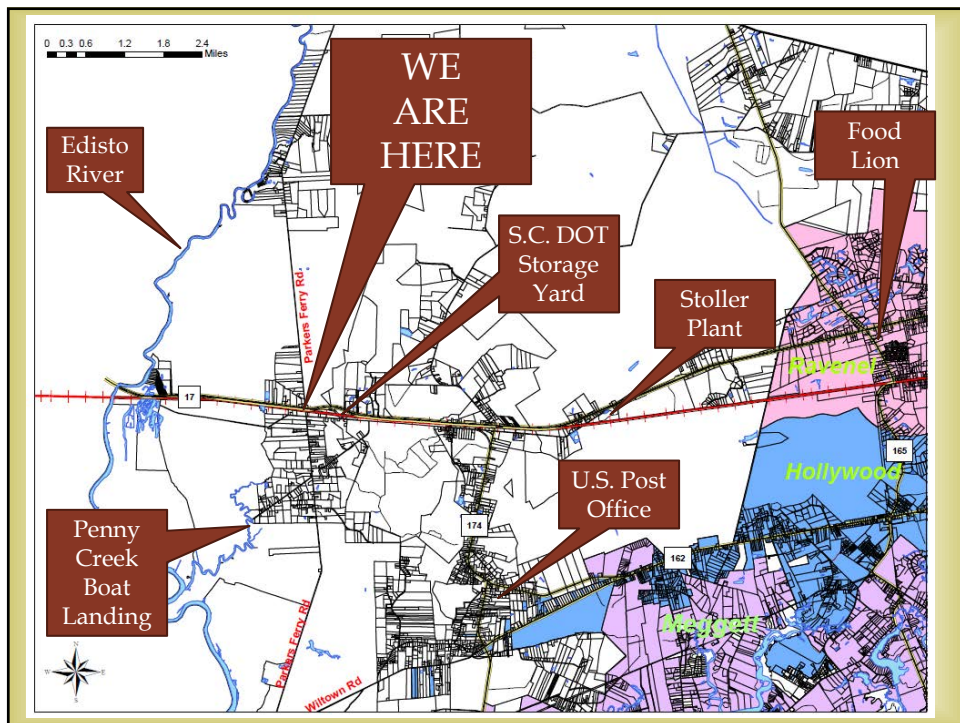
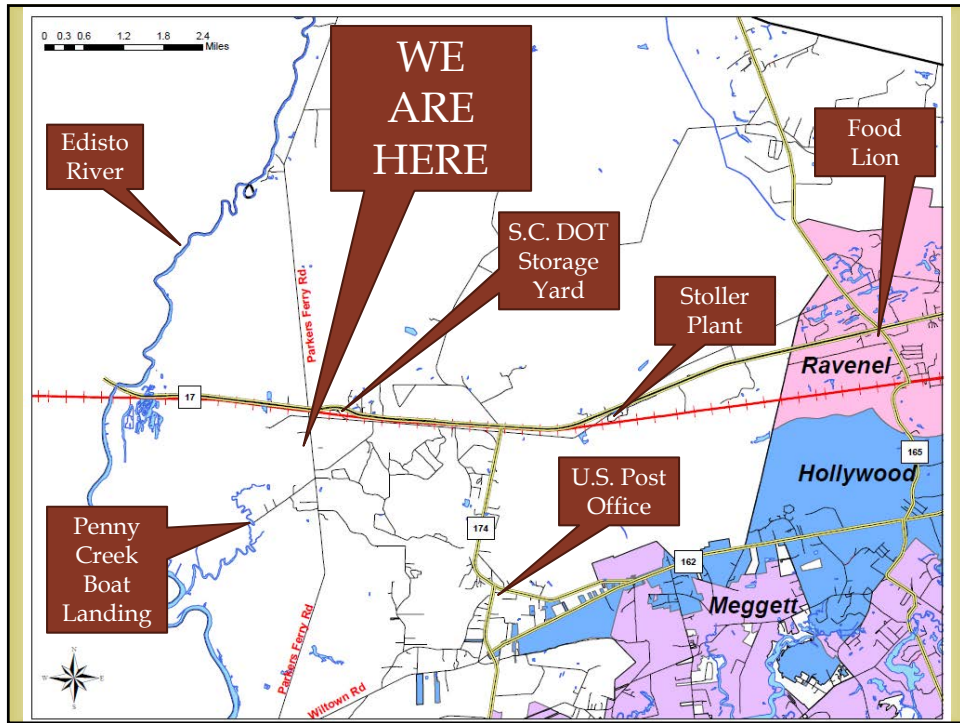
- œ **County Council Member Anna Johnson**
- œ **Walter Smalls**, Deputy County Administrator –  
General Services
- œ **Marie Shultz**, Special Assistant to County Council
- œ **Zoning & Planning Department Staff:**
  - œ **Dan Pennick**, Director
  - œ **Brandon White**, Planner II
  - œ **Andrea Harris-Long**, Planner I
  - œ **Andrea Pietras**, Planner II
  - œ **Joel Evans**, Planner IV
  - œ **James Hackett**, Planning Support Supervisor

