



Meeting Summary
Parkers Ferry Community Meeting
Wiltown Community Center
February 27, 2013
6:30 to 8:30 PM

On Wednesday, February 27, 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. The meeting was well attended by both area citizens (53 people) and Charleston County representatives (10 people). The meeting was advertised in a Charleston County Press Release and the *Post & Courier* newspaper. Approximately 118 flyers were mailed to area churches and citizens listed on the interested parties lists.

During part one of the meeting, the Charleston County Zoning and Planning Department provided information on current land use regulations, discussed the existing communities and boundaries, and provided a questionnaire and area map to citizens. Dan Pennick, Director of the Zoning and Planning Department, led citizens through the presentation and the questionnaire. Citizens' answers will be compiled and analyzed by the Zoning and Planning Department to guide future land use recommendations in the area. Follow-up meetings will be scheduled to discuss the next steps based on the survey responses.

During the second part of the meeting, Council Member Johnson held an informal discussion with her constituents. A variety of issues were discussed including transportation, employment, and infrastructure needs. Council Member Johnson plans to follow-up concerns with future community meetings.

Supplemental packet materials include:

- Community meeting agenda
- List of attendees
- Zoning & Planning Department presentation
- Questionnaire
- Questionnaire Results
- Map of Western Charleston County
- Event pictures
- Notices
 - Charleston County Press Release
 - Flyer
 - Newspaper advertisement



Agenda

Parkers Ferry Community Meeting

Wednesday, February 27, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

- Welcome and introductions (*Charleston County Council Member Anna Johnson*)
 - Purpose
 - Meeting Rules
 - Goals, and Objectives

- Part I: Planning for Our Community
(*County Zoning and Planning Department Staff*)
 - Identification of community boundaries
 - Discussion of community character questionnaire
 - Discussion of solutions and next steps

- Part II: Discussion with Charleston County Council Member Anna Johnson

- Adjourn

**Parkers Ferry Community Meeting
February 27, 2013
Meeting Attendees**

Citizens: (53 attendees)

Gregory McCormick	Beatrice Wiggin
Adolphus Smalls	Opella McCanick
Celestine Wright	Allerenda Mitchel
Magdalene McGlover	Berretha B. McCanick
Albertha Carroll	Viola S. Welkans
Refres Drayton, Jr.	Delores S. Brown
Donna Miller	Samuel Edwards, Jr.
Peter Smalls	Ophelia E. Wernary
Mr. and Mrs. James Brown	Darrin Mack
Ashlee McCanick	Sam Sperry
Nayla Wright	Susan Watts
Lewis Wright	Mac Bauchman
Richard M. Miller	James Mitchell
Bobby DuPree	C. Johnson
LeRoy Seabrook	Willie Johnson
Victoria Duffy	Bergam Duffy
Delores Porter	Michelle Wryles
Ervin Green	William Mitchell
Sammie Smalls	Renona Butler
Terry Anderson	Moses McKelvey
Wilbur L. Jones, Jr.	Elaine Mitchell
Levern McCanic	Margie G. Washington
Dorothy Shivird	Seabrook and Donna Platt
Cleveland Wiggins	Roosevelt Mitchell
Hermeshia McCunick	Owen Hinds

Charleston County Representatives: (10 attendees)

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

Parkers Ferry Community Meeting

February 27, 2013

6:30 PM – 8:30 PM

Wiltown Community Center

Meeting Agenda

Welcome and introductions *(Charleston County Council Member Anna Johnson)*

Purpose
Meeting Rules
Goals, and Objectives

Part I: Planning for Our Community

(County Zoning and Planning Department Staff)

Identification of community boundaries
Discussion of community character questionnaire
Discussion of solutions and next steps

