



## PARKERS FERRY COMMUNITY PLAN

*A collaborative planning effort to preserve the cultural and natural resources of the historic Parkers Ferry community*

**Adopted December 15, 2016**



## Parkers Ferry Community Meeting

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Charleston County Zoning & Planning Department

February 16, 2017

7:00 pm – 8:30 pm





## Agenda

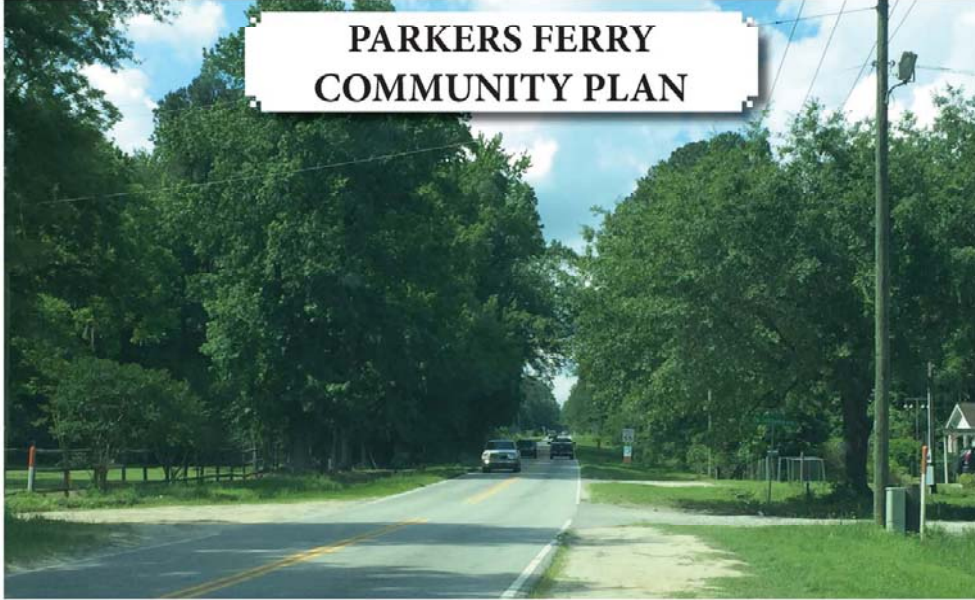
- Welcome & Introductions
- Presentation of Draft Parkers Ferry Overlay Zoning District
  - Residential Areas Description and Community Feedback
  - Business Service Nodes/Commercial Properties Description and Community Feedback
- Next Steps
- Adjourn



## Introductions

- Anna Johnson, Charleston County Council Member
- Sussan Chavis, County Planning Commission Member
- Jennifer Miller, Deputy Administrator for Human Services
- Joel Evans, PLA, AICP, Planning Director
- Andrea Pietras, AICP, Deputy Director
- Andrea Harris-Long, AICP, Planner II
- Dan Frazier, AICP, Planner II

# PARKERS FERRY COMMUNITY PLAN



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## Parkers Ferry 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. Evaluate and update the Community Plan, as needed, with community input.

2. Planning and Zoning Strategies to allow more flexibility to subdivide property; allow commercial uses and preserve natural and cultural resources.

Strategy 2.1: Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an overlay zoning district, as applicable (a draft overlay zoning district map is included on page 11).

Strategy 2.2: Monitor and evaluate the updated zoning ordinance and amend as needed.

3. Employment and Economic Development Strategies to increase employment opportunities for local residents; encourage local retail and personal services; and improve educational and/or workforce training opportunities to build a local employment base.

Strategy 3.1: Investigate methods to incentivize new development or redevelopment in identified commercial nodes.

Strategy 3.2: Identify and pursue grant opportunities that encourage economic investment in the area.

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Strategy 3.5: Ex

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Strategy 4.1: Ex

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Strategy 4.2: W

Strategy 4.3: Coordinate with Charleston County Transportation Development Department, Charleston County Public Works Department, and the South Carolina Department of Transportation (SCDOT) to receive updates on Parkers Ferry Area projects.

Strategy 4.4: Investigate potential funding sources such as the Rural Transportation Alternatives Program (RTAP) grants for future public works and transportation projects.

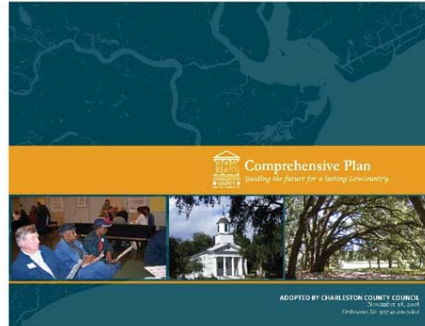
Strategy 4.5: Coordinate with Berkeley Charleston Dorchester Council of Governments (BCDCOG) regarding the Regional Bicycle Pedestrian Plan Update to continue expanding transportation and recreational options for residents.