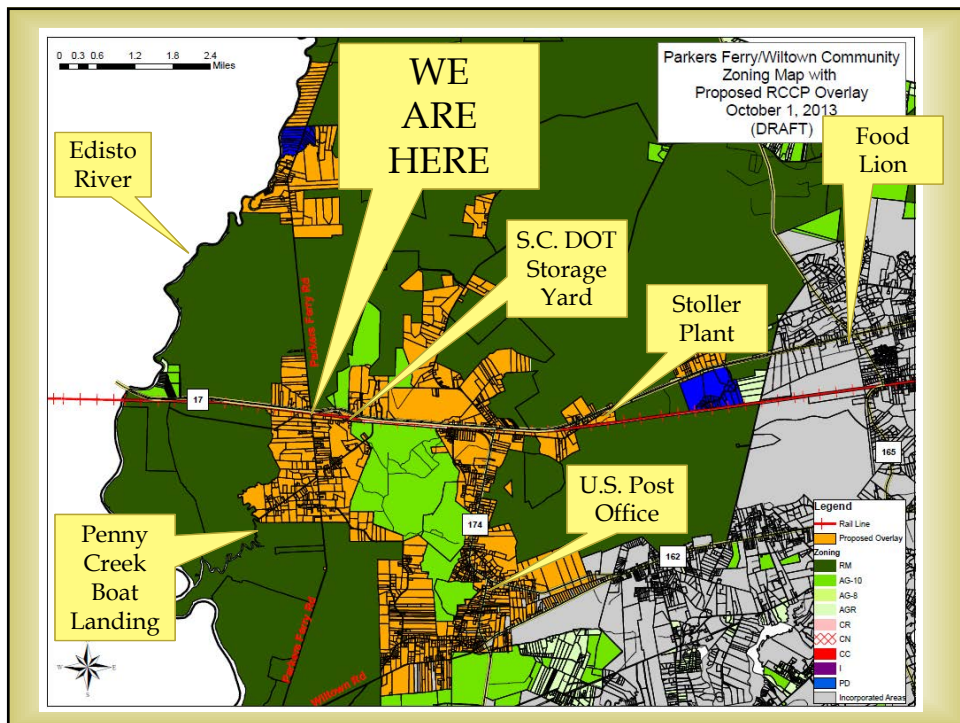
# Tonight's Agenda

- ☞ Welcome *(Charleston County Council Member Anna Johnson)*
  - ☞ Purpose and opening remarks
  
- ☞ Planning for Our Community *(County Zoning and Planning Department Staff)*
  - ☞ Orientation exercise *(Brandon White)*
  - ☞ Background *(Andrea Pietras)*
  - ☞ Discussion of proposed *Comprehensive Plan* amendments *(Andrea Harris-Long)*
  - ☞ Discussion of proposed *Zoning & Land Development Regulations Ordinance* amendments *(Brandon White)*
  - ☞ Rural Public Transportation Discussion *(Brandon White)*
  - ☞ Community Feedback *(Dan Pennick)*
  - ☞ Next Steps *(Dan Pennick)*
  
- ☞ Closing Remarks *(Charleston County Council Member Anna Johnson)*
  
- ☞ Adjourn

## Orientation Exercise







# Background



## History of Planning Efforts

- ❧ **December 2012** – MWV Community Meeting
  - ❧ Citizens voiced concerns about regulations possibly hindering their ability to utilize their land
  - ❧ Council Member Johnson agreed to host future community meetings to address planning issues



## History of Planning Efforts

### February 2013 – Community Meeting

- Surveyed residents in attendance to better identify the zoning and land development issues in the area

#### Issues included:

- Ability to subdivide
- Lack of services and amenities

## History of Planning Efforts

### April 2013 – Community Meeting

- Reviewed survey results with residents

- Discussed potential solutions including a new Future Land Use (FLU) designation and a new zoning district

## History of Planning Efforts

### ∞ July 2013 – Planning Commission Meeting

- ∞ Reviewed new FLU designation (Rural Cultural Community Protection) to be incorporated into the Comprehensive Plan as part of the five-year review
- ∞ Provided survey results from community meeting to Planning Commission members