Part II: Discussion with Charleston County Council Member Anna Johnson

Adjourn

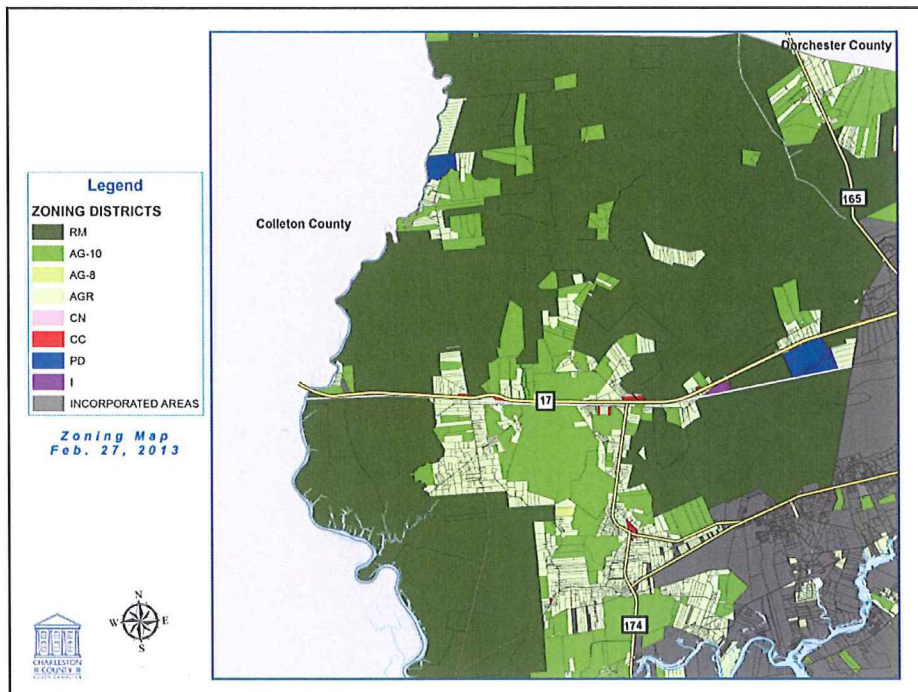
Meeting Rules

- Cell phones off or on vibrate
- No text messaging
- Stick to the agenda
- No side conversations

Goals and Objectives

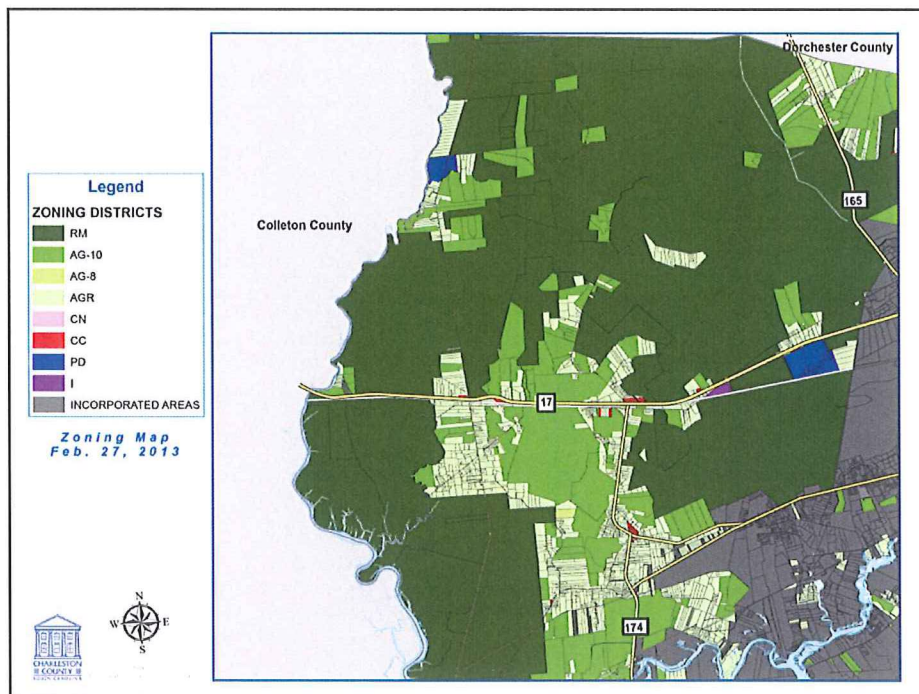
1. Identify community boundaries
2. Community needs questionnaire
3. Discuss potential solutions
4. Follow-up meeting on planning alternatives for the area

