

Parkers Ferry Community Meeting

March 23, 2016
7 PM - 8:30 PM
Wiltown Community Center



WELCOME & INTRODUCTIONS

County Council Member Anna Johnson

&

Planning Director Joel Evans

Meeting Agenda

- Community Plan Project History
- Updates on County Projects in the Community
 - Public Works
 - Transportation Development
 - Zoning/Planning
- Discussion of Proposed Zoning Solutions
- Next Steps

Community Plan Project History

| 2013-2015 |

- Worked with residents to identify community needs and community boundary.
- County Council created a new Future Land Use designation titled “Rural Cultural Community Protection” for the *Charleston County Comprehensive Plan* to address planning and zoning related community needs (adopted by County Council in January 2015).
- Held community meeting with representatives from the Center for Heirs’ Property Preservation to discuss Heirs’ property issues and potential solutions.
- Held community meetings with representatives from the Public Works Department to discuss road and drainage projects in the community.

Community Plan Project History (cont’d)

| April 2015 |

- Met with the community to discuss creating a community plan for addressing community needs.
 - *Community Plan = Realistic action plan to address the needs identified by the community that the County has the ability to address such as planning/zoning, roads, drainage (Plan to be adopted by County Council).*

| June 2015 |

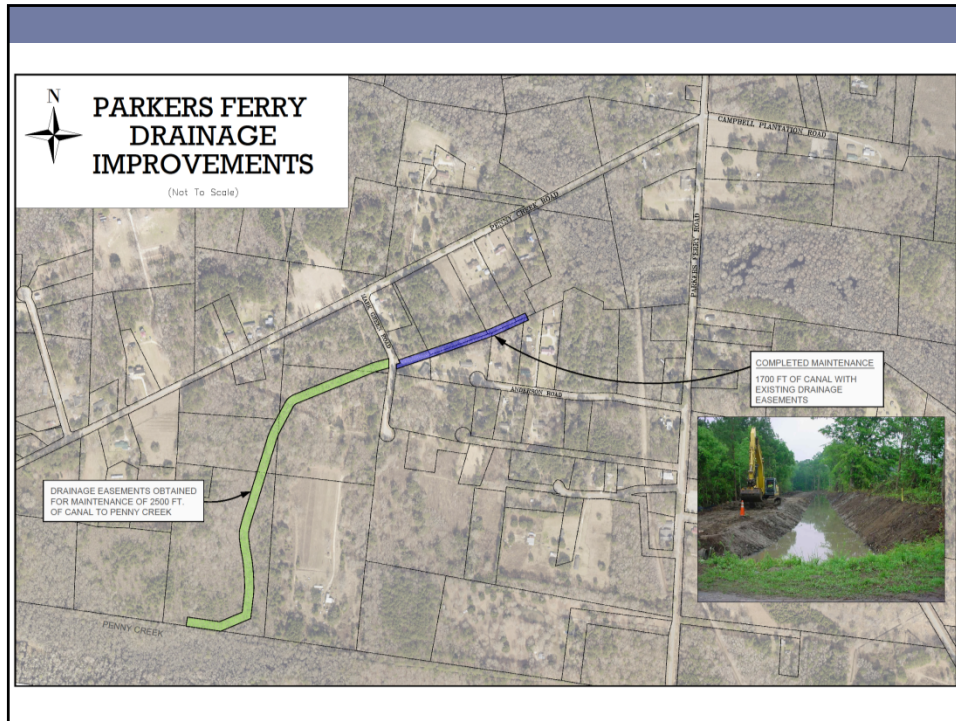
- Gathered feedback from the community regarding the types of uses (residential, office, business, etc.) desired and their locations within the community, and discussed options for subdivision of property.
- Public Works Department representatives gave an update on road and drainage projects in the community.

