

# Parkers Ferry Community Meeting



October 1, 2013

# County Staff Present

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





0 0.3 0.6 1.2 1.8 2.4 Miles

**WE  
ARE  
HERE**

Edisto River

Food Lion

S.C. DOT Storage Yard

Stoller Plant

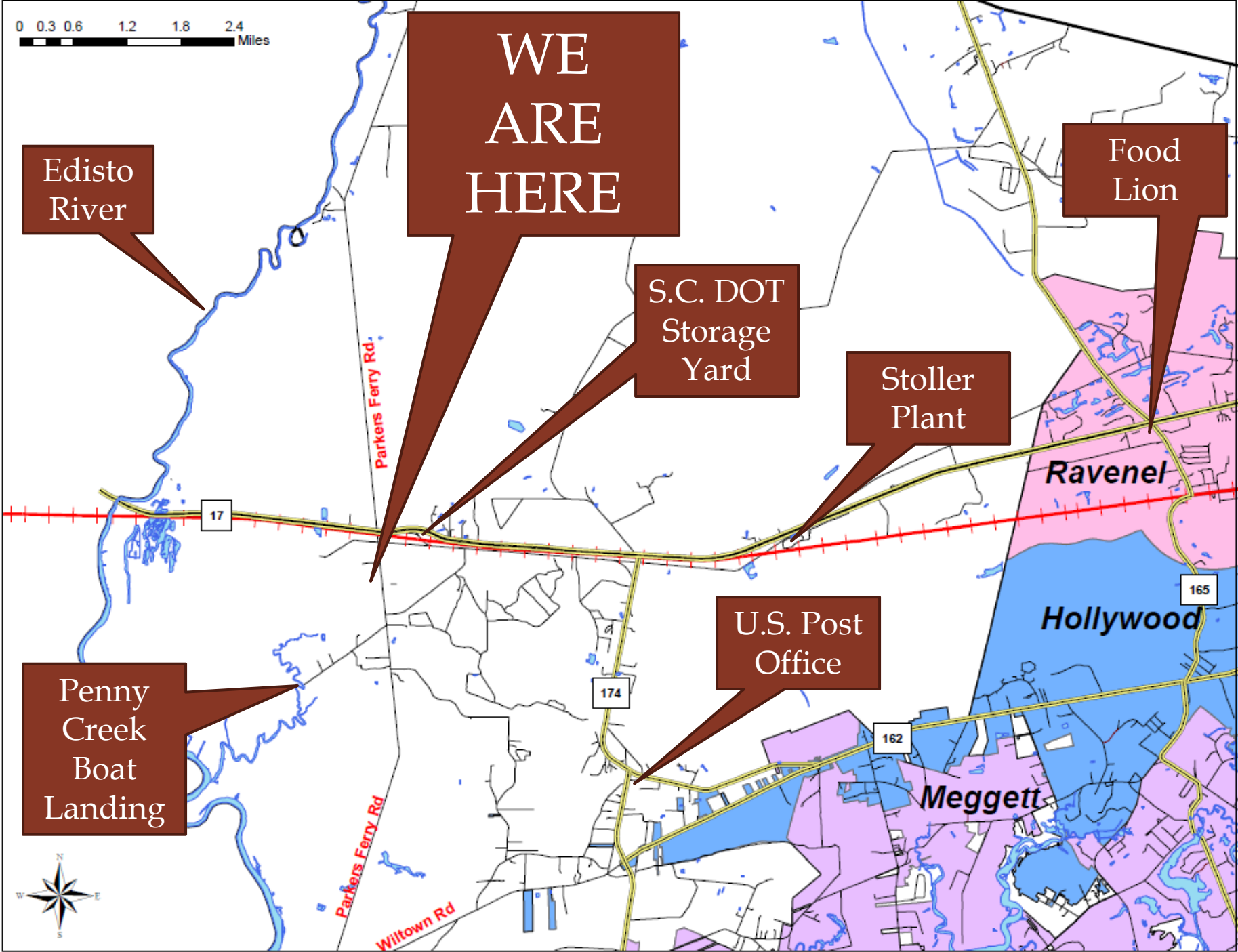
Penny Creek Boat Landing

U.S. Post Office

Ravenel

Hollywood

Meggett



0 0.3 0.6 1.2 1.8 2.4 Miles

WE  
ARE  
HERE

Food  
Lion

Edisto  
River

S.C. DOT  
Storage  
Yard

Stoller  
Plant