**Strategy 2.1: Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an **overlay zoning district**, as applicable.**

## The Parkers Ferry Community Overlay Zoning District (PF-O)

The **purpose and intent** of the PF-O is to implement the *Charleston County Comprehensive Plan* by creating an overall vision for the future of the Parkers Ferry Community that...

*“...protects and promotes the culture and unique development patterns of existing historic rural communities; preserves rural and agricultural landscapes; and through balanced social, cultural, economic and environmental considerations, sustains the area’s strong sense of community”.*

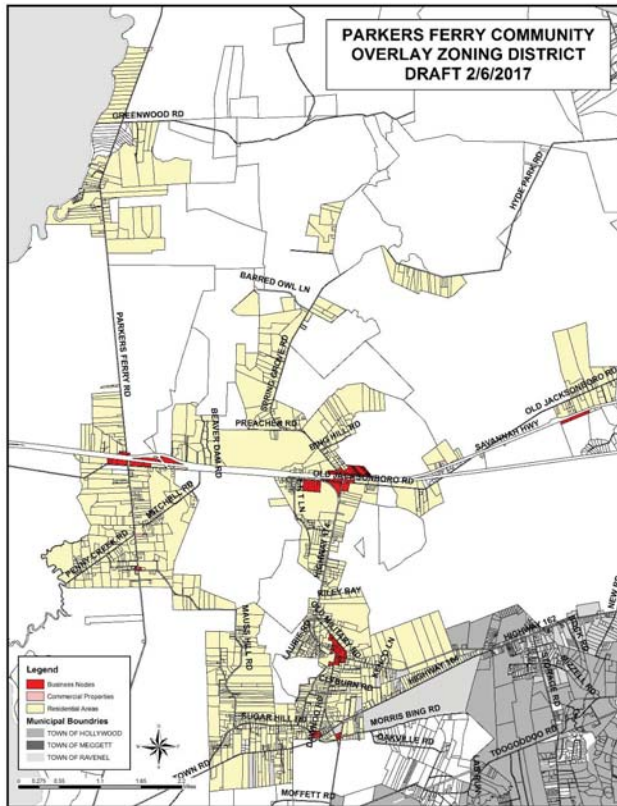


## The Parkers Ferry Community Overlay Zoning District (PF-O)

- The PF-O is guided by input collected from the Community
- Addresses primary community needs and issues by:
  - Preserving the unique cultural heritage of the community
  - Increasing flexibility to subdivide and develop property
  - Improving access to retail/public services and employment opportunities
- Identifies two PF-O development designations:
  - Residential Areas
  - Business Nodes and Commercial Properties







## Residential Areas

- The PF-O provides additional flexibility for parcels within the Residential Areas designation including:
  - Expansion in the number of homes allowed;
  - More flexible lot requirements to enable subdivision;
  - Increased ability to develop Accessory Dwelling Units (ADUs);
  - More flexibility regarding home occupations; and
  - Additional permitted uses allowed.

## Residential Area Principal Uses

### Permitted Uses

- Single Family Detached Homes
- Manufactured Housing Units
- Family Daycare
- Schools
- Libraries
- Museums
- Greenhouse/Horticulture Production
- Crop Production
- Private Stables
- Agricultural Sales or Services
- Fishing or Hunting Lodge
- Special Events
- Artisans and Craftsman (conditional use)

### Prohibited Uses

- Breweries
- Tattoo Facilities
- Shooting Ranges
- Gun Shops
- Billboards
- Liquor, Beer or Wine Sales

**TABLE 5.14-2: RESIDENTIAL AREAS  
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <sup>(1)</sup>**

<b>MAXIMUM DENSITY</b>	1 dwelling unit per acre
<b>MINIMUM LOT AREA</b>	Variable <sup>(2)</sup>
<b>MINIMUM LOT WIDTH:DEPTH RATIO</b>	1:5 <sup>(3)</sup>
<b>MINIMUM SETBACKS</b>	
<b>Front/Street Side</b>	25 feet
<b>Interior Side</b>	10 feet
<b>Rear</b>	10 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet

- (1) For lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of Article 4.22, as they apply to the AGR Zoning District, shall apply.
- (2) The lot must establish a minimum 40' x 40' buildable area and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.
- (3) The depth of the lot shall not exceed 5 times the width of the lot (1:5 ratio).