Updates on County Projects

Public Works, Transportation Development, &
Zoning/Planning

Public Works | Drainage Improvements

- **Project:**
 - Restore flow in the Penny Creek canal (which runs parallel to Penny Creek Rd from Penny Creek Rd to Mark Green Rd) to **mitigate flooding in the area** by reconstructing the canal and maintenance shelf as needed along a significant portion of the canal.
- **Progress:**
 - 1,700 feet of the drainage canal have already been cleaned and obstructions to water flow have been removed.
 - Using Charleston County Transportation Sales Tax funds, the County acquired drainage easements for the remaining 2,500 feet of canal (which was necessary for establishing the maintenance shelf).
 - Normal maintenance will occur over time to continue to mitigate flooding.



Transportation Development

- Park/Open Space Project
 - Wiltown Improvement Organization was awarded \$213,000 in Rural Greenbelt Funds to purchase two parcels totaling 21 acres at the corner of Parkers Ferry Rd and Old Jacksonboro Rd.
 - The property was purchased in April 2011.
 - Land will be used primarily for public recreation (such as picnic areas and trails) and open space for community events.



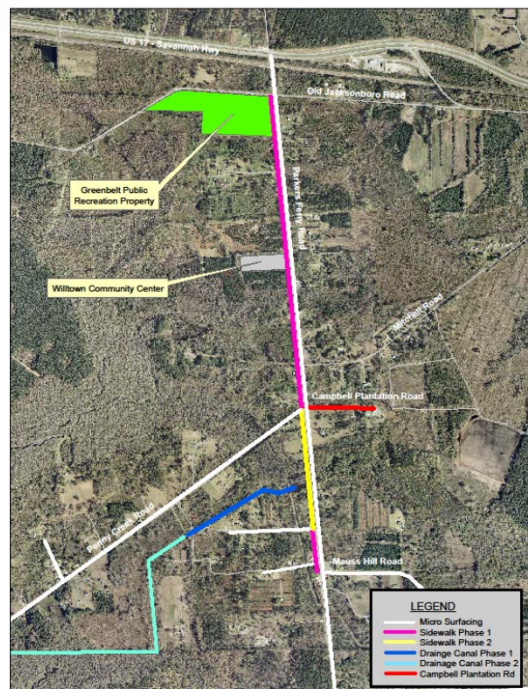
Transportation Development (cont'd)

- Sidewalk Project
 - In 2012, a 5,600-foot sidewalk was constructed along Parkers Ferry Rd (from Old Jacksonboro Rd to Penny Creek Rd and from Anderson Rd to Sam Simmons Rd) using Charleston County Transportation Sales Tax funds.
 - Project included the installation of nearly 4,000 feet of concrete pipe to allow drainage of the area.
 - Phase 2 of project will extend from Penny Creek Rd to Anderson Rd. The County is planning to advertise for construction bids this month and anticipates construction to begin sometime in early summer if the bids are acceptable and within budget.

- Campbell Plantation Road Improvements
 - County Non-Standard Road (CNSR) that was upgraded from a dirt road to recycled material for easier maintenance.

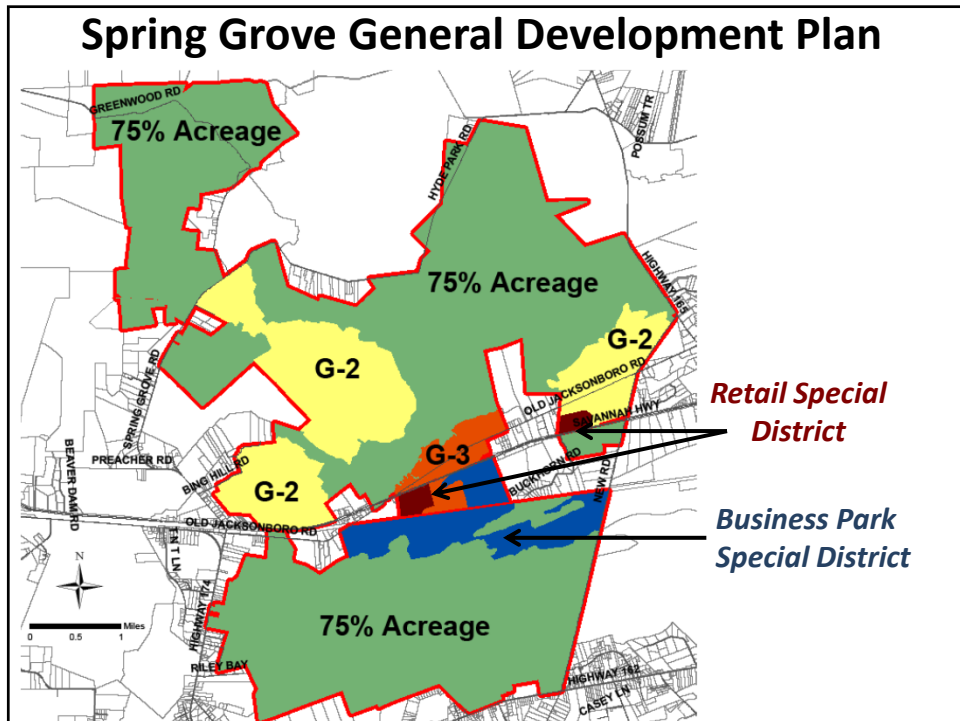
- Resurfacing Projects
 - Using state gas tax funding, over 15 miles of paved roads in the area were resurfaced to extend the life of the pavement.