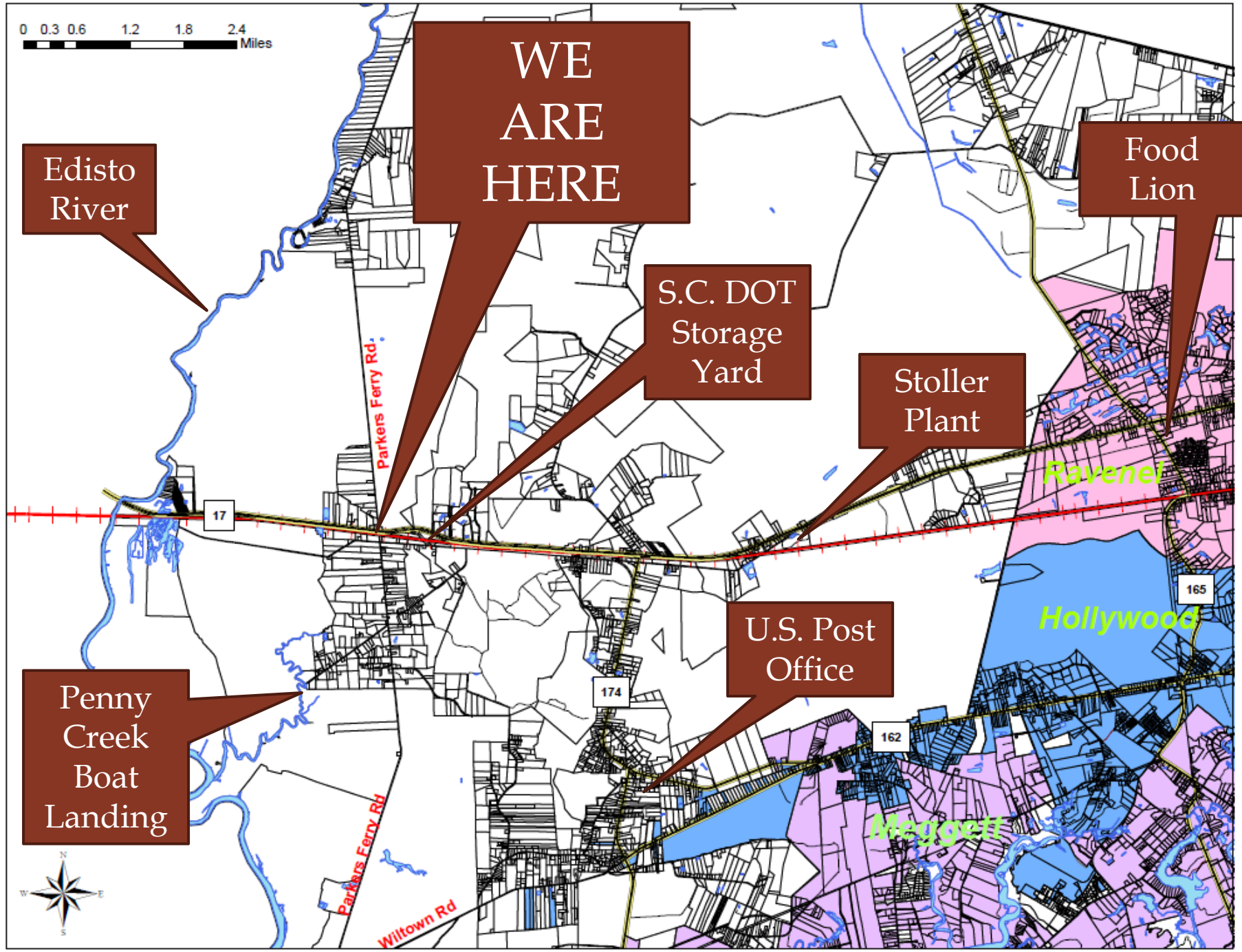
Ravenel

U.S. Post  
Office

Hollywood

Penny  
Creek  
Boat  
Landing

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0 0.3 0.6 1.2 1.8 2.4 Miles

WE  
ARE  
HERE

Edisto River

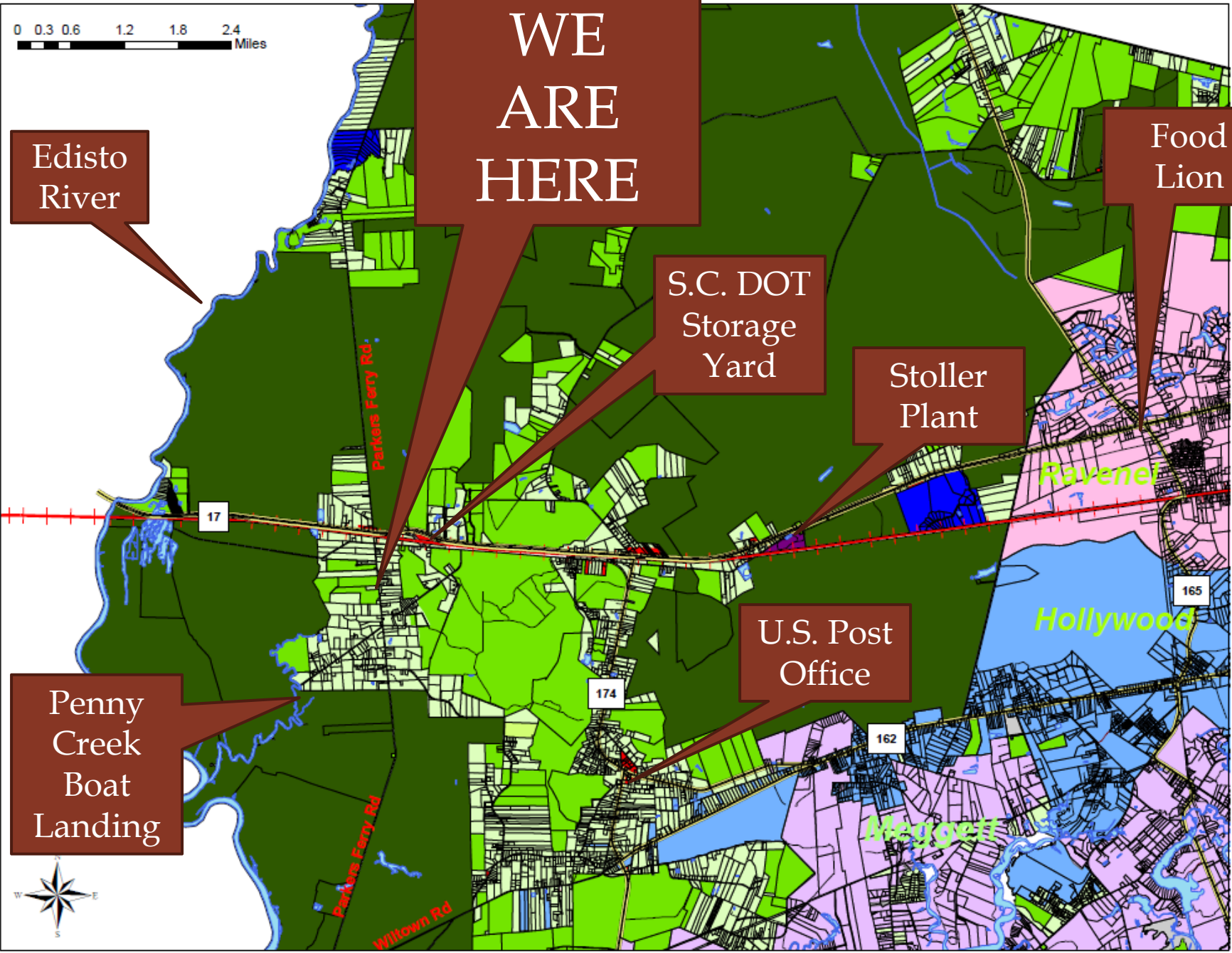
Food  
Lion

S.C. DOT  
Storage  
Yard

Stoller  
Plant

Penny  
Creek  
Boat  
Landing

U.S. Post  
Office





0 0.3 0.6 1.2 1.8 2.4 Miles

Parkers Ferry/Wiltown Community  
Zoning Map with  
Proposed RCCP Overlay  
October 1, 2013  
(DRAFT)