## Possible Solutions Discussion

### ∞ Two step process:

1. Comprehensive Plan amendment
2. Zoning Ordinance amendment

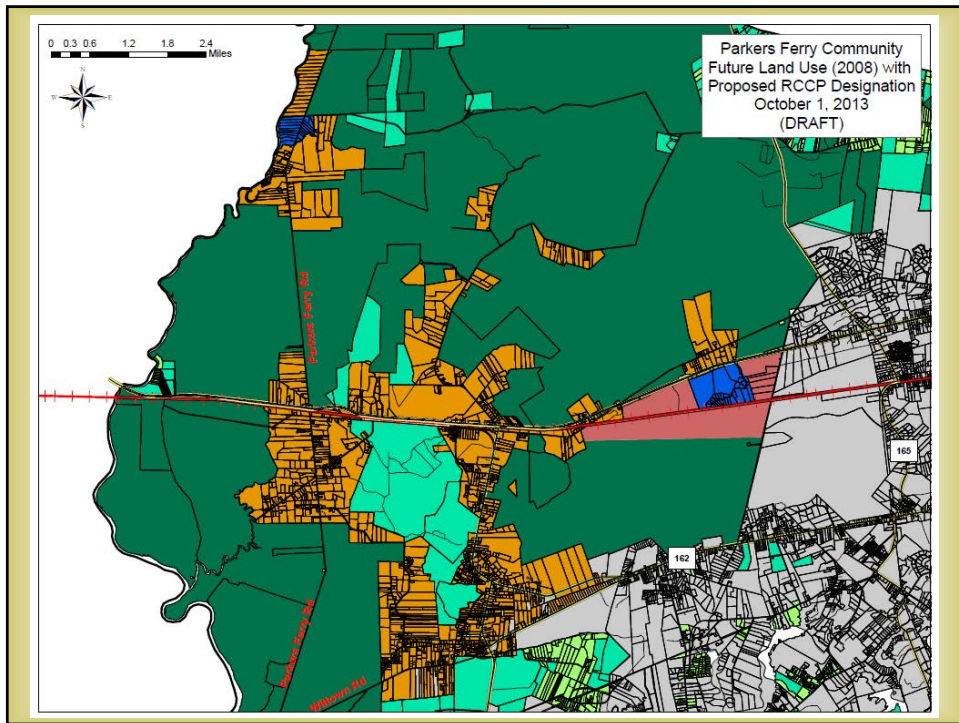
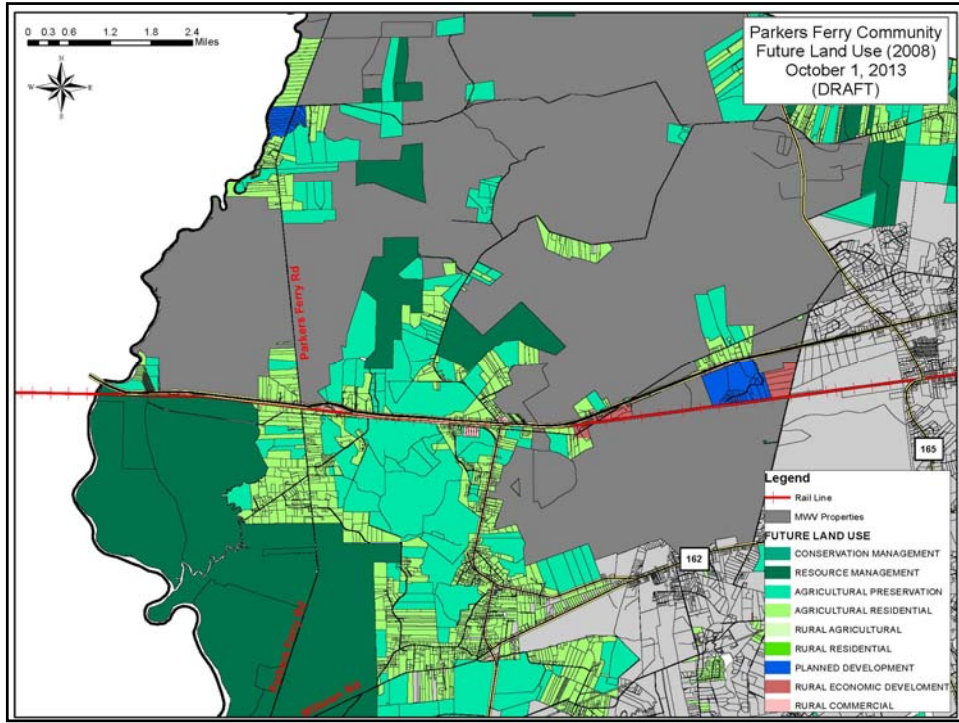
Planning for Our  
Community  
*The Comprehensive Plan*



County Zoning & Planning Department

*Comprehensive Plan*

County's vision for where and how  
future growth and development  
should occur based on citizen input



## Rural Cultural Community Protection

- ☞ New Future Land Use designation
  - ☞ **Protect and promote the culture**
  - ☞ Allow more **flexibility to subdivide** property
  - ☞ **Permit** service, business, office, and employment **opportunities**
  - ☞ Intended to **protect the culture** of the area, **promote the culture and the unique development patterns,** and **sustain** the strong sense of **community**

## Rural Cultural Community Protection

- ☞ Future development should be **compatible with the existing community**
  - ☞ Residences, agriculture, forestry, churches, cemeteries, cultural and historic buildings, schools, post offices, etc. should be allowed
  - ☞ Compatible businesses and offices should be allowed to offer services and employment opportunities for local residents