Map of Area Transportation Improvement Projects



Zoning/Planning | Spring Grove Project

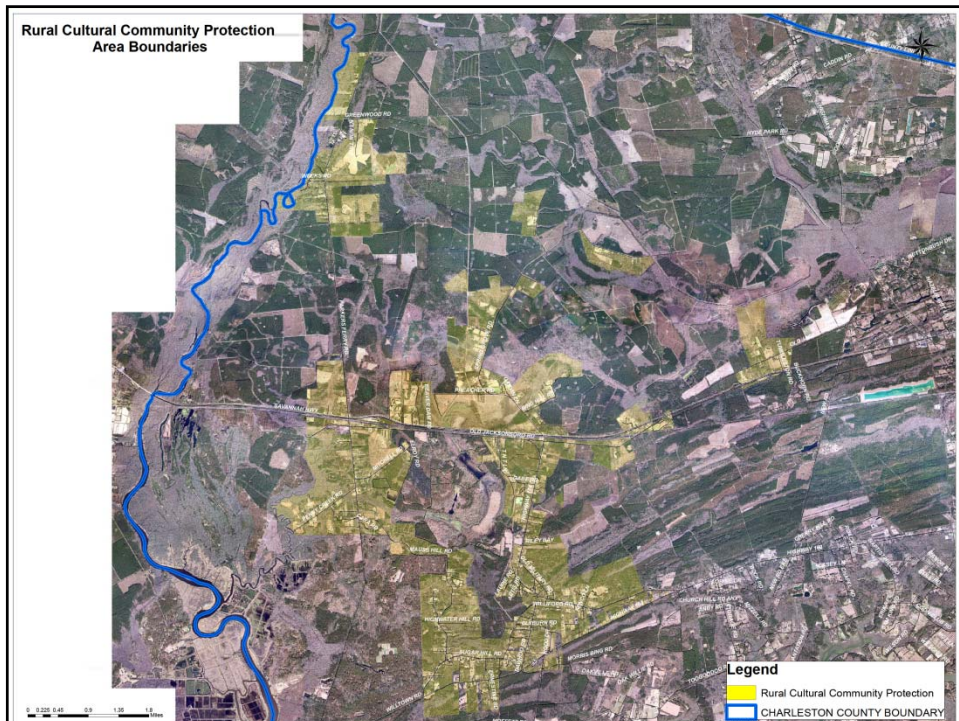
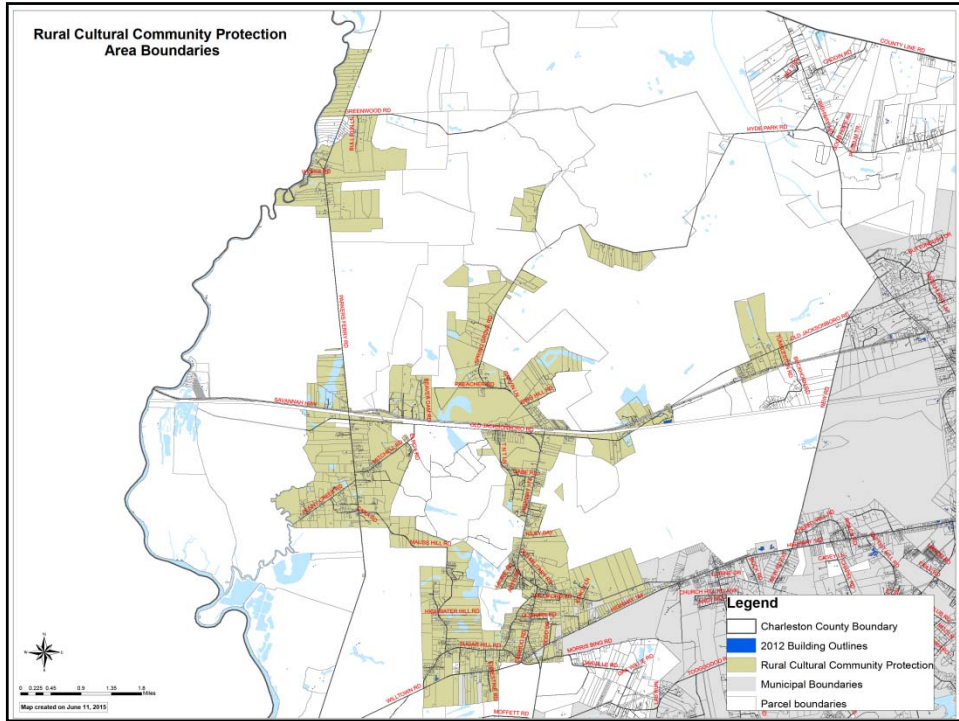
- Approved by County Council in November 2015.
- Requires WestRock to submit plans for the business park area by late June 2016 with the goal of bringing businesses and jobs to the area.
- WestRock is also required to establish a “Community Enhancement Fund”
 - 0.5% assessment of the construction value of residential construction to be paid to the County annually.
 - County to establish a program to administer and disburse funds.