WE  
ARE  
HERE

Food  
Lion

Edisto  
River

S.C. DOT  
Storage  
Yard

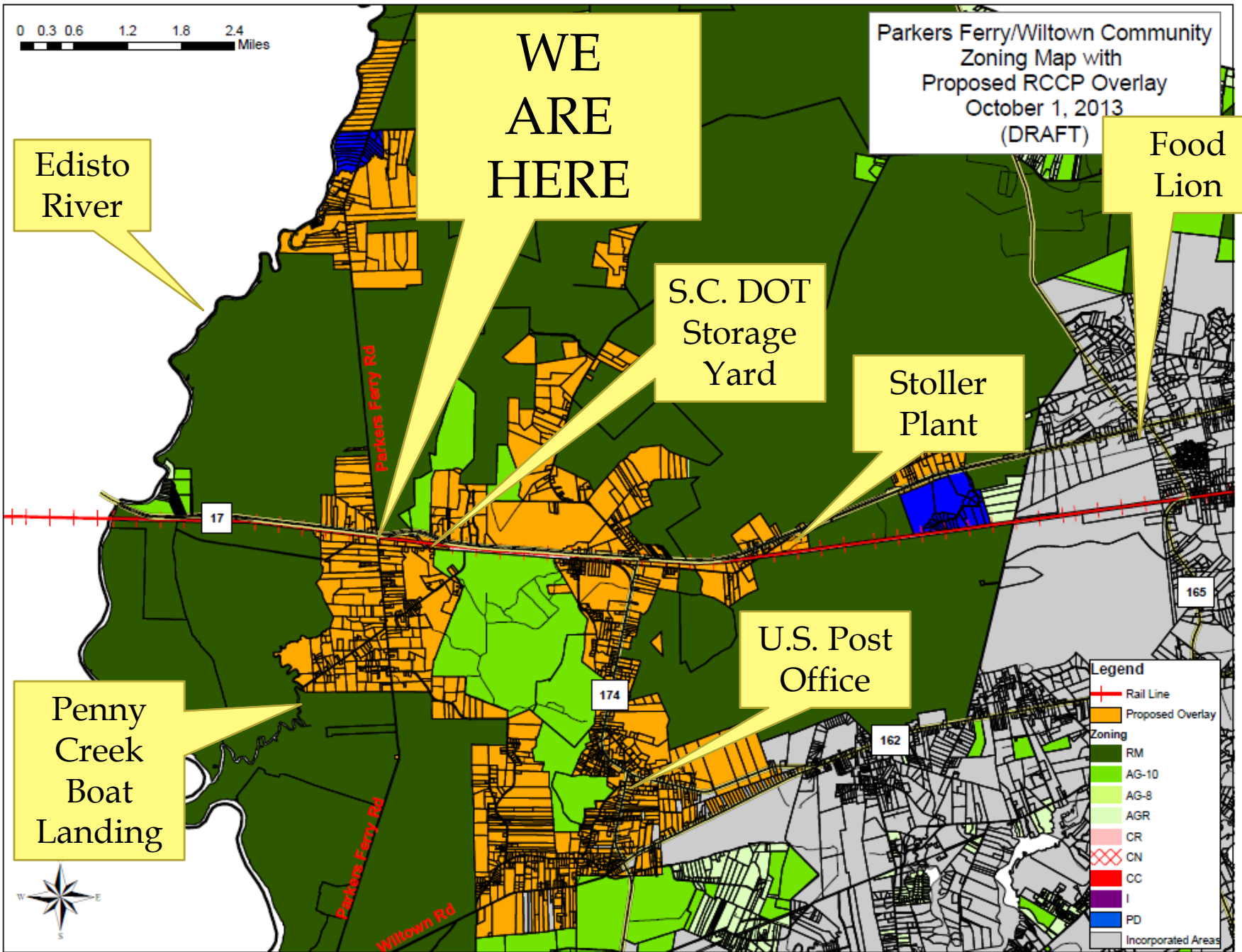
Stoller  
Plant

U.S. Post  
Office

Penny  
Creek  
Boat  
Landing

**Legend**

- Rail Line
- Proposed Overlay
- Zoning
  - RM
  - AG-10
  - AG-8
  - AGR
  - CR
  - CN
  - CC
  - I
  - PD
- Incorporated Areas