## *Comprehensive Plan Process*

- ☞ Planning Commission recommendation of approval
  
- ☞ Public Hearings
  
- ☞ County Council approval

## *Planning for Our Community The Zoning and Land Development Regulations Ordinance (ZLDR)*



County Zoning & Planning Department

## Zoning

- ❧ Primary tool for implementation of *Comprehensive Plan* goals
  
- ❧ Regulates:
  - ❧ Number of houses
  
  - ❧ Lot size
  
  - ❧ Uses

## Overlay Zoning District

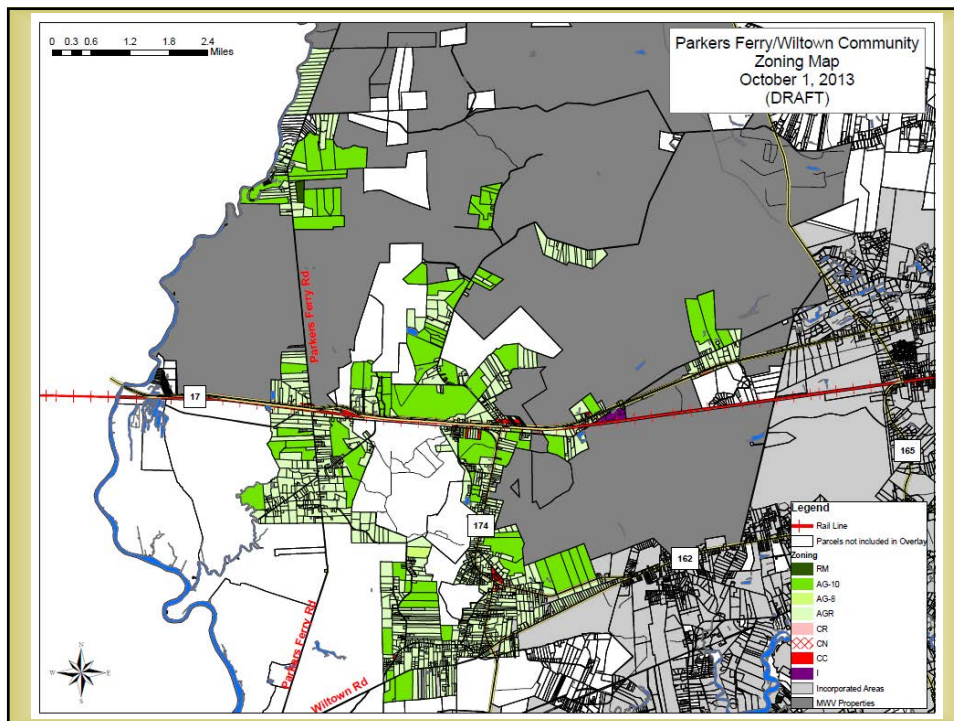
- ❧ Defined as a zoning technique *which imposes a set of requirements or relaxes a set of requirements imposed by the underlying zoning district...*
  
- ❧ Recognized as planning tool in the County *Comprehensive Plan*
  
- ❧ Used throughout Charleston County

## Rural Cultural Community Protection Overlay (RCCP-O) Zoning District

allows the communities to grow as the residents desire while protecting the culture

### Constraints:

- ☞ Lack of public water and sewer system
- ☞ Mostly residential
- ☞ Very few businesses
- ☞ Many earthen roads connecting to state roads
- ☞ Very limited public transportation availability
- ☞ Development costs