**Accessory Dwelling Units (ADUs)** are living facilities for one or more persons that are separate from the principle dwelling unit but located on the same lot, such as “mother-in-law suites” or “granny flats”.

Under current ADU standards:

- Lots containing an ADU must have a minimum area 50% larger than the minimum area required for the principle structure;
- Maximum heated gross floor area cannot exceed 1,500 SF; and
- Setbacks, buffers and other requirements must comply with the applicable zoning district.

Under the proposed PF-O ADU standards:

- One ADU per lot is allowed regardless of lot size as long as documentation of septic approval by SCDHEC is provided;
- Maximum heated gross floor area is 1,500 SF; and
- Setbacks, buffers and other requirements must comply with the more flexible requirements of the overlay zoning district.



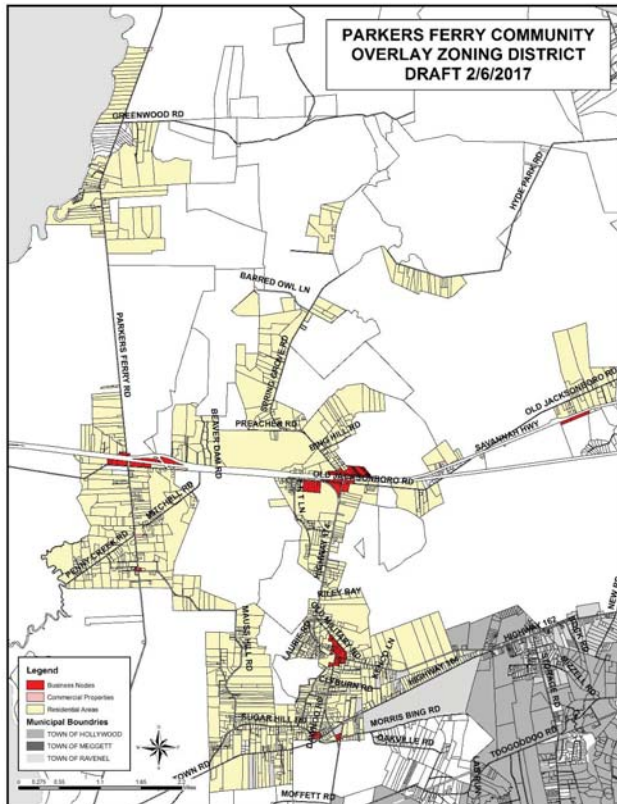
**Home Occupations** are specific types of work and employment that can be conducted from home within the primary dwelling unit or an accessory structure.

Under current Home Occupation regulations:

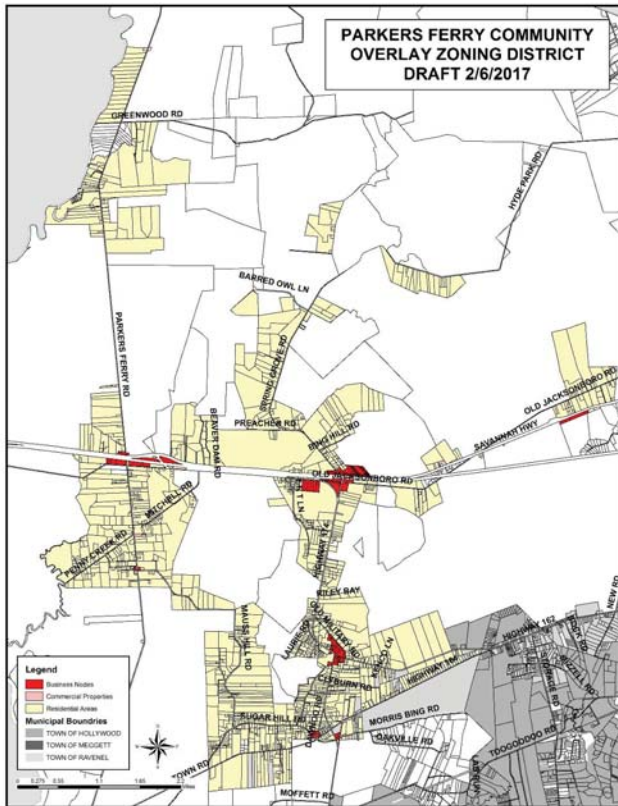
- Special trade contractors (carpentry, painting, electrical, heat/air contractors) as a home occupation are not allowed; and
- Only one (1) full-time employee is allowed.