Community Boundaries



Area Zoning

- **Resource Management (RM):** 1 dwelling unit/25 acres
 - Minimum lot size: 1 acre
- **Agricultural Preservation (AG-10):** 1 dwelling unit/10 acres
 - Minimum lot size: 1 acre
- **Agricultural Residential (AGR):** 1 dwelling unit/acre
 - Minimum lot size 30,000 square feet
 - Also known as “Settlement Areas”



Zoning Background

- Prior to April 20, 1999:
 - No density
 - Minimum lot size: 30,000
- April 20, 1999: Charleston County adopted its first Comprehensive Plan, as required by the state
 - Two year public process
 - Placed the majority of the area in the Resource Management, Agricultural Preservation, and Agricultural Residential future land use categories

Zoning Background (cont'd)

- April 1999 – November 2001: The County developed a zoning ordinance to implement the Comprehensive Plan:
 - 1.5 year public process
 - County Council directed staff to study the areas designated for Agricultural Residential zoning
 - Rural residential settlement areas implemented by the AGR Zoning District
 - Identified through the Settlement Area Study adopted by the County in 2001

Settlement Area Study

- Criteria established by County Council for parcels to qualify for Settlement Areas:
 - Located adjacent to, or near, a settlement area
 - Exhibited the characteristics for a settlement area (“small older crossroads communities, family lands, waterfront developments, and vacant land that has been subdivided for residential use but has not yet been built upon”)
 - Existed prior to April 20, 1999 (date of first Comprehensive Plan adoption)
 - If a parcel stood alone, or with a small number of other parcels, was less than thirty acres, and was surrounded by a number of large Agricultural Preservation parcels (zoned AG-25, AG-15, AG-10, or AG-8), then it was considered an outlying parcel and was not included in the AGR district (remained in the AG district)

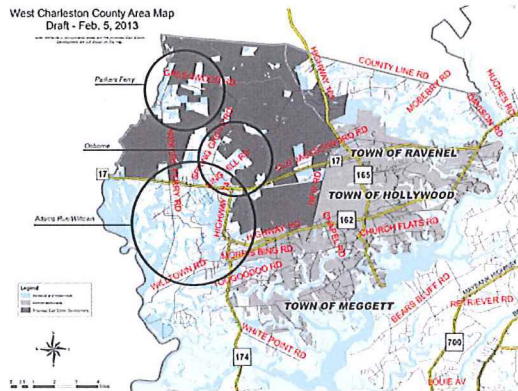
Settlement Area Study (cont'd)

- After the final draft of the study was distributed to County Council for review/consideration, several citizen groups, including the Wadmalaw Planning Committee and the Johns Island Rural Transportation Alliance, presented an alternative to the proposed location of the Settlement Areas on their respective Islands
 - Their proposal was ultimately incorporated into the final Settlement Area plan

Community Needs Questionnaire

1. What community do you represent?

- Adams Run/Wiltown Parkers Ferry
 Osborne Other (please list)



2. How long have you lived in this community?

3. What do you think is most important about your community?

___History and culture ___Community character

___Other (please list) _____



4. What issues are you most concerned about regarding your community?

- Ability to subdivide property
- Access to public services such as libraries, parks, schools, community/senior centers, etc.
- Access to medical services
- Access to retail services such as food markets, gas stations, restaurants, etc.
- Other (please list)
- Local employment opportunities
- Land ownership and heirs' property issues
- Road and drainage issues
- Lack of water and sewer service



5. What would you like to see occur in your community in the future?

- No change; community remains as is
- Medical facilities
- Day care facilities
- General stores
- Other (please list)
- Agriculture/forestry
- Public services such as parks, libraries, etc.
- Gas stations, banks, etc.
- Farmers' markets