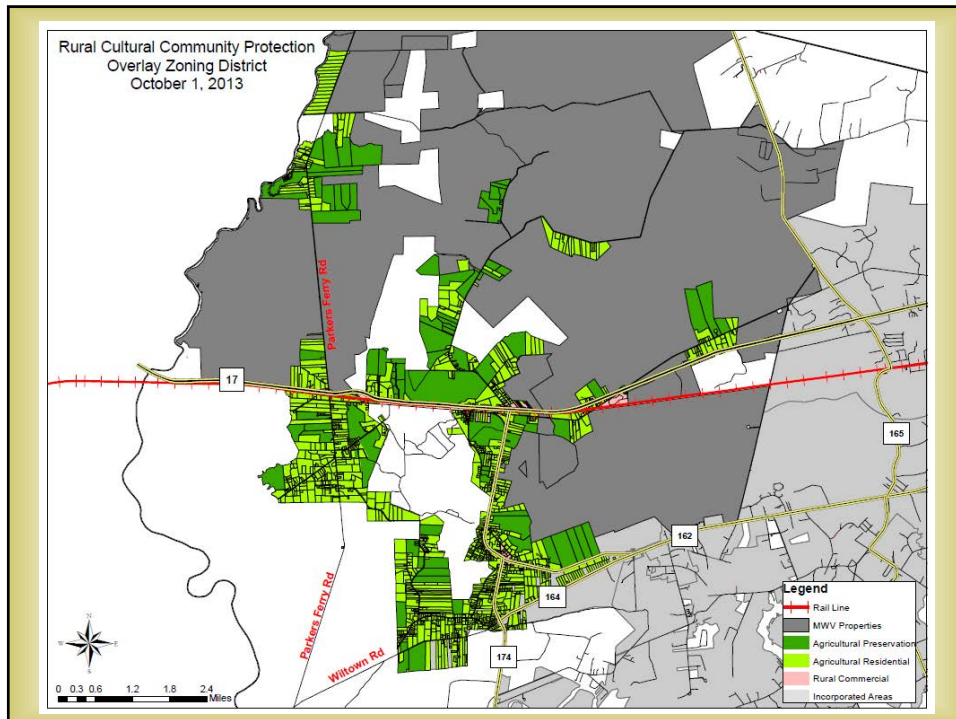


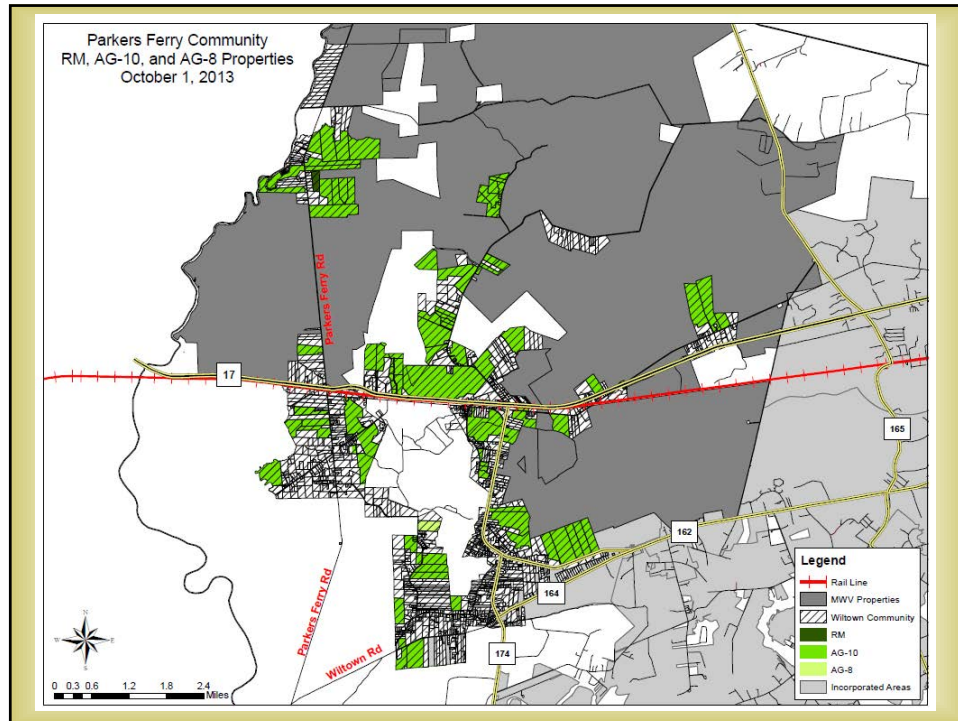


# Rural Cultural Community Protection Overlay (RCCP-O) Zoning District

## 3 Areas of the RCCP-O

- ⌘ Agricultural Preservation
- ⌘ Agricultural Residential
- ⌘ Rural Commercial

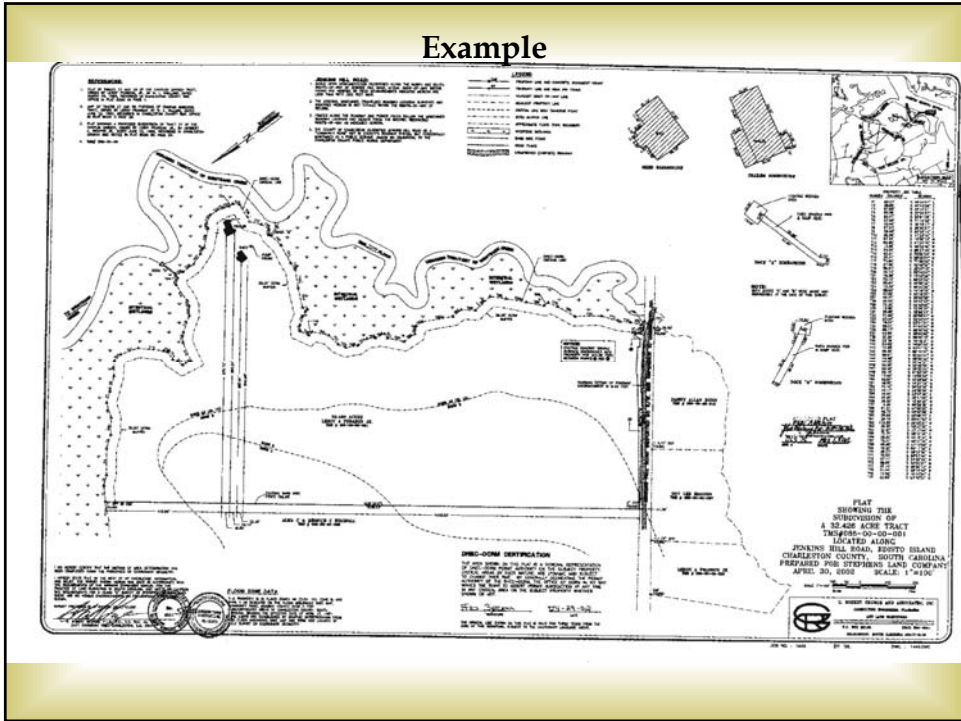




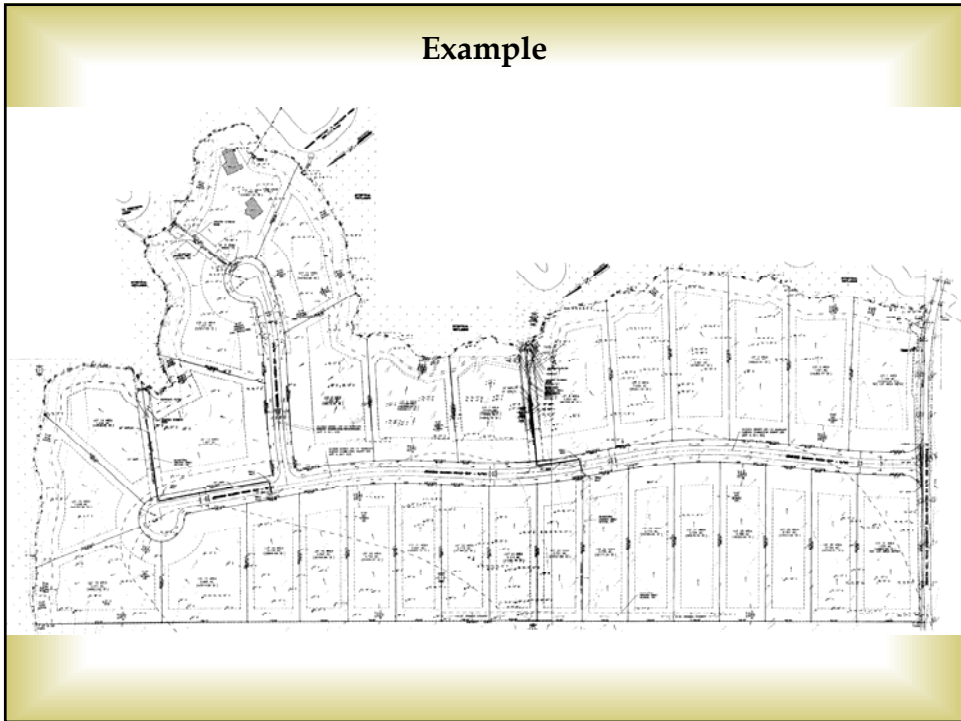
## Agricultural Preservation Area

- ☞ **Permitted Uses: underlying zoning uses**
  - ☞ Crop production, stable, fishing or hunting lodge, wineries, schools, resource extraction/mining, manufactured homes, etc.