# 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*

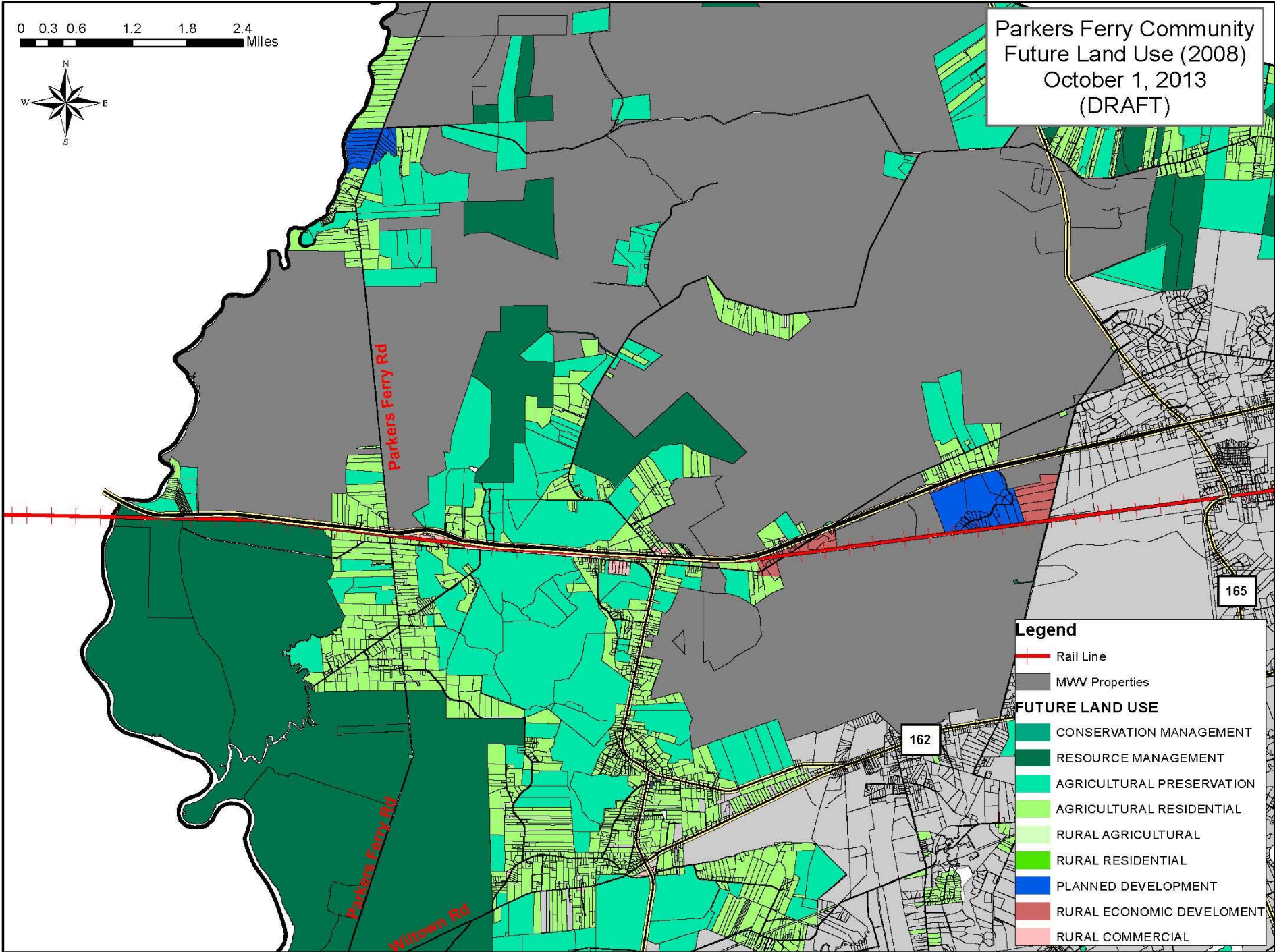


County Zoning & Planning Department

# *Comprehensive Plan*

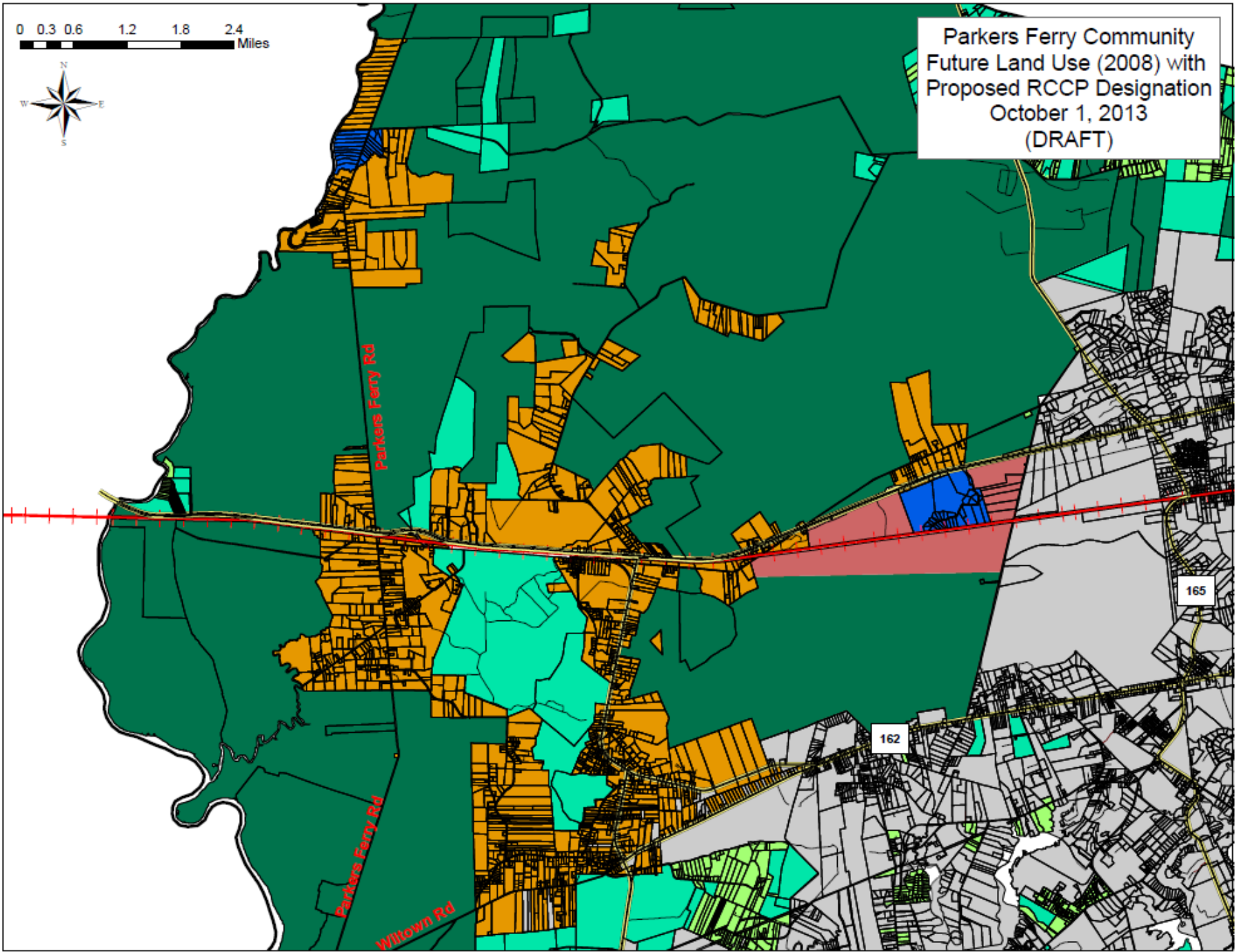
County's vision for where and how future growth and development should occur based on citizen input





Parkers Ferry Community  
Future Land Use (2008) with  
Proposed RCCP Designation  
October 1, 2013  
(DRAFT)

