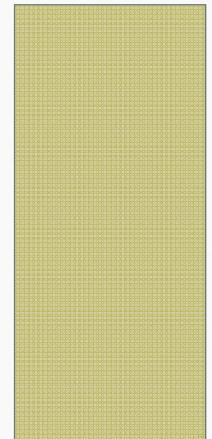


# PARKERS FERRY COMMUNITY MEETING

APRIL 24, 2013



# INTRODUCTIONS

- **County Council Member Anna Johnson**
- **Joshua F. Walden**, Supervising Attorney, Center for Heirs' Property Preservation
- **Marie Shultz**, Special Assistant to County Council
- **Christine DeStefano**, Project Officer II, Deputy Administrator for General Services
- **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

# MEETING RULES

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

# AGENDA

- Welcome (*Charleston County Council Member Anna Johnson*)
  - Purpose and opening remarks
  - Overview of services provided by the Center for Heirs' Property Preservation
- Part I: Planning for Our Community (*County Zoning and Planning Department Staff*)
  - Identification of communities
  - Discussion of community character questionnaire results
  - Discussion of possible solutions and next steps
- Part II: Discussion with Charleston County Councilmember Anna Johnson
- Adjourn

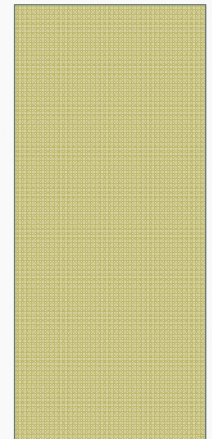


# CENTER FOR HEIRS' PROPERTY PRESERVATION

Joshua F. Walden, Supervising Attorney  
[jwalden@heirsproperty.org](mailto:jwalden@heirsproperty.org)