- ☞ **Ability to subdivide:**
  - ☞ AG-8: max density = 1 DU/8AC
  - ☞ AG-10: max density = 1 DU/10AC
- ☞ AG-8 & AG-10 parcels WITHIN THE OVERLAY: max density of 1 dwelling unit per 5 acres (1DU/5AC)
  - ☞ Consistent with the current *Comprehensive Plan* density guidelines
- ☞ Density for AGR lots will remain the same (1DU/1AC)

### Example



### Example



## With a 32-acre lot...

☞ Currently...

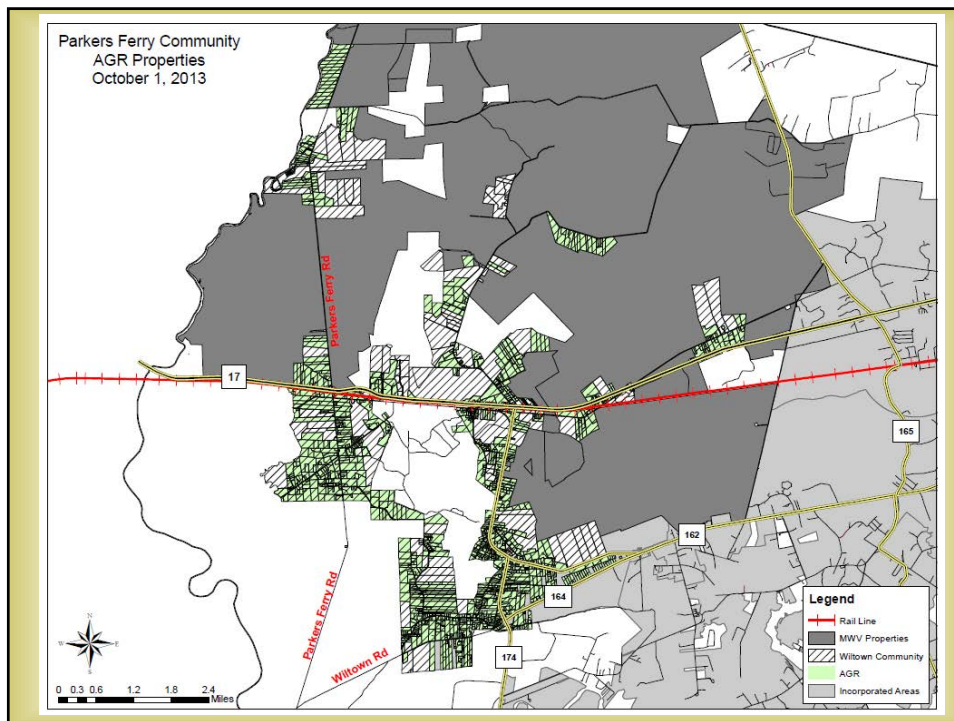
☞ AGR = 32 lots; AG-8 = 4 lots; AG-10 = 3 lots

☞ Within the proposed RCCP-O District...