6. Would you like to see more employment opportunities in your community?

Yes

No

7. If yes, what types of employment opportunities would you prefer?

Agriculture & forestry

Hospitality and tourism

Light manufacturing

Trades

Professional services

Technology

Retail

Other (please list)



8. What planning solutions do you think would be most beneficial to your community?

Village-style development based on historic settlement patterns

Regulations that promote the establishment of services and employment opportunities for local residents

Other (please list)



9. Additional comments or questions

Thank you for participating in the citizen questionnaire. Please provide your contact information for follow-up questions and comments.

Name: _____

Address: _____

Email: _____

Phone No.: _____

Would you like to be added to the County's "Interested Parties List" for the Western Charleston County area? Yes No

Please return your completed questionnaire at the registration table before you leave!

Discussion of Solutions and Next Steps

Contact Information

Dan Pennick:

dpennick@charlestoncounty.org

843-202-7226

Andrea Pietras:

apietras@charlestoncounty.org

843-202-7219

Joel Evans:

jevans@charlestoncounty.org

843-202-7202

Andrea Harris-Long:

aharris@charlestoncounty.org

843-202-7203

<http://www.charlestoncounty.org/departments/Planning/index.htm>

**Part 2: Discussion with Charleston
County Council Member Anna Johnson**

Parkers Ferry Community Meeting: Citizen Questionnaire
February 27, 2013

1. What community do you represent?

- Adams Run/Wiltown Parkers Ferry
 Osborne Other (please list) _____

2. How long have you lived in this community? _____

3. What do you think is most important about your community?

- History and culture Community character
 Other (please list) _____

4. What issues are you most concerned about regarding your community?

- Ability to subdivide property Local employment opportunities
 Access to public services such as libraries, parks, schools, community centers, senior centers, etc. Land ownership and heirs' property issues
 Access to medical services Road and drainage issues
 Access to retail services such as food markets, gas stations, restaurants, etc. Lack of water and sewer service
 Other (please list) _____

5. What would you like to see occur in your community in the future?

- No change; community remains as is Agriculture/forestry
 Medical facilities Public services such as parks, libraries, etc.
 Day care facilities Gas stations, banks, etc.
 General stores Farmers' markets
 Other (please list) _____

Parkers Ferry Community Meeting: Citizen Questionnaire
February 27, 2013

6. Would you like to see more employment opportunities in your community?

Yes No

7. If yes, what types of employment opportunities would you prefer?

<input type="checkbox"/> Agriculture & forestry	<input type="checkbox"/> Hospitality and tourism
<input type="checkbox"/> Light manufacturing	<input type="checkbox"/> Trades
<input type="checkbox"/> Professional services	<input type="checkbox"/> Technology
<input type="checkbox"/> Retail	<input type="checkbox"/> Other (please list) _____

8. What planning solutions do you think would be most beneficial to your community?

Village-style development based on historic settlement patterns

Regulations that promote the establishment of services and employment opportunities for local residents

Other (please list) _____

9. Additional comments or questions: _____



Thank you for participating in the citizen questionnaire. Please provide your contact information for follow-up questions and comments.

Name: _____

Address: _____

Email: _____

Phone No.: _____

Would you like to be added to the County's "Interested Parties List" for the Western Charleston County area? Yes No

Total number of meeting attendees: 53
 Total number of completed questionnaires: 53
 Completion rate: 100%

**Note: Respondents often selected more than one answer, resulting in over 100% of responses.*

Question 1: What community do you represent?*		No. of responses
Parkers Ferry	64.2%	34
Adams Run/Wiltown	35.9%	19
Osborne	9.4%	5

**53 citizens responded to this question.*

Question 2: How long have you lived in this community?*		No. of responses
41+ years	52.8%	28
0-5 years	13.2%	7
21-30 years	13.2%	7
11-20 years	7.5%	4
31-40 years	7.5%	4
6-10 years	5.7%	3
Average length of time based on responses:	36 years	