# PLANNING FOR OUR COMMUNITY

COUNTY ZONING & PLANNING DEPARTMENT



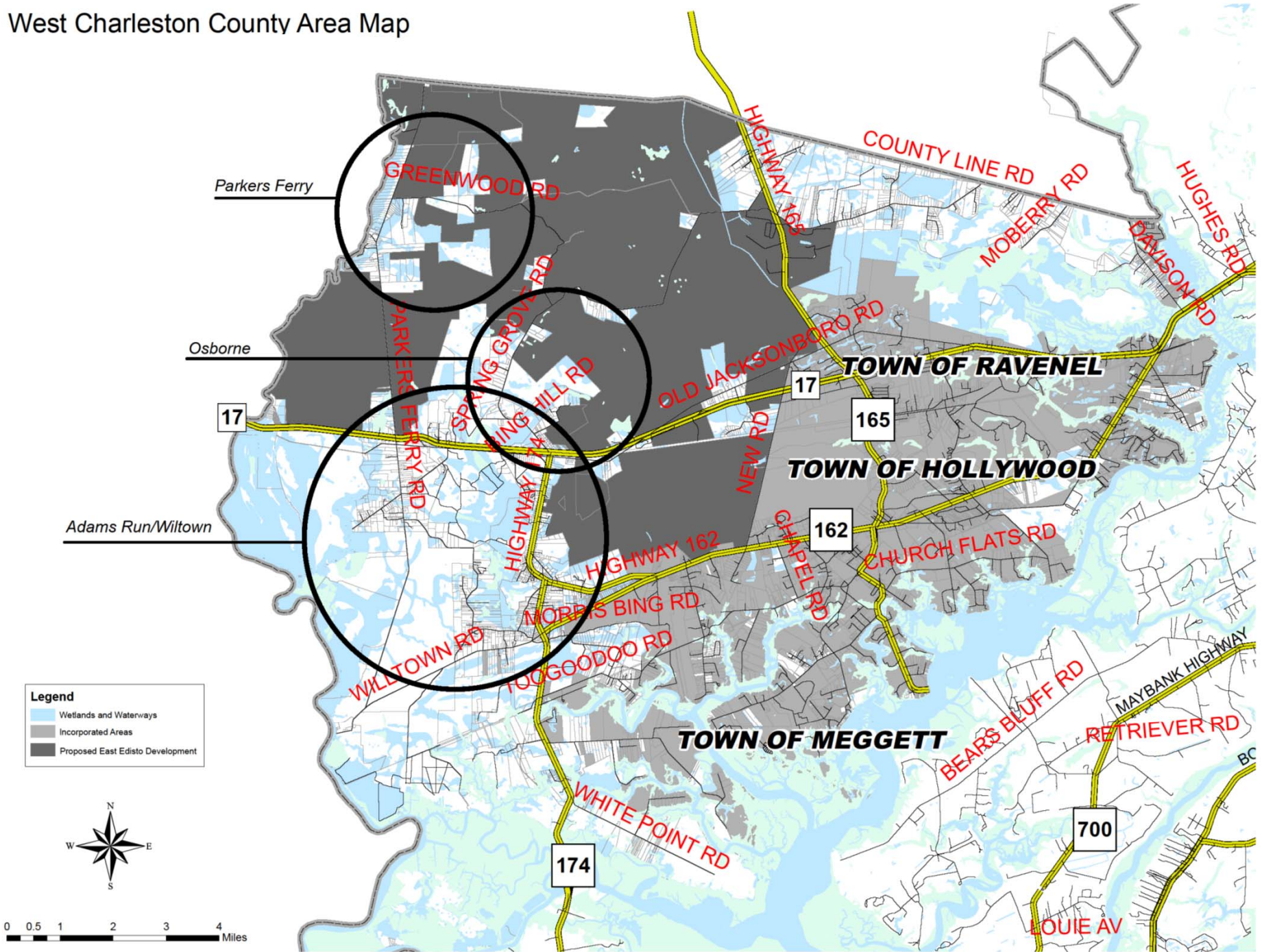
# GOALS AND OBJECTIVES

1. Identify community boundaries
2. Review results of community needs survey
3. Discuss potential solutions and next steps