☞ AGR = 32 lots; AG-8 = 6 lots; AG-10 = 6 lots

☞ 2 additional AG-8 lots & 3 additional AG-10 lots would be allowed within the proposed overlay district

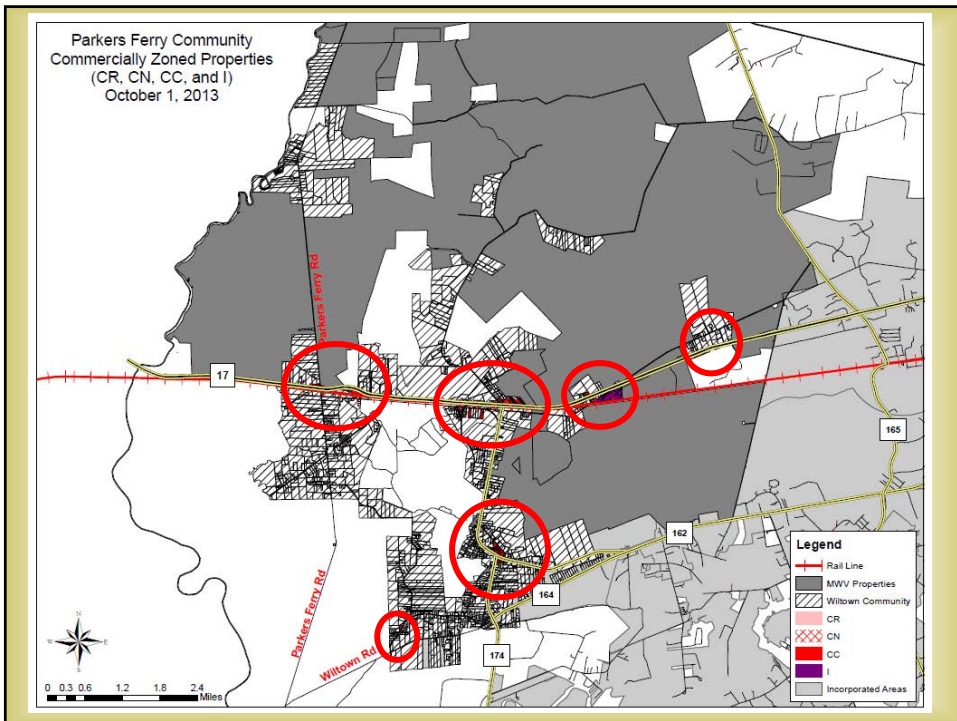
\* subdivision calculations do not include factors such as: wetlands, septic system area, setbacks, roads, etc.



## Agricultural Residential Area

- ☞ Density for AGR lots will remain the same (1DU/1AC)
  - ☞ Permitted Uses: current AGR uses:
    - ☞ Crop production, stables, fishing or hunting lodge, wineries, schools, resource extraction/mining, manufactured homes, etc.
- PLUS**
- ☞ Neighborhood commercial uses such as: ATMs, indoor recreation, banks, consumer vehicle repair, gas station, general restaurant, special events use, professional office, etc.
    - ☞ All new uses are subject to approval by the Board of Zoning Appeals
      - ☞ Development will be open to public scrutiny





## Rural Commercial Area

Permitted Uses: a variety of commercial uses that are compatible with rural character will be allowed

Density will be 1 dwelling unit per lot



## Challenges/Solutions



### Issues included:

- Ability to subdivide
- Lack of services and amenities

### Proposed Solutions:

- Increased density for AG-8 & AG-10 parcels within the RCCP-O
- Pool of permitted uses for AGR parcels expanded

## Public Transportation





# Public Transportation

**ROUTE C-201**  
Edisto Island  
Citadel Mall

The TriCounty Link is a flagstop system. To catch a ride, just stand at a safe location along the route, WAVE and the bus will stop to pick you up.

**TRI COUNTY LINK**  
HAWKLEY • CHARLESTON • DORCHESTER  
Edisto Island  
Citadel Mall  
C-201 Route

843-899-4096 • 800-966-6631  
www.ridetricountylink.com

# Public Transportation



one-way fare plus a 25¢ per transfer fee.

For more information about TriCounty Link services call toll free 800-966-6631 or visit our website at [www.ridetricountylink.com](http://www.ridetricountylink.com)



AM SCHEDULE - Edisto Island - Adams Run - Parkers Ferry - Osborn - Adams Run - Hollywood - Red Top - Citadel Mall													Monday - Friday			
Edisto Island Indigo Rd.	Cypress Bottom Rd./ Hwy 174	Edisto Food Mart/ Hwy 174	Rudy's One Stop/ Hwy 164	Joseph White Rd./ Sugar Hill Rd.	Mausa Hill Rd./Parkers Ferry Rd.	Mitchell Rd./Old Jacksonboro Road	Bennett Grocery	Hwy 164/162 Labor Camp	Hwy 162/ Schroder School	Baptist Hill High School	Hwy 162/ Hwy 165	Hwy 162/ Scott White Road	Mitchell Grocery	Citadel Mall	1	15
6:00 AM	6:10 AM	6:17 AM	6:35 AM	6:40 AM	6:42 AM	6:46 AM	6:49 AM	6:52 AM	6:54 AM	6:57 AM	7:00 AM	7:10 AM	7:12 AM	7:30 AM		

PM SCHEDULE - Citadel Mall - Red Top - Hollywood - Adams Run - Osborn - Parkers Ferry - Adams Run - Edisto Island													Monday - Friday			
Citadel Mall	Mitchell Grocery	Hwy 162/ Scott White Road	Hwy 162/ Hwy 165	Baptist Hill High School	Hwy 162/ Schroder School	Hwy 164/162 Labor Camp	Bennett Grocery	Mitchell Rd./Old Jacksonboro Road	Mausa Hill Rd./Parkers Ferry Rd.	Joseph White Rd./ Sugar Hill Rd.	Rudy's One Stop/ Hwy 164	Edisto Food Mart/ Hwy 174	Cypress Bottom Rd./ Hwy 174	Edisto Island Indigo Rd.	15	1
4:56 PM	5:02 PM	5:12 PM	5:15 PM	5:16 PM	5:21 PM	5:23 PM	5:26 PM	5:30 PM	5:33 PM	5:35 PM	5:45 PM	6:20 PM	6:30 PM	6:35 PM		

