

## PARKERS FERRY COMMUNITY MEETING AGENDA

- Welcome & introductions  
*Charleston County Council Member Anna Johnson*
  - Prayer
  - Pledge
- Meeting Objectives
  - Land use/zoning and subdivision/land development
  - Discussion of road and drainage issues
- Next meeting
- Adjourn

## MEETING OBJECTIVES

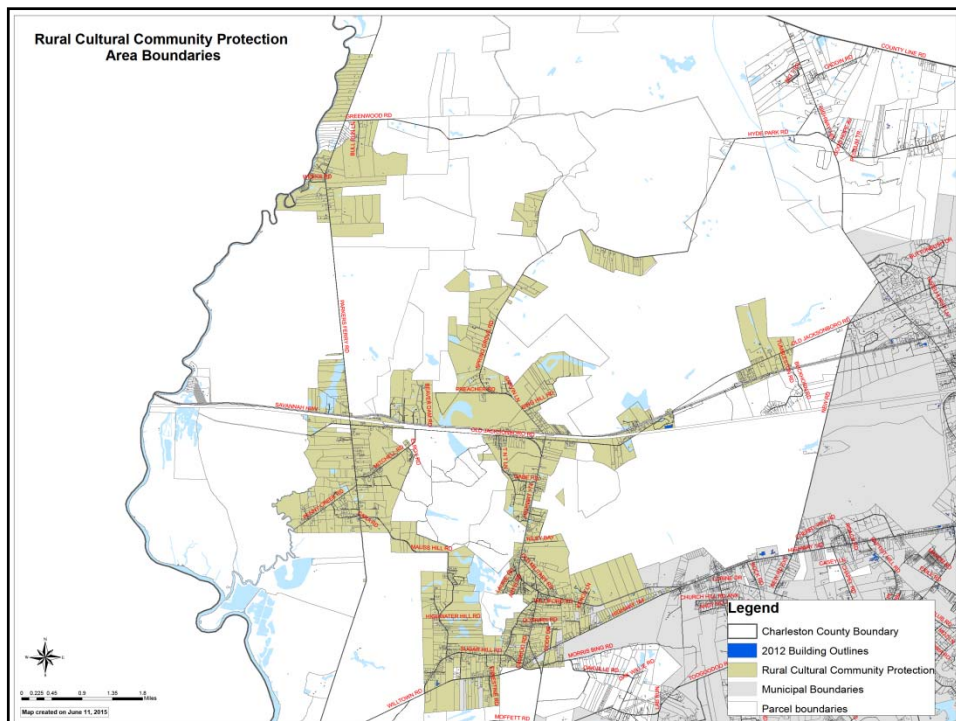
**Determine realistic action plan to address  
land use/zoning and subdivision/land  
development desires of the community**