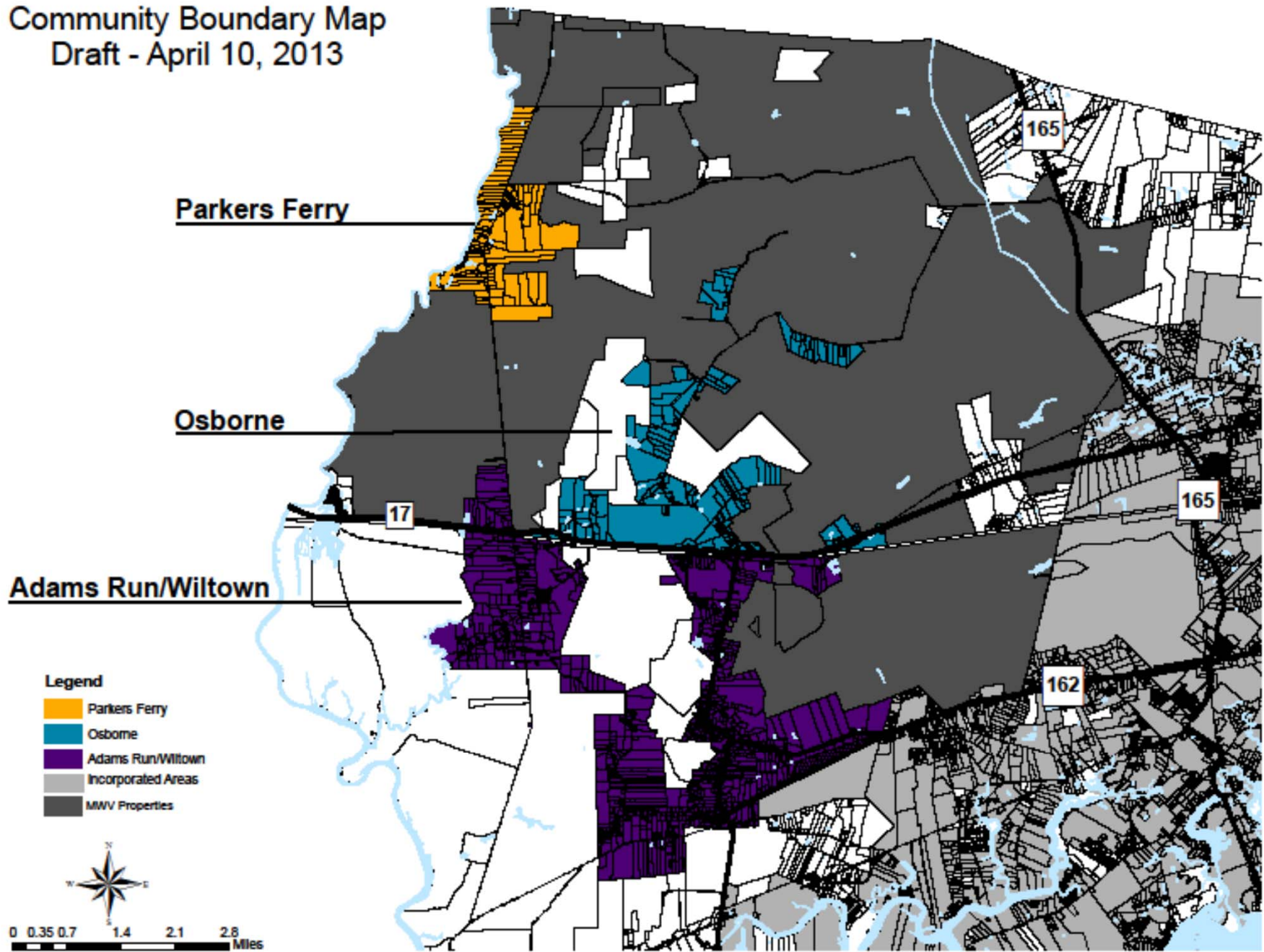
# IDENTIFICATION OF COMMUNITIES

# West Charleston County Area Map

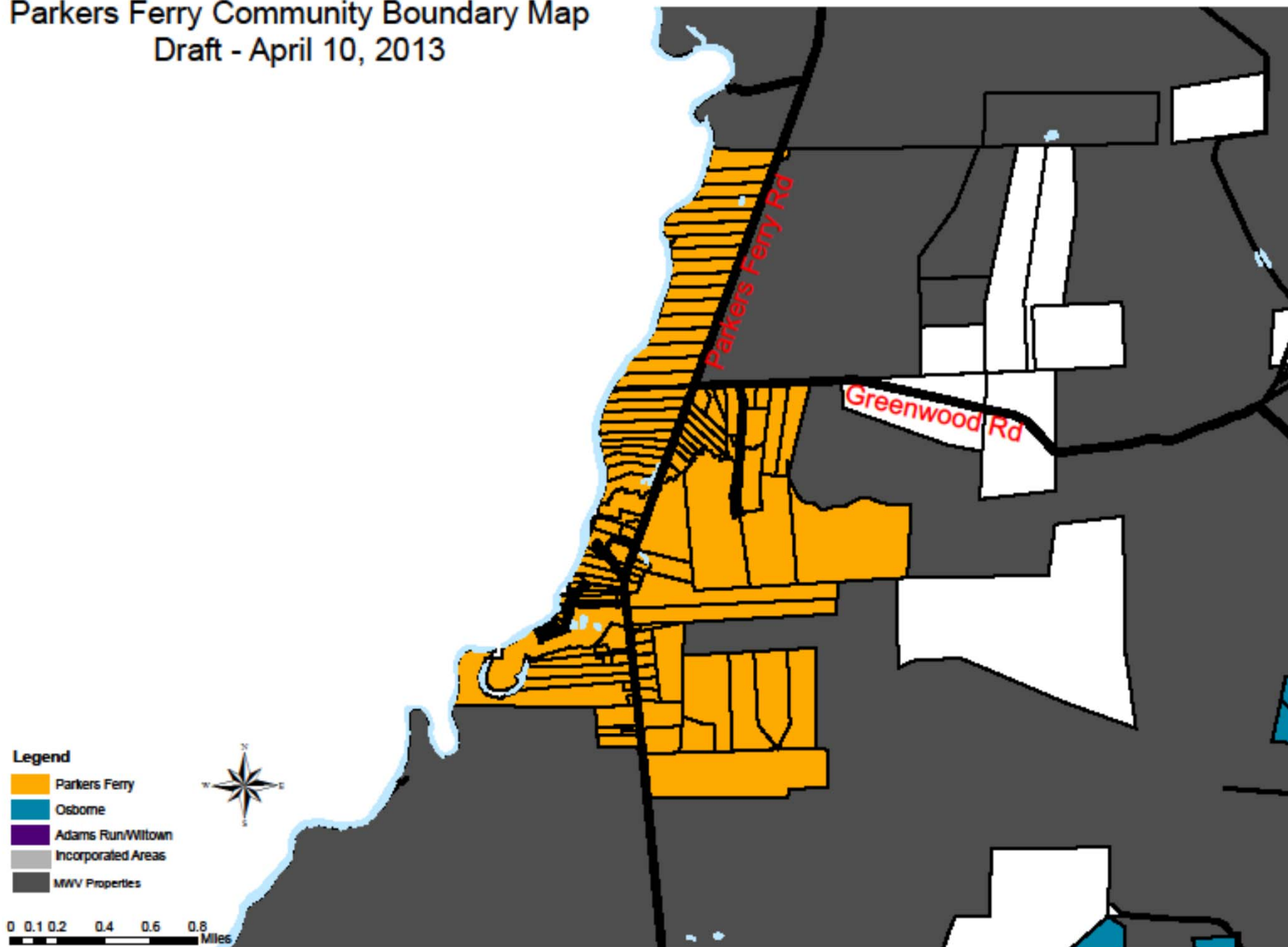


# Community Boundary Map

Draft - April 10, 2013