Under the proposed PF-O Home Occupation regulations:

- Special trade contractors are allowed – these are establishments that specialize in a specific aspect of construction, such as painting or plumbing; and
- Up to five (5) non-resident employees are allowed if approved through the Special Exception process (public hearing and decision by the Board of Zoning Appeals).



**Are there any Questions or Comments regarding Residential Areas in the PF-O?**



## Business Nodes and Commercial Properties

- Business Nodes are intended to allow the establishment of the businesses the residents want to see in the community in the future
- A total of six Business Nodes are proposed
- All parcels currently zoned commercial retain their commercial zoning either as part of a Business Node or as a “Commercial Property”
- “Commercial Properties” are properties that are currently zoned commercial, but are not located near a Business Node
  - Not included in Business Nodes, but the same types of businesses are allowed

## Business Node and Commercial Property Principal Uses

### Permitted Uses

- Single Family Detached Homes
- Manufactured Housing Units
- Adult, Child and Family Daycare
- Schools
- Health Care Services
- Museums and Libraries
- Community Recreation
- Eco-Tourism
- Social Clubs
- Animal Services (Kennel, Veterinarian,..)
- Financial Services, Banks
- Professional Services and Offices
- Limited Manufacturing and Production
- Farmers Markets
- Beauty Salons

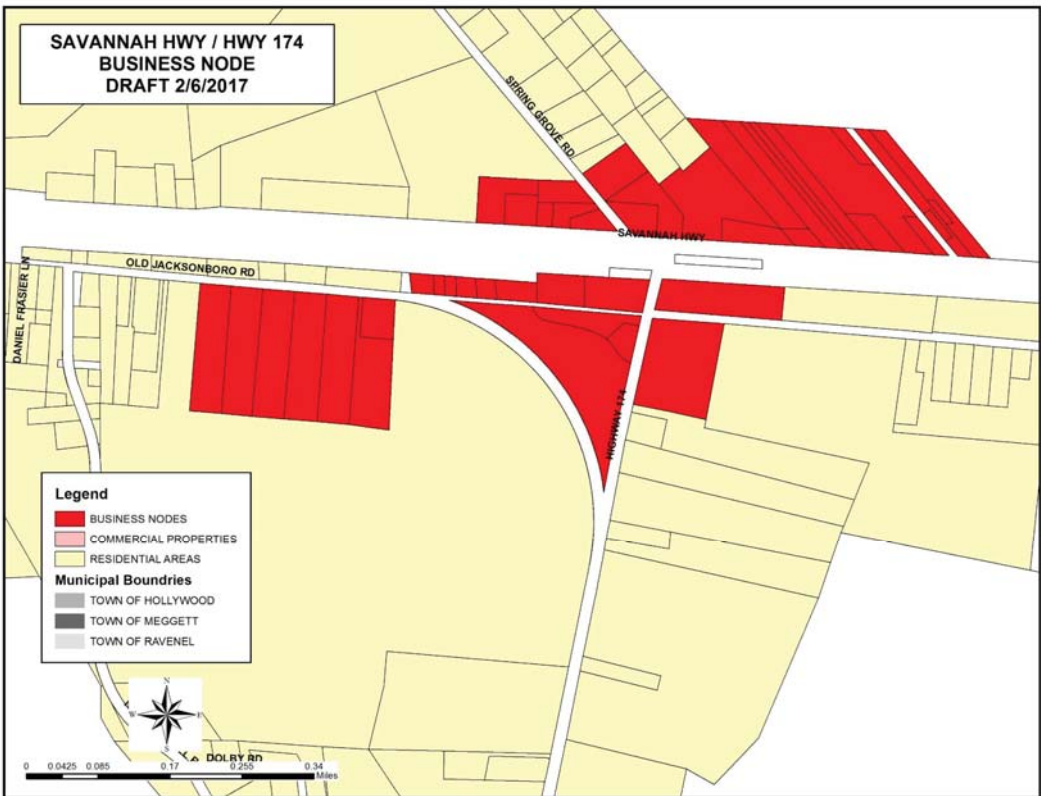
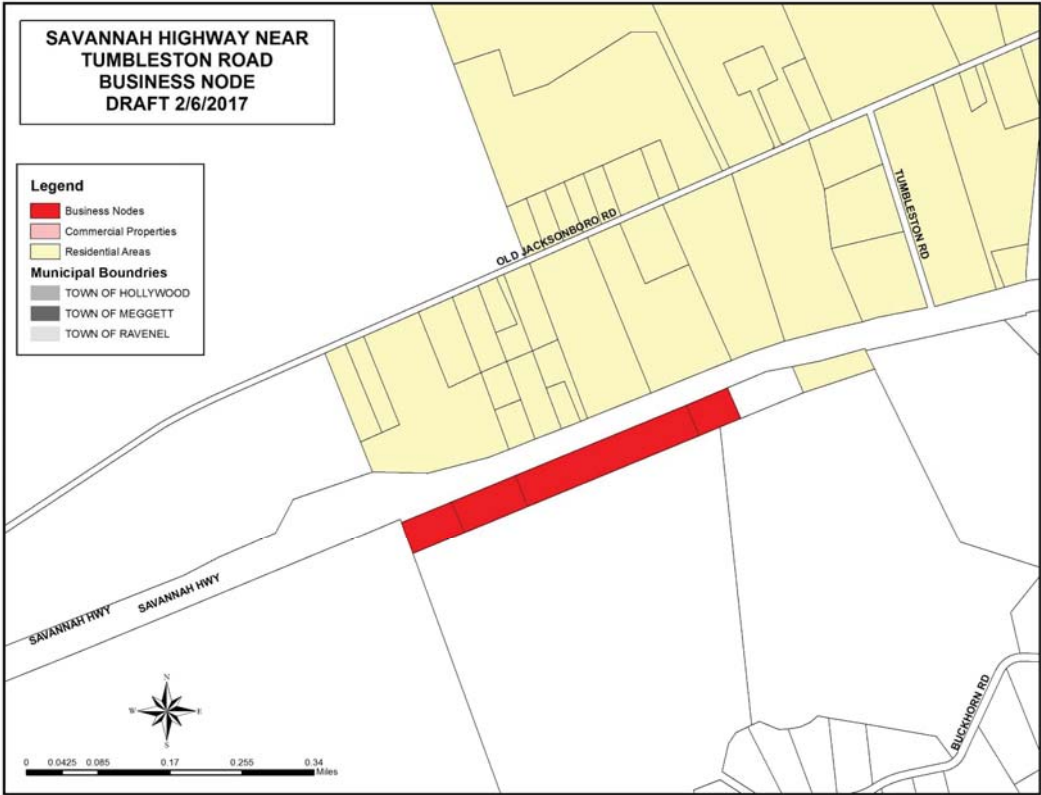
### Permitted Uses (Cont.)