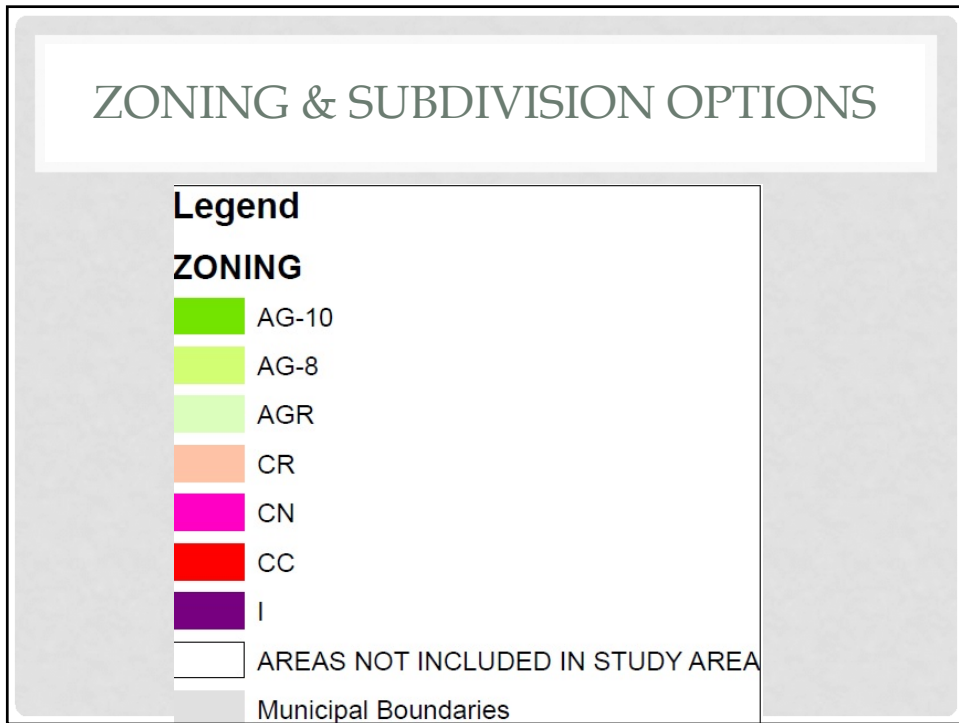
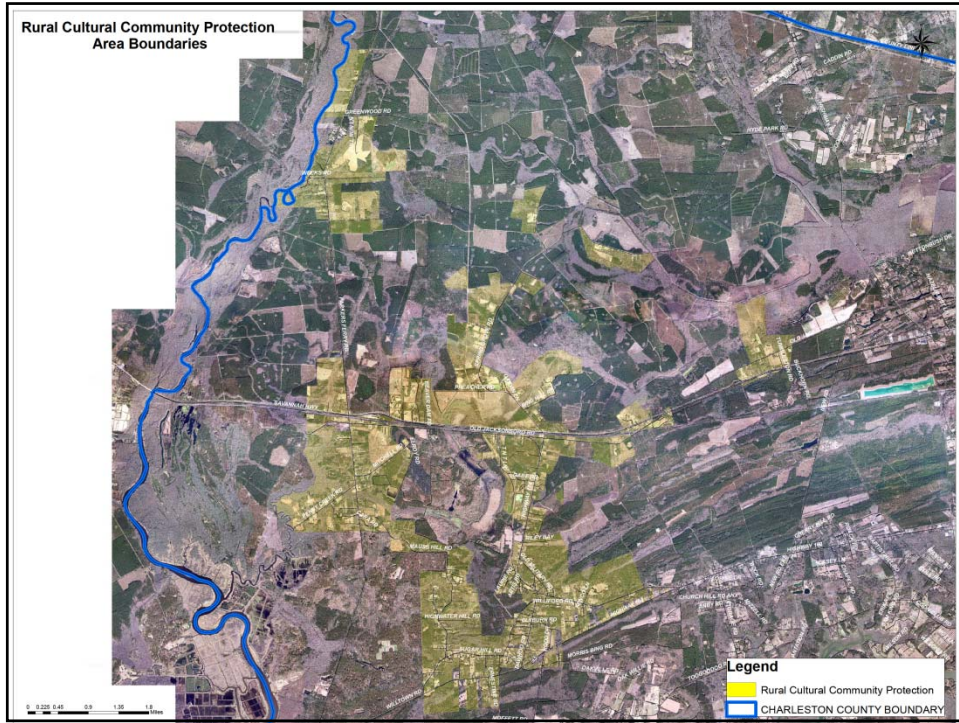
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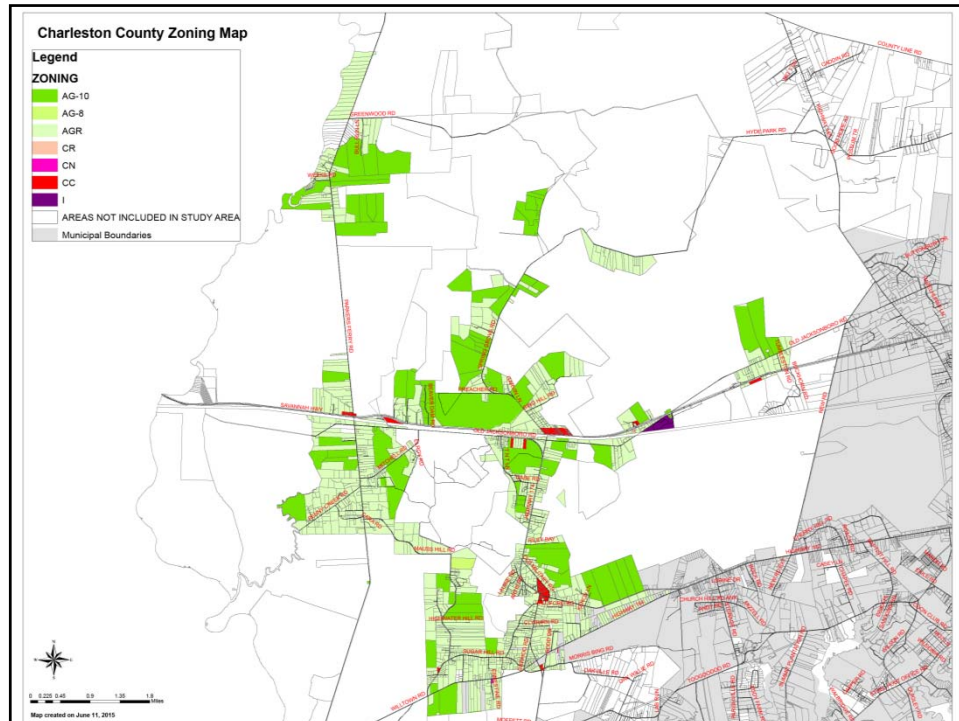
**Hear from the residents regarding road and  
drainage issues in the community**