Proposed Zoning Solutions

Proposed Zoning Solutions

- Amend the Charleston County Zoning and Land Development Regulations Ordinance (zoning ordinance):
 - Add a new overlay/zoning district called the Parkers Ferry Rural Cultural Community Protection District (implements the Comprehensive Plan).
 - Allow a maximum residential density of 1 dwelling unit per acre with flexible lot size and setback standards.
 - Allow the types of uses (residential, office, business, etc.) the community identified in the locations the community identified.



Proposed Subdivision Regulations

- **Maximum Residential Density: 1 dwelling unit per acre**
 - Currently, properties zoned AG-8 are allowed 1 dwelling unit per 8 acres and properties zoned AG-10 are allowed 1 dwelling unit per 10 acres
- **Minimum lot size: Variable, but must establish minimum 40' x 40' buildable area and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.**
 - Currently, the minimum lot size in the AG-8 and AG-10 zoning districts is 1 acre. The minimum lot size in the AGR zoning district is 30,000 square feet.
- **Minimum Lot Width:Depth Ratio: Depth of the lot shall not exceed 5 times the width of the lot (1:5).**
- **Minimum Setbacks:**
 - Front/street side: 25 feet (currently 50 feet)
 - Interior side: 10 feet (currently 15 feet)
 - Rear: 10 feet (currently 30 feet)

Proposed Subdivision Regulations (cont'd)

- **Development along OCRM Critical Line (Marsh):**
 - Min. lot area: 1 acre
 - Min. lot width: 125'
 - Min. lot width average: 150'
 - OCRM Critical Line Buffer: 35'
 - OCRM Critical Line Setback: 50'
- **Maximum Building Cover: 30%**
- **Maximum Height: 35 feet**
- **Legal access would need to be provided to each lot through a public or private right-of-way or an easement (for up to 10 lots).**

Subdivision Regulations – Notes (cont'd)

- To ensure land can realistically be subdivided and built upon, the following apply to subdivision applications (SC state law and Charleston County requirements):
 - Must be done by surveyors licensed in SC;
 - SCDHEC must approve well and septic locations;
 - US Army Corps of Engineers must approve delineation of freshwater wetlands;
 - Office of Ocean and Coastal Resource Management (OCRM) must approve the OCRM Critical Line location (as applicable);
 - Tree survey showing Grand Trees on lots of 1 acre or less and in all rights-of-way and easements must be submitted;
 - Stormwater compliance is required;
 - Etc.