**53 citizens responded to this question.*

Question 3: What do you think is most important about your community?*		No. of responses
History and culture	82.6%	38
Community character	34.8%	16
Other responses:		
<ul style="list-style-type: none"> • Potential for development, parks/recreation, public services • Small town (country appeal), peacefulness of country-settings • Hunting, fishing, church, community • Environment and playgrounds • Family • Small family-oriented area • Natural resources/wildlife 		

**46 citizens responded to this question.*

Question 4: What issues are you most concerned about regarding your community?*		No. of responses
Road and drainage issues	84.6%	44
Ability to subdivide property	78.9%	41
Access to public services	77.0%	40
Access to retail services	75.0%	39
Access to medical services	73.1%	38
Land ownership and heirs' property issues	69.2%	36
Lack of water and sewer service	67.3%	35
Local employment opportunities	59.6%	31
Other responses:		
<ul style="list-style-type: none"> • Faster internet service • DHEC rules and regulations regarding well/septic tanks, soil testing • Additional mobile homes (Charleston County rules and regulations) • Increase historic settlement patterns • History • Lack of community involvement • Lack of drainage from property • Difficult to get property approval to build home • Taxes • Fire house • Hang out places • Ditch drainage • Environment • More streetlights on all roads to churches 		

*52 citizens responded to this question.

Question 5: What would you like to see occur in your community in the future?*		No. of responses
Public services such as parks, libraries, etc.	83.0%	44
Medical facilities	77.4%	41
General stores	71.7%	38
Gas stations, banks, etc.	67.9%	36
Day care facilities	54.7%	29
Farmers' markets	41.5%	22
Agriculture/forestry	20.8%	11
No change; community remains as is	7.6%	4
Other responses:		
<ul style="list-style-type: none"> • Police station • Water & sewer • Public transportation (bus system) • Senior citizen center • Open up more along Hwy 17 for commercial development • Fire station • Streetlights • Post office • Jobs • Educational facilities • Recreational facilities • Special events • Environmental management (litter control, ditch maintenance, etc.) • Community meeting with DHEC • Playground for kids 		

**53 citizens responded to this question.*

Question 6: Would you like to see more employment opportunities in your community?*		No. of responses
Yes	96.2%	50
No	3.9%	2

**52 citizens responded to this question.*

Question 7: If yes, what types of employment opportunities would you prefer?*		No. of responses
Professional services	71.7%	33
Trades	63.0%	29
Light manufacturing	56.5%	26
Technology	54.4%	25
Retail	54.4%	25
Hospitality and tourism	30.4%	14
Agriculture and forestry	23.9%	11
Other responses:		
<ul style="list-style-type: none"> • Social lounge • General store • Gas station 		

*46 citizens responded to this question.

Question 8: What planning solutions do you think would be most beneficial to your community?*		No. of responses
Village-style development based on historic settlement patterns	51.1%	24
Regulations that promote the establishment of services and employment opportunities for local residents	74.5%	35
Other responses:		
<ul style="list-style-type: none"> • Water and sewer services • Public transportation • One-stop/general center/a combination of stores, movie theater, gas station, etc., fast food or restaurant, central location 		

*47 citizens responded to this question.