## BACKGROUND

- Future development should be compatible with the existing community
- Residential density: **one unit per acre\***
  - \*Note: due to on-site wells and septic systems
- Residences, agriculture, forestry, churches, cemeteries, cultural and historic buildings, schools, post offices, etc. should be allowed







## SUBDIVISION OPTIONS

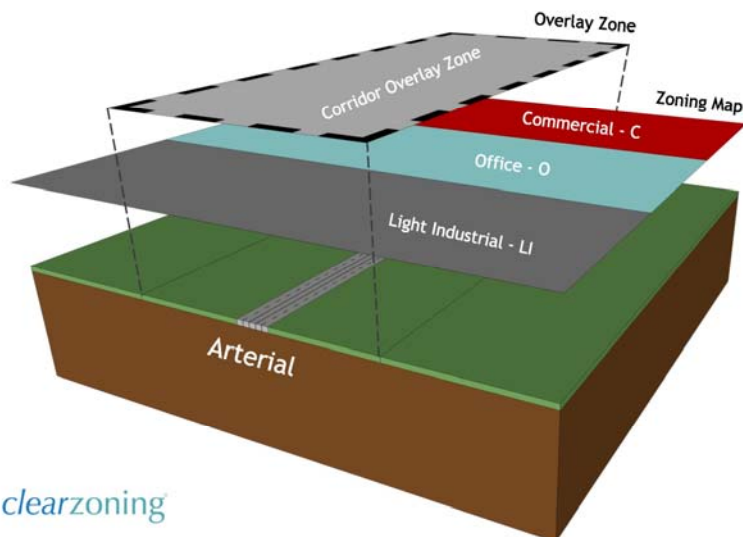
- We need more input from you... What are the main issues you are having with subdivision?
  - Number of homes allowed per acre?
  - Lot size requirements?
  - Building setbacks?
  - Legal access (easements/rights-of-way)?
  - Areas for septic systems/wells?
  - Costs of subdivision activities (surveys, etc.)?
  - Heirs' property?
  - Other issues?
- Subdivision tool: Amendments to Subdivision Regulations



## ZONING OPTIONS

- Create a community zoning plan that:
  - Implements the Rural Cultural Community Protection future land use designation of the Comprehensive Plan.
  - Provides standards for the subdivision of property that maintain the character and heritage of the community.
  - Allows compatible businesses and offices to offer services and employment opportunities for local residents.
- Zoning tool: Overlay Zoning District

### Overlay Zoning District Example



## COMMUNITY INPUT

- Identify the land uses you **DO NOT WANT** to see in your community **USING DOTS**

## AG, RESIDENTIAL & CIVIC OPTIONS

- Agricultural
  - Crops
  - Gardens
  - Forestry
  - Livestock/poultry
- Residential
  - Single family homes
  - Mobile homes
  - Retirement housing
  - Accessory dwellings
- Civic/Institutional
  - Churches
  - Libraries
  - Parks
  - Schools
  - Post offices
  - Fire/EMS/Police
  - Utility services
  - Service centers/courts

## SERVICE/COMMERCIAL OPTIONS

- Child and adult day care facilities
- Medical offices
- Rehab facilities
- Breweries
- Veterinary services
- Banks
- Catering services
- Retail sales
- Convenience stores
- Grocery stores
- Drug stores/pharmacies
- Gas station
- Bars/lounges
- Restaurants
- Fast food restaurants
- Tattoo facilities
- Light manufacturing
- Professional offices (lawyers, accountants, etc.)
- Mobile home sales

## MORE SERVICE/COMMERCIAL OPTIONS

- Hair, nail, or skin care services
- Hardware stores
- Shooting ranges
- Landscaping businesses
- ABC stores
- Personal improvement services (karate classes, painting lessons, etc.)
- Repair services
- Vehicle services
- Gun shops
- Artisan and craftsman
- Self-storage facilities
- Car/truck sales
- Recreational Vehicle (RV) sales
- Farm equipment sales/service
- Boat/RV storage

## CULTURAL/TOURISM OPTIONS

- Social clubs
- Special events
- Bed and breakfasts/inns
- Hunting/fishing lodges/clubs
- Eco-tourism
- Farmers markets
- Sweetgrass basket stands

## COMMUNITY INPUT

- Identify the land uses you **DO NOT WANT** to see in your community **USING DOTS**



## WHERE DO YOU WANT COMMERCIAL USES LOCATED?

- **USE DOTS** to show us where you **WANT COMMERCIAL USES** on the map

## DISCUSSION: PUBLIC WORKS RELATED NEEDS

Hear from the residents regarding road and drainage issues in the community

## WHAT'S NEXT?

- Draft zoning and subdivision changes
  - Community review and feedback
  - Planning Commission review and recommendation
  - Public hearing
  - Council adoption
- Update on Public Works related issues and options
- Next community meeting – Fall 2015

## CONTACT INFORMATION

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