Subdivision Regulations – Notes (cont'd)

- Heirs' property without clear title or ownership **cannot** be subdivided.
- If you need assistance in clearing the title for heirs' property, contact:

The Center for Heirs' Property

1535 Sam Rittenberg Blvd, Charleston, SC

843-745-7055

jstephens@heirsproperty.org

<http://www.heirsproperty.org/>

Comments/Questions: Proposed Subdivision Regulations

Proposed Land Uses

Agricultural and residential uses would continue to be allowed everywhere as would religious assembly uses; non-residential uses would be allowed in locations specified by the community



Proposed Non-Residential Land Uses

To be allowed in locations specified by the Community

- Day care facilities
- Banks
- Catering services
- Retail sales
- Convenience stores
- Grocery stores
- Drug stores/pharmacies
- Restaurants (including fast food)
- Light manufacturing
- Professional offices
- Hardware stores
- Landscaping businesses
- Personal improvement services
- Repair services
- Vehicle services
- Artisan and craftsman
- Veterinary services

Proposed Non-Residential Land Uses (cont'd)

To be allowed in locations specified by the Community

- Medical offices and related facilities
- Bed and breakfast inns
- Eco-tourism
- Indoor recreation and entertainment (billiards, etc.)
- Farmers markets
- Funeral services
- Funeral services
- Consumer convenience services (such as ATMs, dry cleaners, laundromats, locksmiths, tailors, etc.)
- Special trade contractors (HVAC, fence builders, etc.)