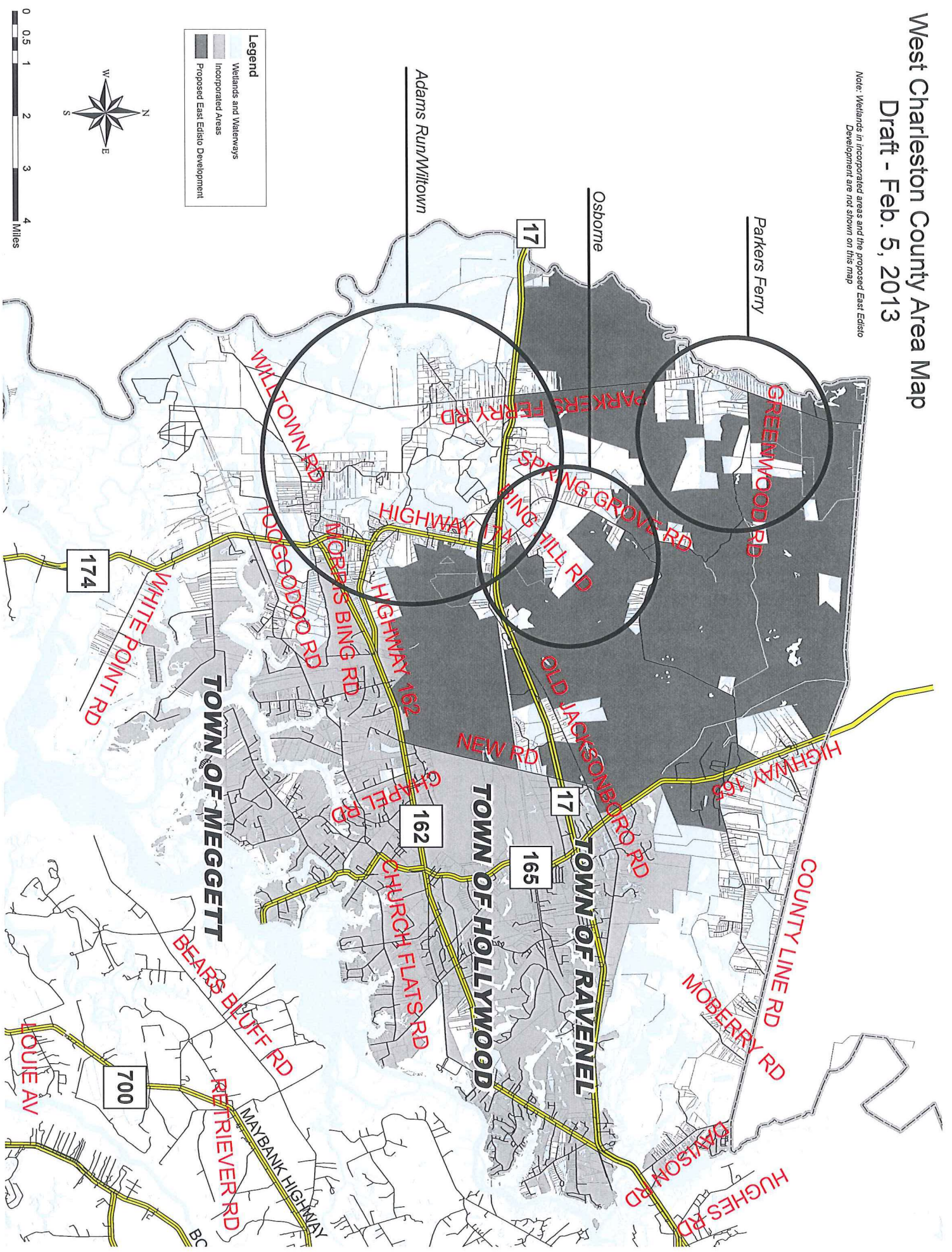
Question 9: Additional comments and questions*
Please find grants so we can get water and sewer into the Parkers Ferry area, if not the sewer, please help us with the water system
I would like to see a safe playground equipped with sports activities for children, swings, basketball court, swimming pools, etc.
Why don't we have internet service yet?
Better maintenance of highway, grass cutting, ditch grass cutting, last 4-5 years ditch cutting has stopped
Zoning, internet, cable services, etc. Soil testing, putting septic system in, rules, etc.
I would like to have a copy of this
Get East Edisto going ASAP
How do you plan to achieve these goals that are being suggested? Yes, I think Parkers Ferry is wonderful, but we do need more resources here. I remember when we had three stores on Hwy 17. Yes, I would like a copy of presentation.
I would like to have a copy of the presentation along with the maps.
Folks out here need jobs, put PowerPoint online
I want to know more about heirs' property issues
I'd like a copy of the maps
Please give me the ability to subdivide your property for more than 80 acres and 2 years
Please give the ability to subdivide your other property
Desire a hard copy of map
When things come, will taxes go up? I would like to have a copy, will you send me contact information?
Social lounge, special events, somewhere to have social club gathering. I would like to have a copy of the two maps at this meeting.
We need a change in the zoning law. It will give the community more right to their land.
Can we start a litter group or club that goes around picking up trash?
About trading, will you please send the information so I can take to my church? Will you please send me a copy of the map? Mail anything that you have contact information.
The zoning of the area changed
I would like to see our community zoned so that businesses may become a part of our community. In its present state as zoned, we are unable to open or bring any new businesses to the area. I would like to open up my own health agency, but I would have to do it in another area.
I would like to see the 21 acres of land the community has acquired developed into a recreational park. More activities for our youth.
Septic tank system
Septic tank system
Will taxes go up with all the changes that will be made?
What about a 24 hour gas station with a McDonald's with grocery store? Caution light at 17S and Parkers Ferry Road. At night it's so dark.
I would like to see more of the tax dollars working for the community.
I would like the community to grow but without the cost of taxes increasing. Most people can't pay the taxes they have now. And to add water and sewer bills to it will not help the community. Yes, I would like a copy of this map and presentation. Soil testing land that's no good won't pass DHEC.
I want to see these issues brought up and walk on in the not too distant future by County Council.