0 0.3 0.6 1.2 1.8 2.4  
Miles



# 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

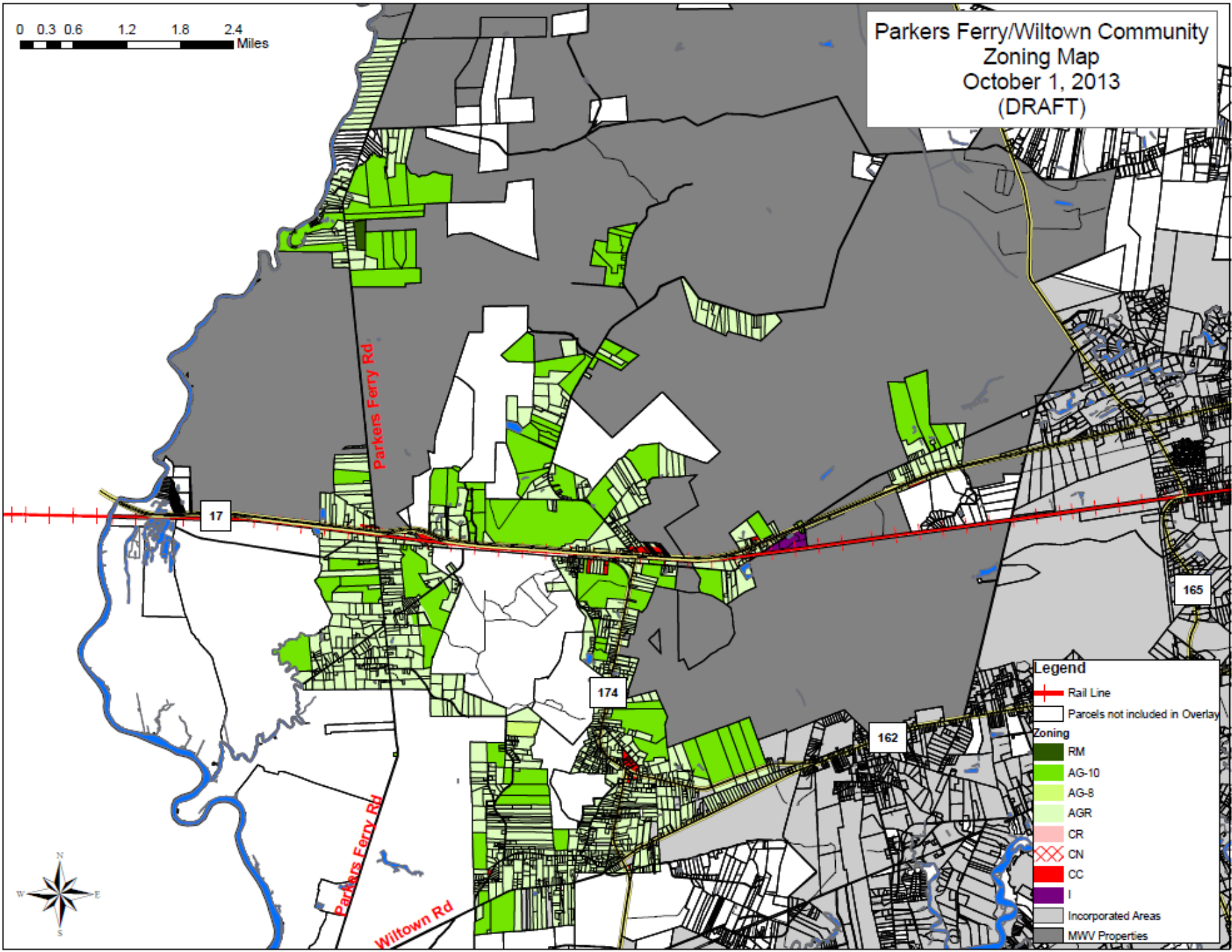
allows the communities to grow as the residents desire while protecting the culture

## 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

0 0.3 0.6 1.2 1.8 2.4 Miles

Parkers Ferry/Wiltown Community  
Zoning Map  
October 1, 2013  
(DRAFT)



**Legend**

- Rail Line
- Parcels not included in Overlay
- Zoning**
- RM
- AG-10
- AG-8
- AGR
- CR
- CN
- CC
- I
- Incorporated Areas
- MWV Properties