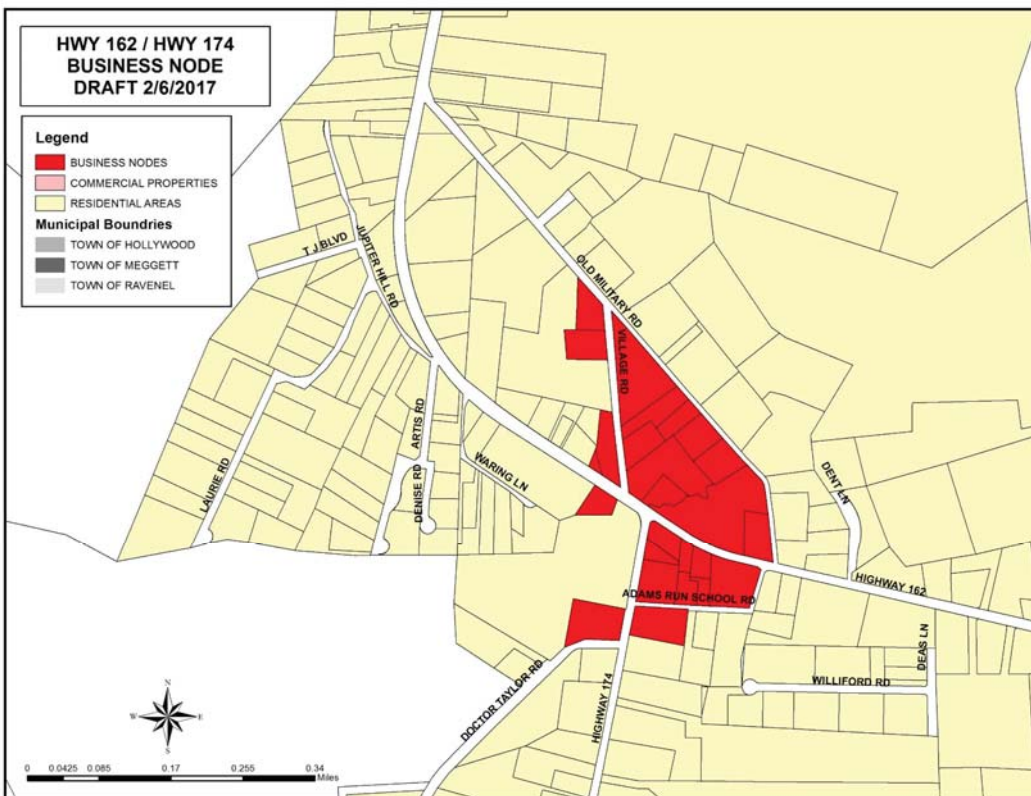
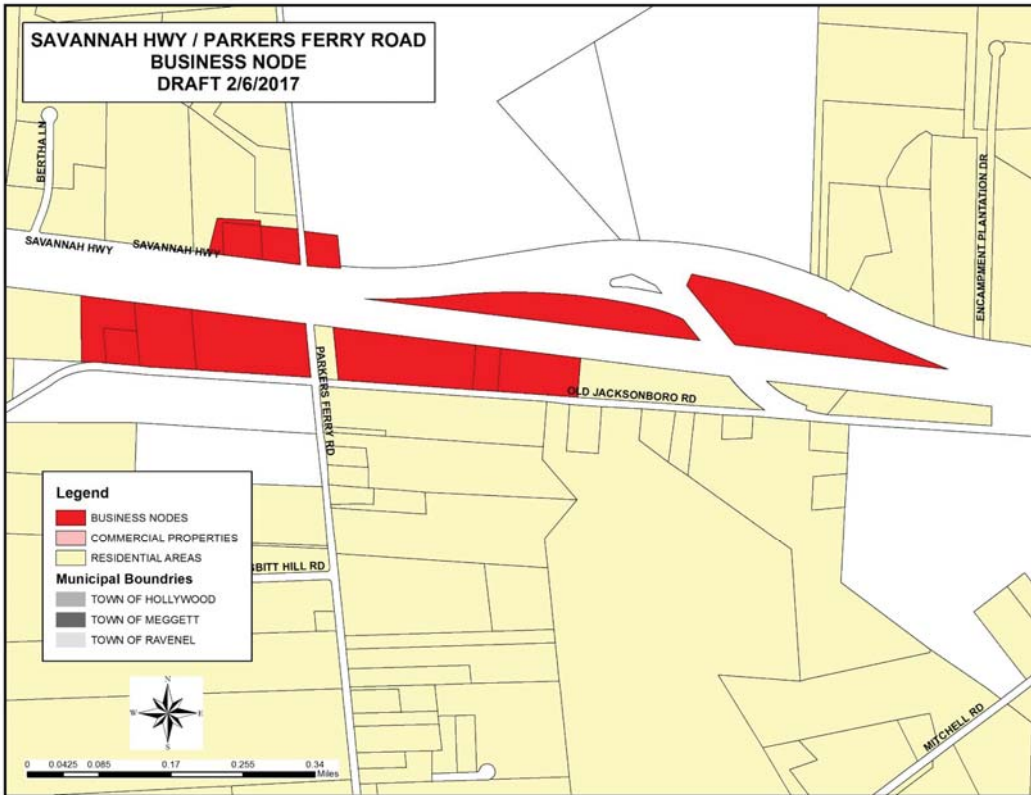
- Repair Services
- Retail Sales
- Dry Cleaning
- Tailors/Seamstresses
- Funeral Services