**30 citizens provided additional comments and questions.*

West Charleston County Area Map

Draft - Feb. 5, 2013

Note: Wetlands in incorporated areas and the proposed East Edisto Development are not shown on this map









Charleston County News Release

MEDIA CONTACT

Name: Jennie Flinn

Phone: (843) 958-4012

Email: jflinn@charlestoncounty.org

Release Number: 3561

Date: February 12, 2013 (Updated February 21, 2013)

See *flier*: <http://charlestoncounty.org/Departments/Planning/Flyer%20for%20Feb.%2027%20Community%20Meeting.pdf>

Councilmember Johnson Hosts Parkers Ferry Planning/Zoning Community Meeting Feb. 27

Discuss planning and zoning issues and solutions with your councilmember on Feb. 27 at 6:30 p.m. at Wiltown Community Center.

[Charleston County Councilmember Anna B. Johnson](#) will host a community meeting to discuss planning and zoning issues and solutions for the Parkers Ferry area on Wednesday, Feb. 27, from 6:30 to 8:30 p.m. at the Wiltown Community Center (5779 Parkers Ferry Road, Adams Run, SC 29426). Those in attendance will have an opportunity to ask questions and provide comments to Johnson.

Anyone with questions on the Feb. 27 meeting may contact the [Charleston County Zoning and Planning Department](#) at (843) 202-7240.

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- Like us on Facebook: <http://www.facebook.com/pages/Charleston-County-Government/474878989220753>
- See us on You Tube: <http://www.youtube.com/user/charlestoncountygov>
- Watch County Council meetings online <http://www.ustream.tv/channel/charleston-county-government>



Parkers Ferry Community Meeting: Planning and Zoning Issues and Solutions

Hosted by Charleston County Council

Wednesday, February 27, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

The meeting will include a discussion of planning and zoning issues and solutions for the Parkers Ferry area. Attendees will have an opportunity to ask questions and give comments.

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



Post & Courier

**PARKERS FERRY COMMUNITY MEETING:
PLANNING AND ZONING ISSUES AND SOLUTIONS
FEBRUARY 27, 2013 (6:30 PM)**

Charleston County Council will host a community meeting to discuss planning and zoning issues and solutions for the Parkers Ferry area on Wednesday, Feb. 27, 2013, from 6:30 pm to 8:30 pm at the Wiltown Community Center (5779 Parkers Ferry Rd, Adams Run, SC 29426). The meeting 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.