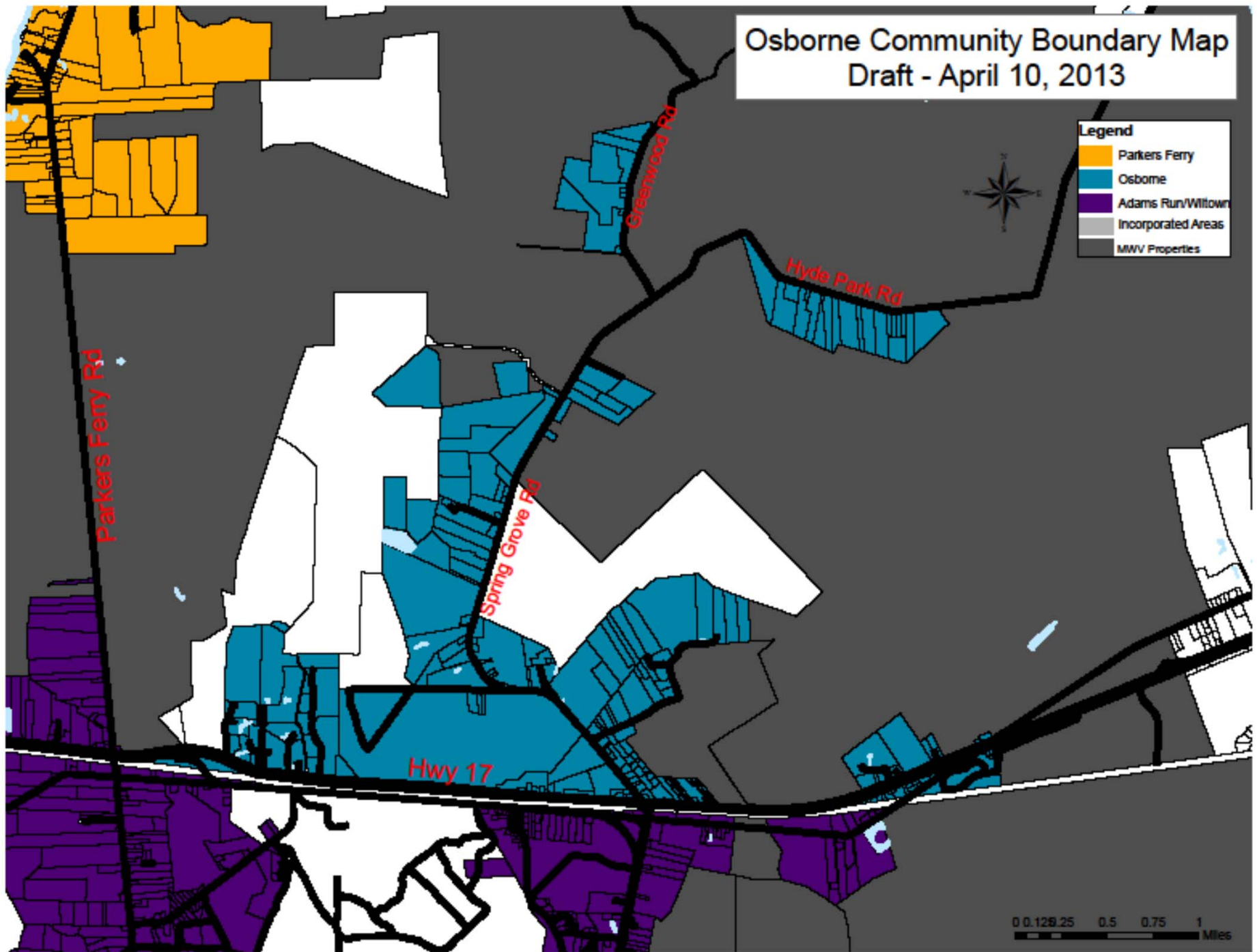


# Parkers Ferry Community Boundary Map Draft - April 10, 2013

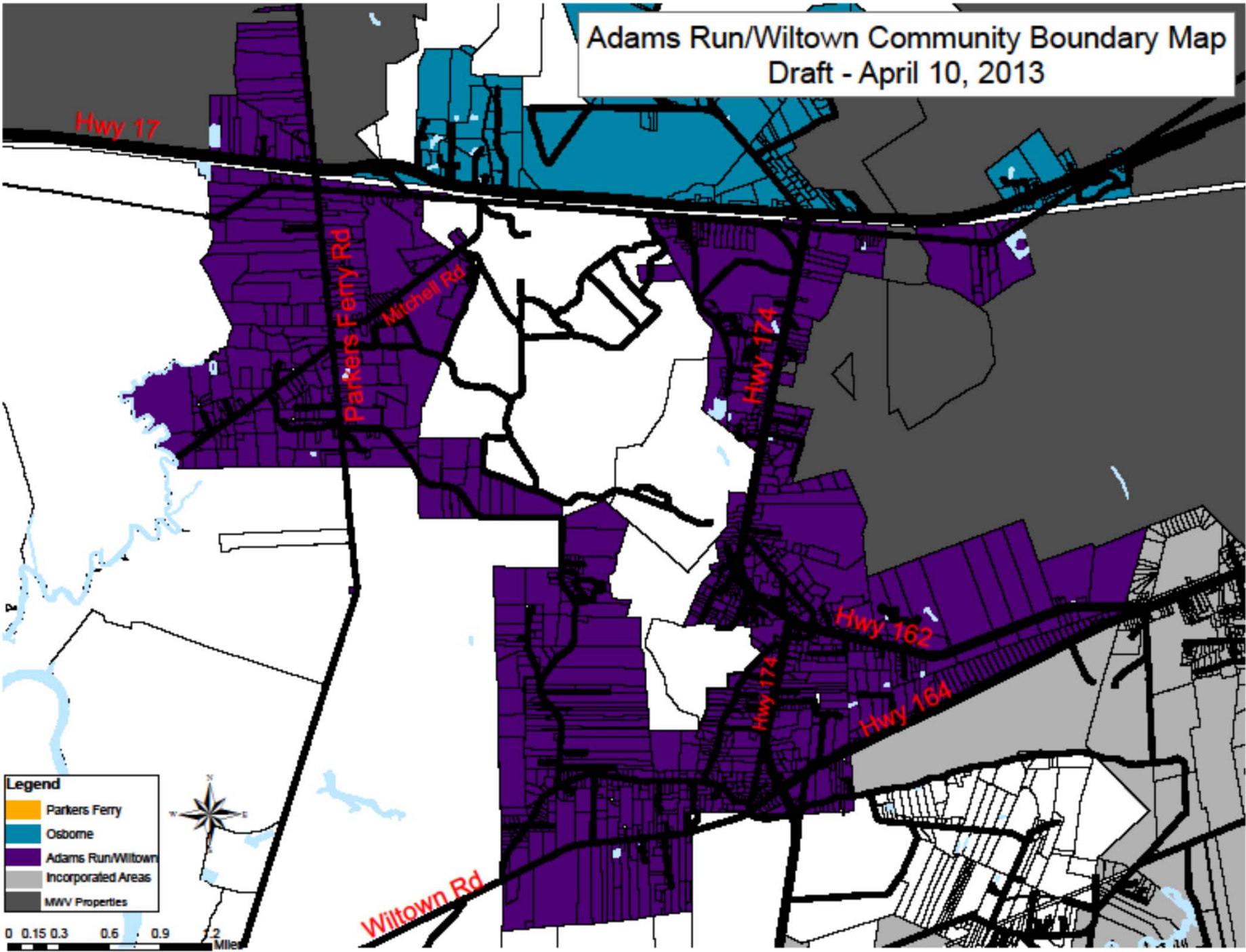