The information contained in this brochure is also available in alternative formats and may be obtained by calling 800-966-6631. TriCounty Link is committed to ensuring that no person is excluded from participation in, or denied the benefits of its transit services on the basis of race, color, or national origin, as protected by Title VI of the Civil Rights Act of 1964. For more information please go to our web site at [www.ridetricountylink.com](http://www.ridetricountylink.com).

# Community Feedback



Any Questions?

## Next Steps



*Zoning & Land Development Regulations  
Ordinance Process*

- ❧ Draft the RCCP-O District regulations
- ❧ Seek Planning Commission recommendation of approval
- ❧ Public Hearing
- ❧ County Council approval

Charleston County Zoning &  
Planning Department

4045 Bridge View Dr., North Charleston, SC  
29405



Main Phone #: 843-202-7200

Email: [planning@charlestoncounty.org](mailto:planning@charlestoncounty.org)

# Closing Remarks





## Charleston County News Release

### MEDIA CONTACT

Name: Shawn Smetana, Media Relations Coordinator

Phone: (843) 958-4007

E-mail: [ssmetana@charlestoncounty.org](mailto:ssmetana@charlestoncounty.org)

Release Number:

Date:

## Councilmember Johnson Hosts Third Parkers Ferry Planning/Zoning Community Meeting on October 1

*Continued discussion of planning and zoning issues and solutions on October 1 at Wiltown Community Center.*

[Charleston County Councilmember Anna B. Johnson](#) will host a third community meeting to continue a discussion on planning and zoning issues and solutions for the Parkers Ferry area on Tuesday, October 1, from 6:30 to 8:30 p.m. at the Wiltown Community Center (5779 Parkers Ferry Road in Adams Run, 29426). The meeting is a follow-up to the [April 24 community meeting](#) where attendees discussed the results from a citizen questionnaire. Topics addressed included the zoning and planning issues facing citizens today, as well as what residents would like for their community in the future.

Based on the community feedback provided at the April 24 meeting, County Planning staff has been diligently working to identify possible zoning and planning solutions for residents. Those in attendance on October 1 will have an opportunity to provide feedback and ask questions on potential amendments to the [Zoning & Land Development Regulations \(ZLDR\) Ordinance](#) and the Charleston County [Comprehensive Plan](#). Anyone with questions about the meeting may contact the [Charleston County Zoning and Planning Department](#) at (843) 202-7240.

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### For information on Charleston County Government news and services, the public can:

- Visit our website: [www.charlestoncounty.org](http://www.charlestoncounty.org)
- Follow us on Twitter: <https://twitter.com/ChasCountyGov>
- Like us on Facebook: <http://www.facebook.com/pages/Charleston-County-Government/474878989220753>
  - *Board of Elections and Voter Registration:* <http://www.facebook.com/pages/Charleston-County-Board-of-Elections-and-Voter-Registration/103895809694986>
  - *Consolidated 9-1-1 Center's Public Education Program:* <http://www.facebook.com/pages/Charleston-County-Government/474878989220753#!/pages/Charleston-County-Consolidated-9-1-1-Center-Public-Education-Program/186965438015227>
  - *Emergency Management Department:* <http://www.facebook.com/EMDChasCo>
  - *Zoning and Planning Department:* <https://www.facebook.com/pages/Charleston-County-Government/474878989220753#!/pages/Charleston-County-Zoning-Planning-Department/549596221765813>
- See us on You Tube: <http://www.youtube.com/user/charlestoncountygov>
- Watch County Council meetings online <http://www.ustream.tv/channel/charleston-county-government>



- written by Jennie Flinn -

# **Parkers Ferry Community Meeting: Planning and Zoning Issues and Solutions**

*Hosted by Charleston County Councilmember Anna Johnson*

Tuesday, October 1st, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

*This meeting is a follow-up to the Apr. 24 community meeting where planning and zoning issues for the Parkers Ferry area were discussed.*

*County staff will be presenting zoning solutions. Attendees will have an opportunity to provide feedback and ask questions.*

*Please contact the Charleston County Zoning & Planning Department at (843) 202-7240 with any questions.*



## **Post & Courier**

### **THIRD PARKERS FERRY COMMUNITY MEETING: PLANNING AND ZONING ISSUES AND SOLUTIONS OCTOBER 1, 2013 (6:30 PM)**

Charleston County Council Member Anna Johnson will host a third community meeting to continue discussing planning and zoning issues and solutions for the Parkers Ferry area on Tues., Oct. 1, 2013, from 6:30 pm to 8:30 pm at the Wiltown Community Center (5779 Parkers Ferry Rd, Adams Run, SC 29426). This meeting is a follow-up to the community meeting held on Apr. 24, 2013 and will include an opportunity for attendees to ask questions and give comments. Please contact the Charleston County Zoning & Planning Department at (843) 202-7240 with any questions.