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

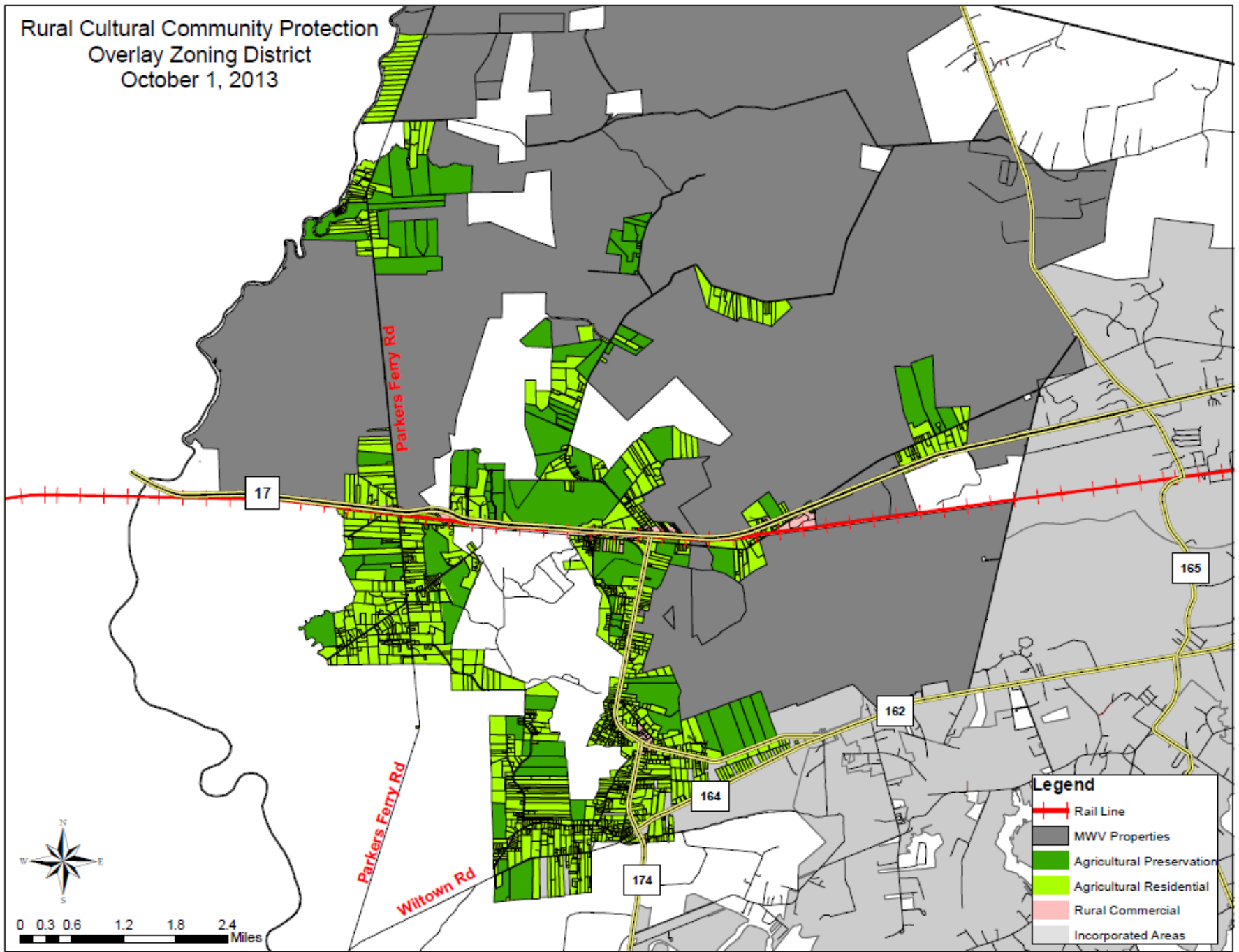
## ❧ 3 Areas of the RCCP-O

❧ Agricultural Preservation

❧ Agricultural Residential

❧ Rural Commercial

Rural Cultural Community Protection  
Overlay Zoning District  
October 1, 2013

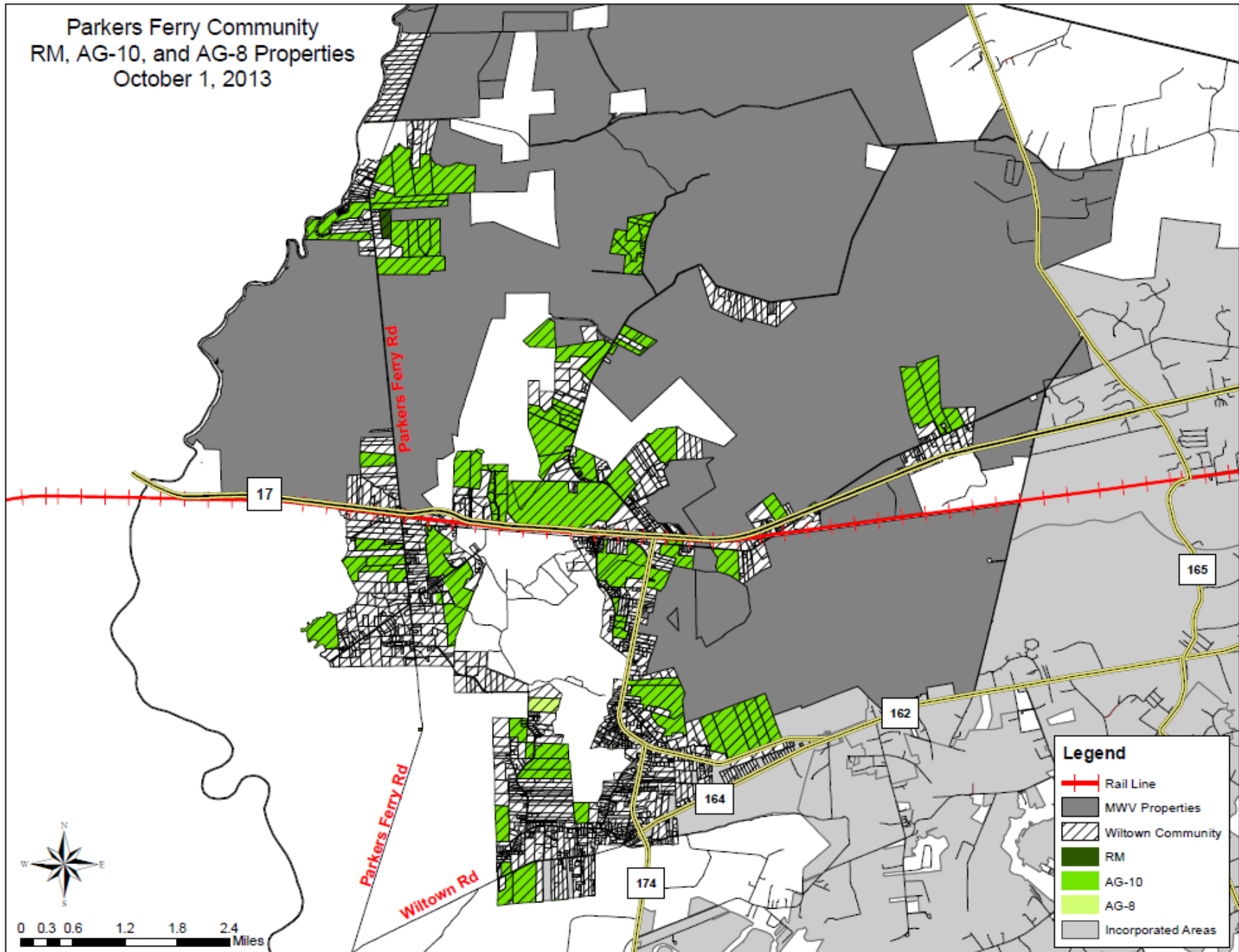


**Legend**

- Rail Line
- MWV Properties
- Agricultural Preservation
- Agricultural Residential
- Rural Commercial
- Incorporated Areas



Parkers Ferry Community  
RM, AG-10, and AG-8 Properties  
October 1, 2013



**Legend**

- Rail Line
- MWV Properties
- Wiltown Community
- RM
- AG-10
- AG-8
- Incorporated Areas

# 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





# With a 32-acre lot...

☞ Currently...