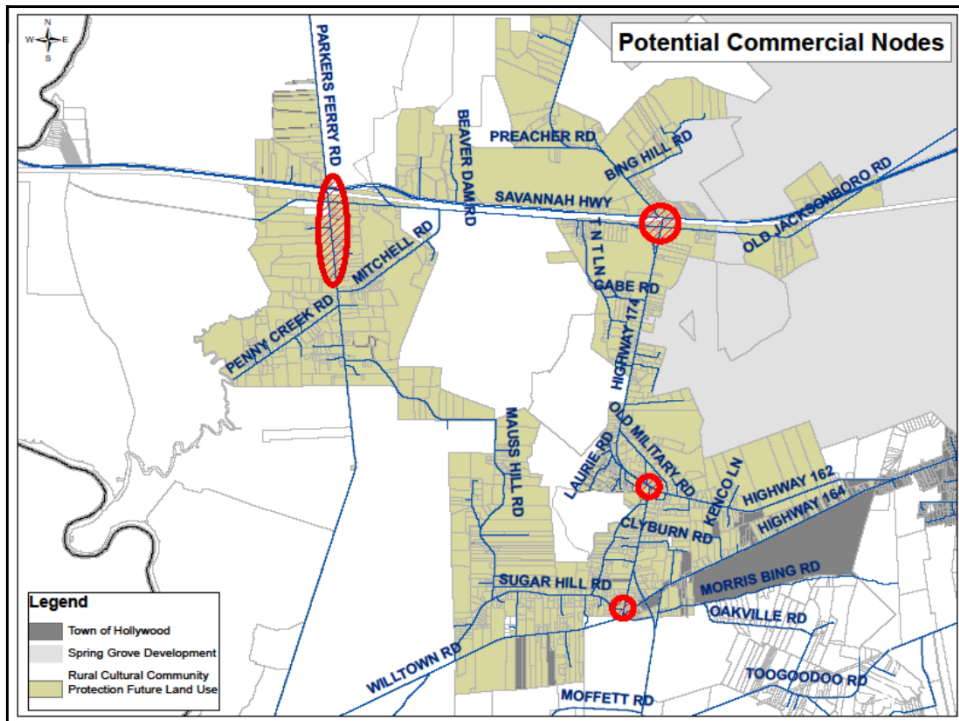
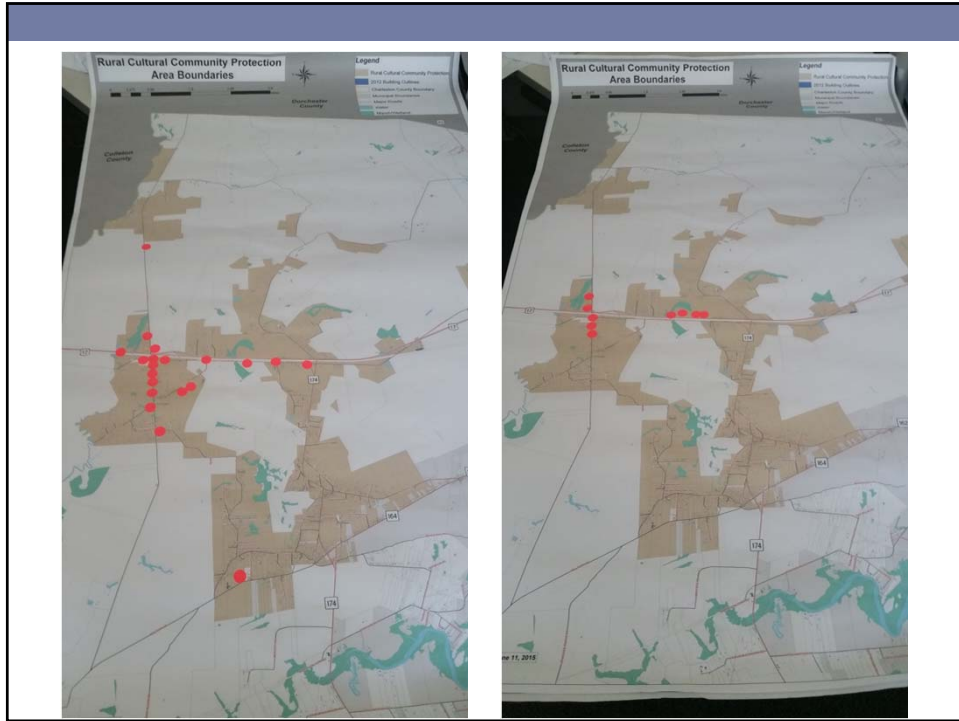
Proposed Non-Residential Land Uses - Special Exception

(Would require a public hearing in front of and approval by the County Board of Zoning Appeals)

- Bars/Lounges
- Social clubs
- Liquor, beer, or wine sales
- Boat/RV storage
- Retirement housing
- Car/truck sales
- Rehabilitation facilities
- Gasoline service stations (with or without convenience stores)
- Office/warehouse complexes

Prohibited Land Uses (proposed)

- Breweries
- Tattoo facilities
- Shooting ranges
- Gun shops
- ABC stores



Comments/Questions:

Proposed Land Uses and Locations

- Next Steps**
- Staff to begin drafting Community Plan and overlay/zoning district (subdivision regulations and land uses/mapping) based on public input to date
 - Next Community Meeting: July – September 2016 timeframe
 - Present draft overlay/zoning district amendments for subdivision and land uses for feedback
 - Discuss how the community wants the non-residential development to look (buildings, landscaping, etc.)
 - Updates on County projects in the area
 - Community plan progress report

QUESTIONS/DISCUSSION

Thank you for attending!

Have additional questions/comments? Contact us:

Council Member Anna Johnson, 795-3970, ajohnson@charlestoncounty.org

Joel Evans, 202-7202, jevans@charlestoncounty.org

Andrea Pietras, 202-7219, apietras@charlestoncounty.org

Andrea Harris-Long, 202-7203, aharris@charlestoncounty.org