# Osborne Community Boundary Map Draft - April 10, 2013

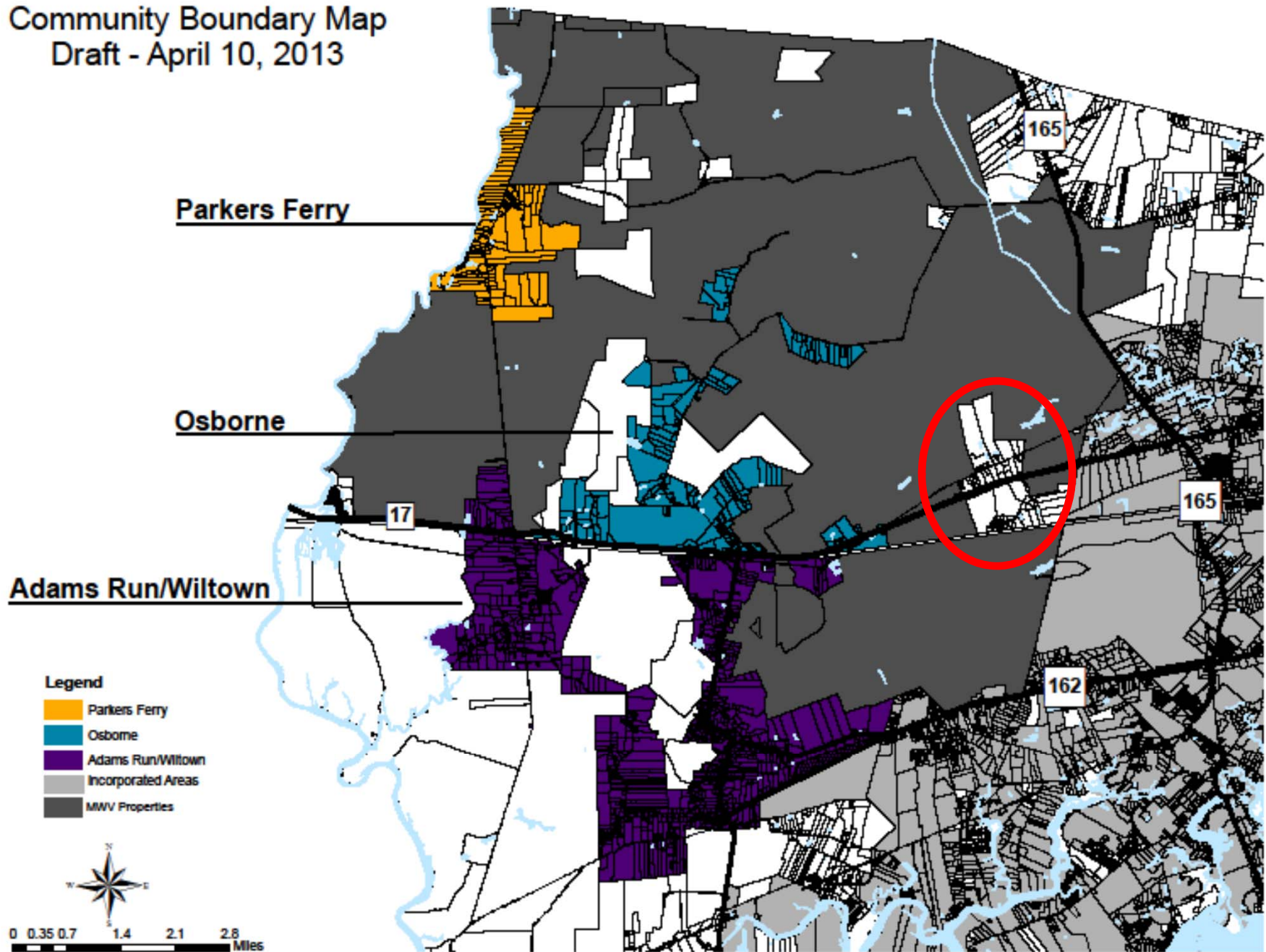
- Legend**
- Parkers Ferry
  - Osborne
  - Adams Run/Wiltown
  - Incorporated Areas
  - MWV Properties