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

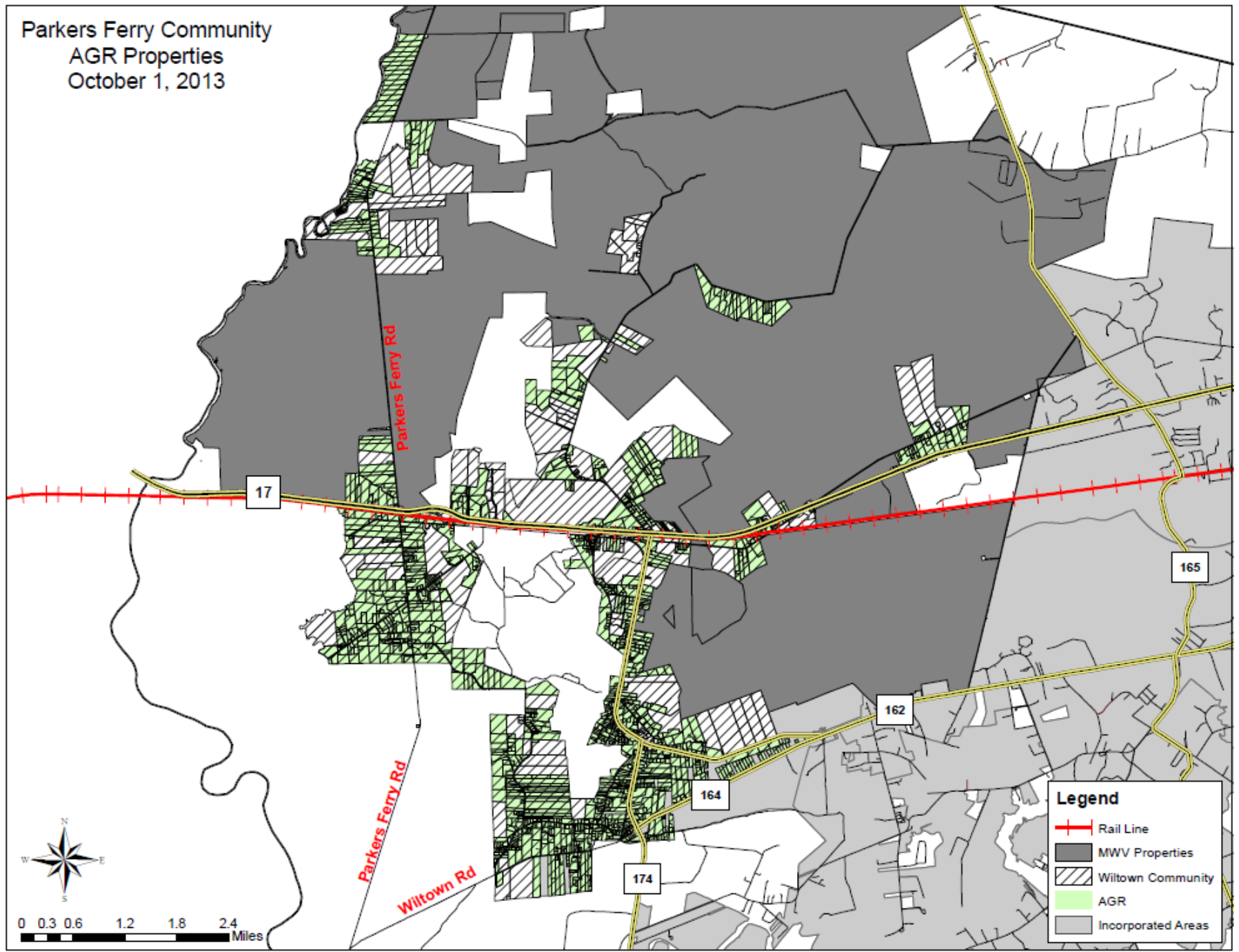
☞ Within the proposed RCCP-O District...

☞ 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.

Parkers Ferry Community  
AGR Properties  
October 1, 2013



**Legend**

- Rail Line
- MWV Properties
- Wiltown Community
- AGR
- Incorporated Areas

# 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





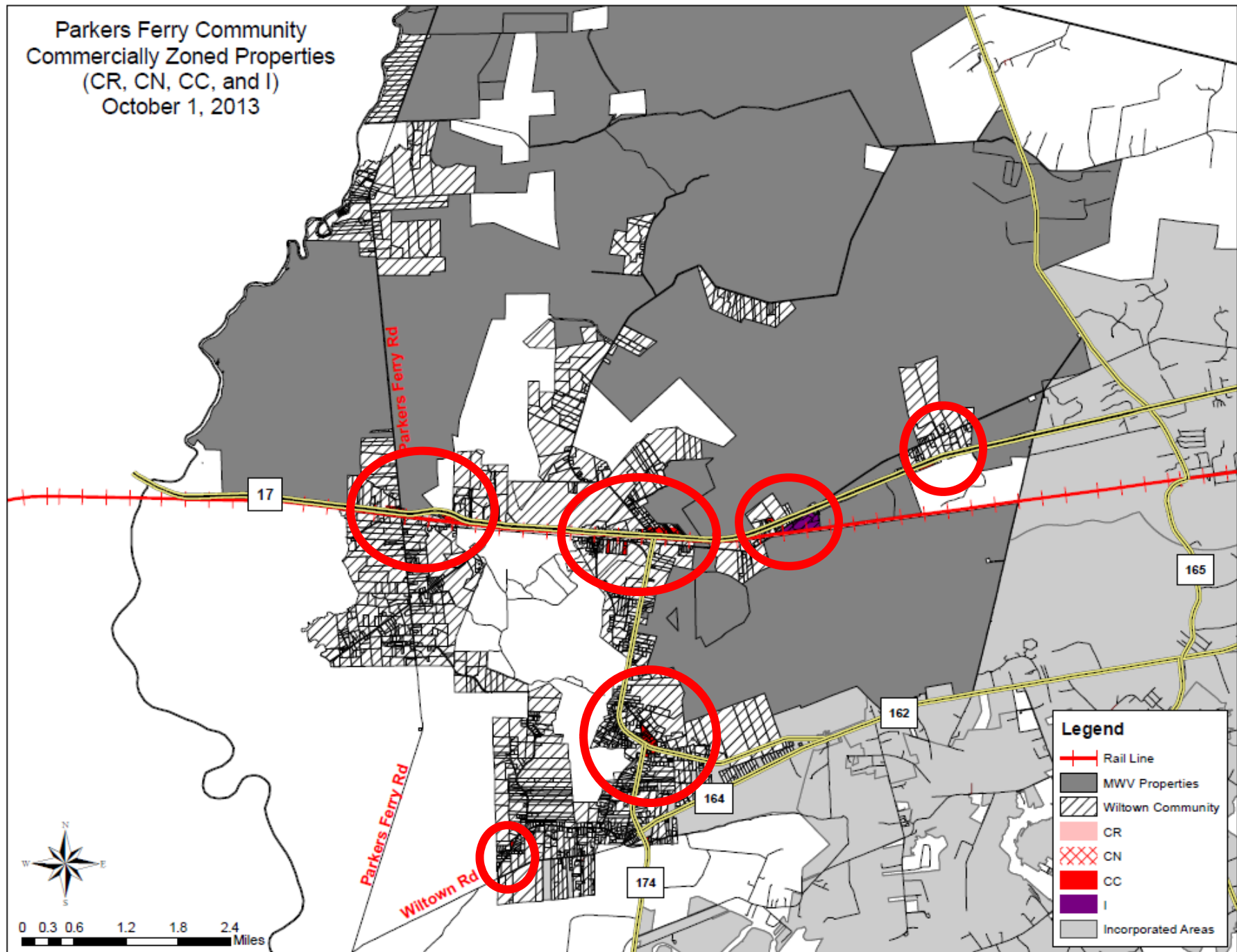
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Source: <http://talesfromthelaboratory.typepad.com/.a/6a00d8341c62a953ef01901f071483970b-600wi>