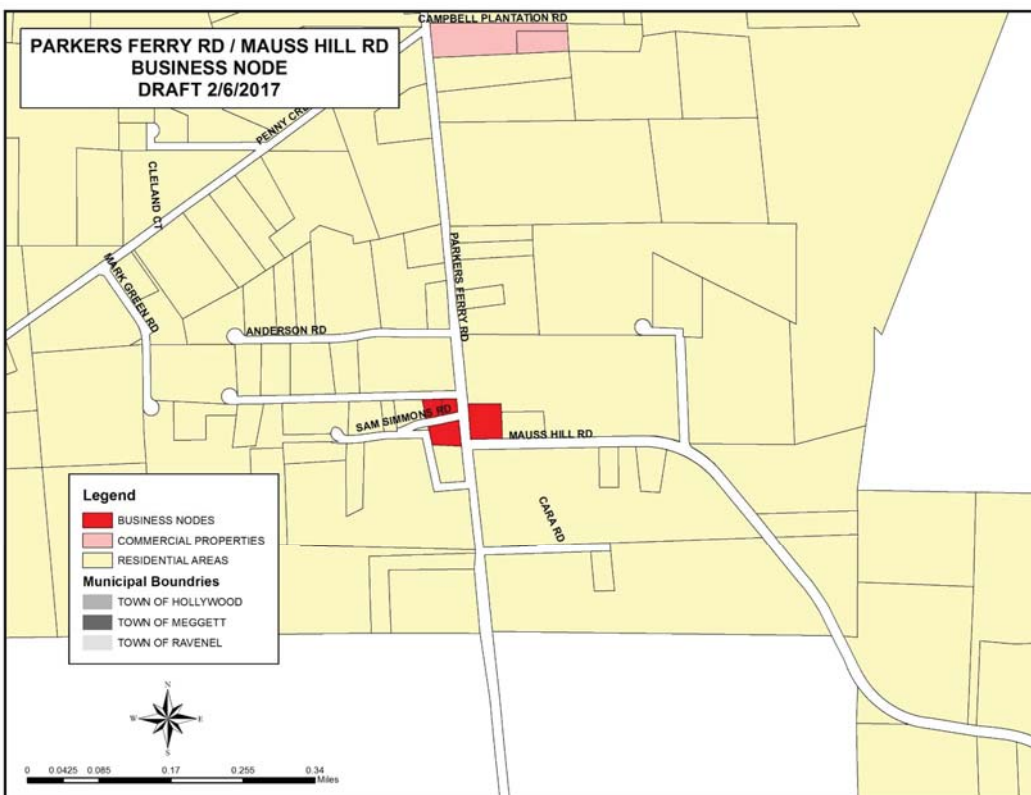
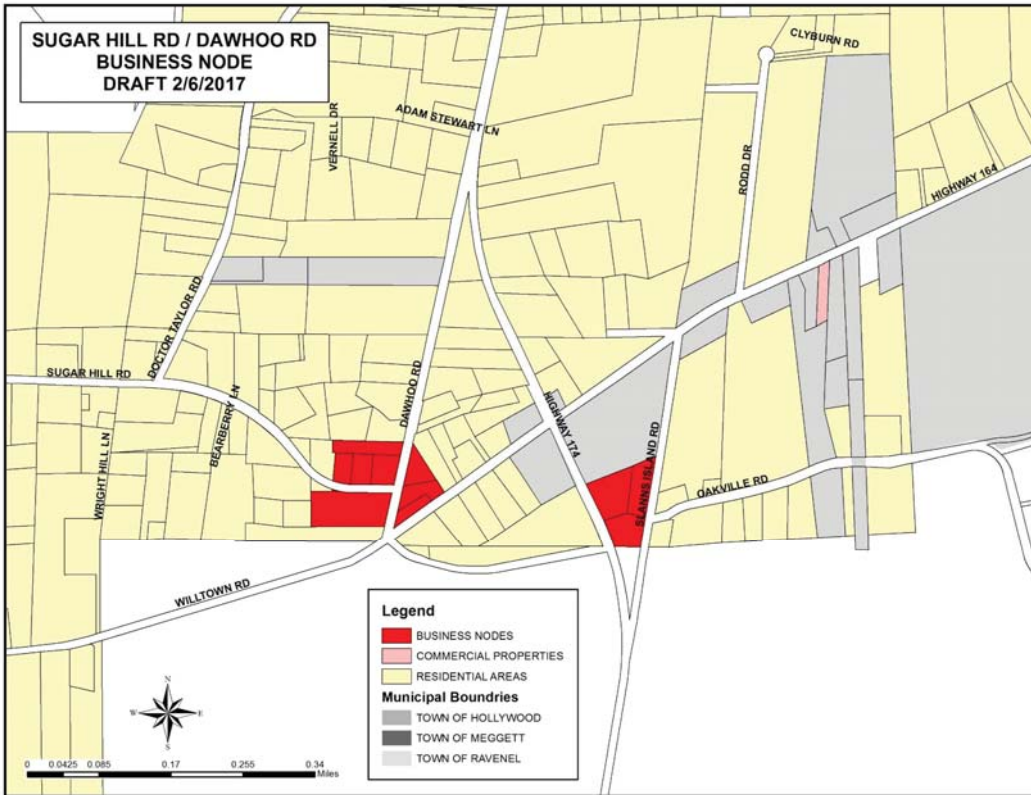
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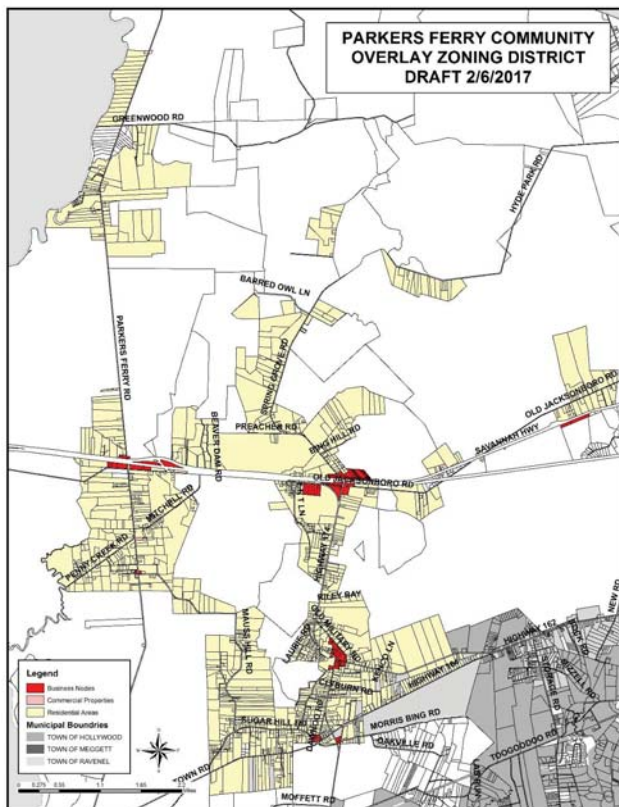
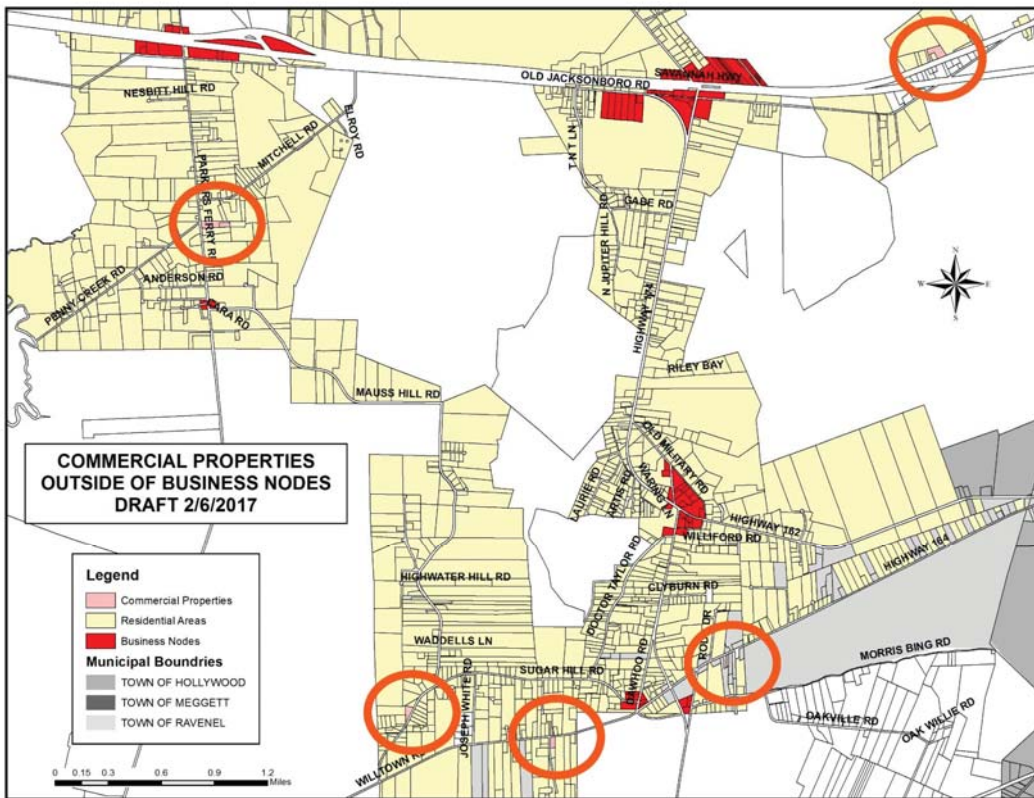












Are there any Questions or Comments regarding Business Nodes and Commercial Properties in the PF-0?



## Next Steps?

- Staff will Finalize the Parkers Ferry Community Overlay Zoning District (PF-O) based on Community Feedback
- **Another Community Meeting or go forward with the Adoption Process?**
- Overlay Zoning District Adoption Process
  - Planning Commission Meeting
  - County Council Public Hearing, Committee meeting, and 3 readings
- A copy of the current draft Parkers Ferry Community Overlay Zoning District is available as you leave tonight's meeting.

## Contact Information

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