Adams Run/Wiltown Community Boundary Map  
Draft - April 10, 2013

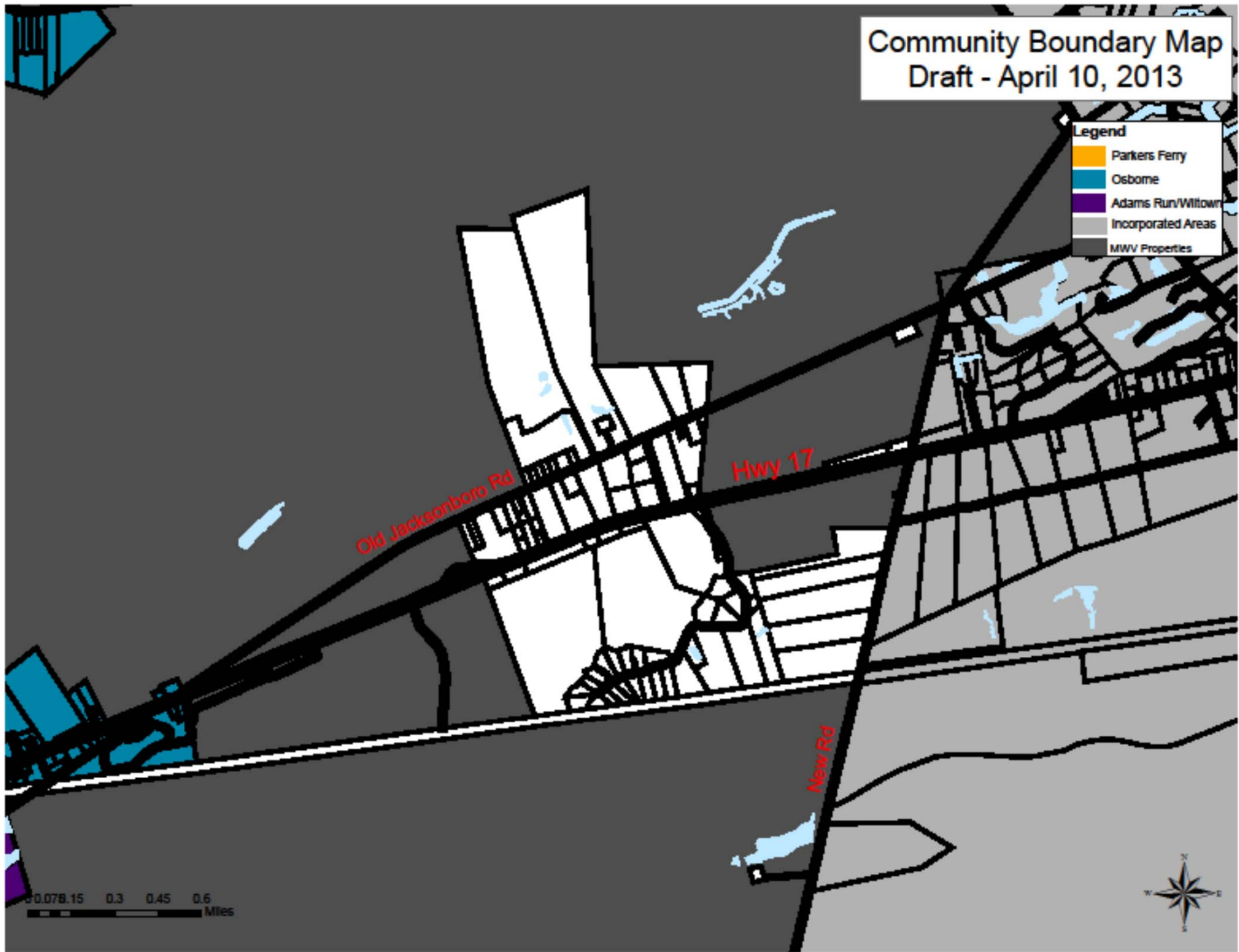


# Community Boundary Map Draft - April 10, 2013



# Community Boundary Map Draft - April 10, 2013

- Legend
- Parkers Ferry
  - Osborne
  - Adams Run/Wiltown
  - Incorporated Areas
  - MWV Properties



0 0.075 0.15 0.3 0.45 0.6 Miles





# RESULTS OF COMMUNITY NEEDS SURVEY

POSSIBLE SOLUTIONS &  
NEXT STEPS

# POSSIBLE SOLUTIONS DISCUSSION

- Two step process:
  1. Comprehensive Plan
  2. Zoning Ordinance

# COMPREHENSIVE PLAN

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

# ZONING

- Implements the Comprehensive Plan
- Regulates:
  - Number of houses
  - Lot size
  - Uses