Parkers Ferry Community  
Commercially Zoned Properties  
(CR, CN, CC, and I)  
October 1, 2013



## 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

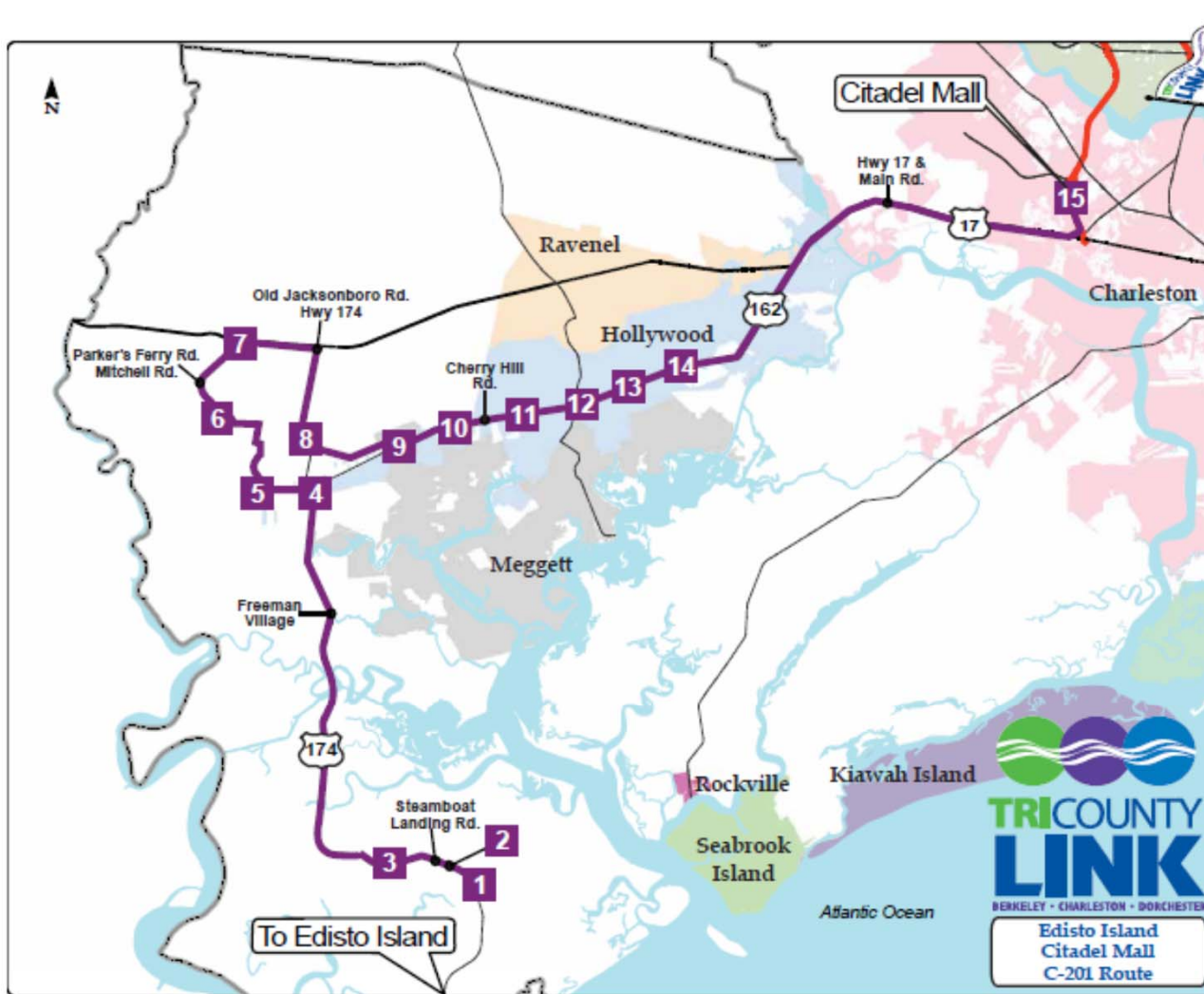
## Proposed Solutions:

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

# Public Transportation



# Public Transportation



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.

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



BERKELEY • CHARLESTON • DORCHESTER

Edisto Island  
Citadel Mall  
C-201 Route



BERKELEY • CHARLESTON • DORCHESTER

843-899-4096 • 800-966-6631  
[www.ridetricountylink.com](http://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. <b>1</b>	Cypress Bottom Rd./ Hwy 174 <b>2</b>	Edisto Food Mart/ Hwy 174 <b>3</b>	Rudy's One Stop/ Hwy 164 <b>4</b>	Joseph White Rd./ Sugar Hill Rd. <b>5</b>	Mauss Hill Rd./Parkers Ferry Rd. <b>6</b>	Mitchell Rd./Old Jacksonboro Road <b>7</b>	Bennett Grocery <b>8</b>	Hwy 164/162 Labor Camp <b>9</b>	Hwy 162/ Schroder School <b>10</b>	Baptist Hill High School <b>11</b>	Hwy 162/ Hwy 165 <b>12</b>	Hwy 162/ Scott White Road <b>13</b>	Mitchell Grocery <b>14</b>	Citadel Mall <b>15</b>
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 <b>15</b>	Mitchell Grocery <b>14</b>	Hwy 162/ Scott White Road <b>13</b>	Hwy 162/ Hwy 165 <b>12</b>	Baptist Hill High School <b>11</b>	Hwy 162/ Schroder School <b>10</b>	Hwy 164/162 Labor Camp <b>9</b>	Bennett Grocery <b>8</b>	Mitchell Rd./Old Jacksonboro Road <b>7</b>	Mauss Hill Rd./Parkers Ferry Rd. <b>6</b>	Joseph White Rd./ Sugar Hill Rd. <b>5</b>	Rudy's One Stop/ Hwy 164 <b>4</b>	Edisto Food Mart/ Hwy 174 <b>3</b>	Cypress Bottom Rd./ Hwy 174 <b>2</b>	Edisto Island Indigo Rd. <b>1</b>
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