# COMPREHENSIVE PLAN DISCUSSION

- Create a new **Cultural Community Protection** Future Land Use designation
  - **Protect** and **promote** the **culture**
  - Allow more **flexibility to subdivide** property
  - **Permit** service, business, office, and employment **opportunities**

## COMPREHENSIVE PLAN DISCUSSION: NEW COMMUNITY DESIGNATION

- Intended to protect and promote the culture and unique development patterns and sustain the strong sense of community
- Communities are less developed due to lack of water and sewer
  - Mostly residential
  - Many churches
  - Very few businesses
  - Many earthen roads connecting to state roads

## COMPREHENSIVE PLAN DISCUSSION: NEW COMMUNITY DESIGNATION (CONT'D)

- Future development should be compatible with the existing community
- Residential density is limited to **one unit per acre**
- 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

- May 13, 2013: Present the community's recommendations to the Charleston County Planning Commission

# ZONING

- Implements the Comprehensive Plan
- Regulates:
  - Number of houses
  - Lot size
  - Uses

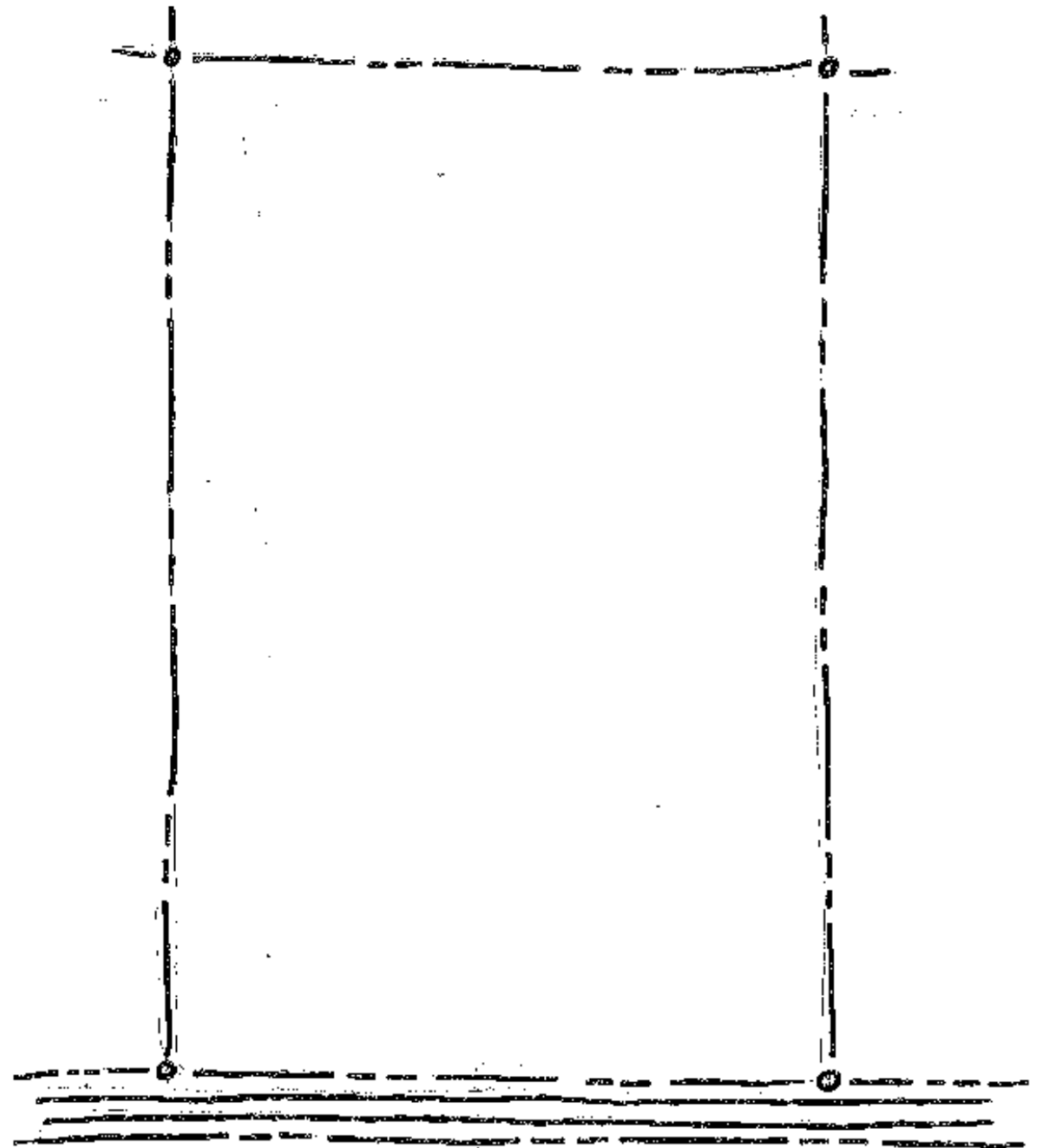
# ZONING DISTRICT DISCUSSION

- Create a **Cultural Community Protection** zoning district that **allows communities to grow as the residents desire while protecting the culture**

# SUBDIVISION DISCUSSION

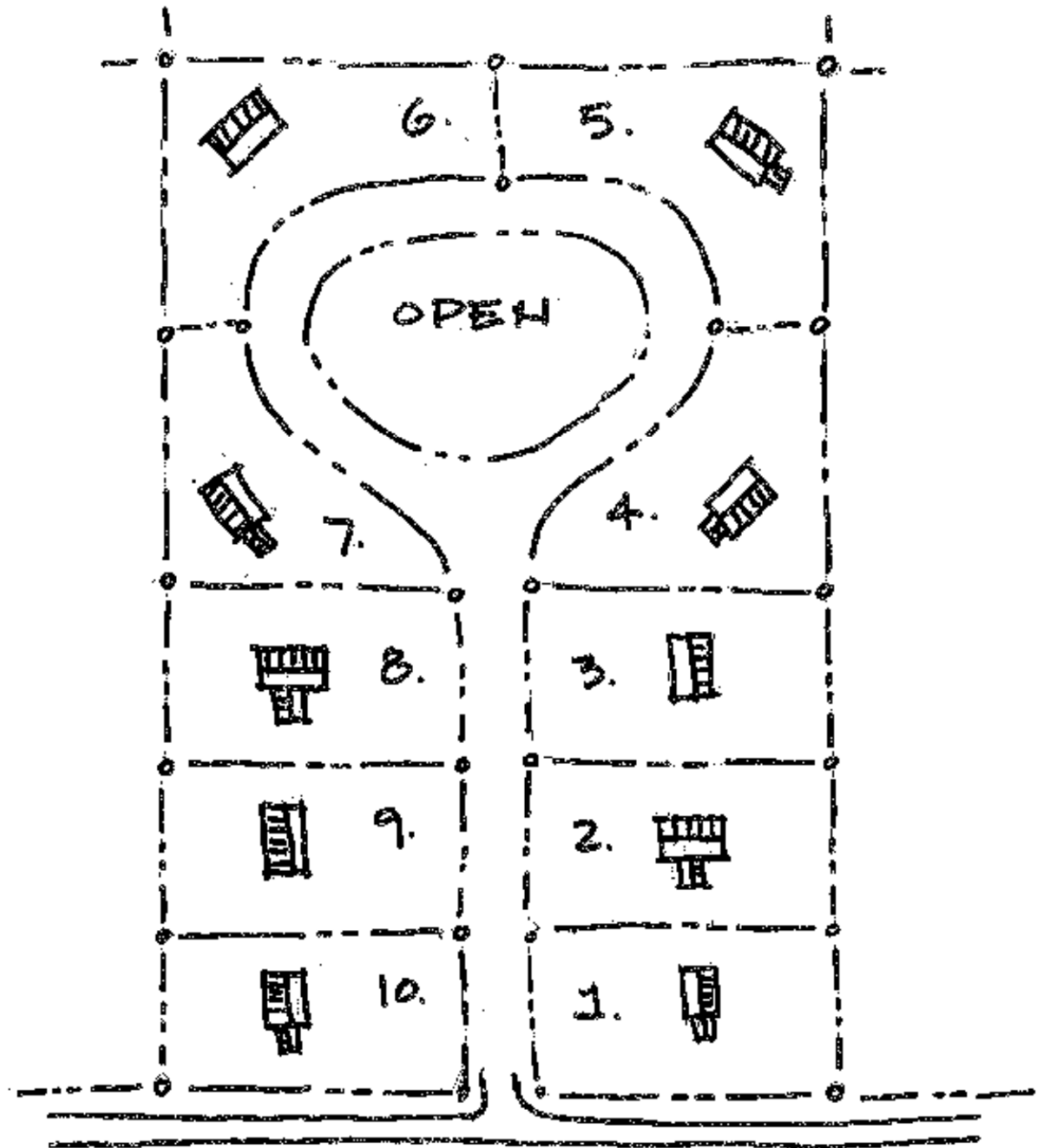
- 1 dwelling unit per acre
- Minimum lot size: 30,000 square feet
- Coordination with other state and local requirements
  - Department of Health and Environmental Control
  - Department of Transportation

EXAMPLE



10 ACRE TRACT

# EXAMPLE



MAX. 10 DWELLINGS

# POSSIBLE LAND USES

- Single family homes & manufactured homes
- Churches, cemeteries, and cultural and historic uses
- Parks, playgrounds, recreation, open space, schools, community centers
- Post offices, emergency services, etc.
- Produce stands and farmers markets
- Agriculture and forestry
- Medical facilities
- Commercial day care facilities
- General stores/convenience store (with or without gas)
- Restaurants, retail businesses, and banks
- Social clubs

## POSSIBLE LAND USES (CONT'D)

- Landscaping and horticultural services
- Hair and nail salons
- Home businesses
- Craftsmen and artisans
- Special events
- Vehicle repair and service



# NEXT STEPS

- County Comprehensive Plan incorporates the new community designation
- Establish new zoning district
  - Additional community meetings?



DISCUSSION WITH COUNTY  
COUNCILMEMBER ANNA JOHNSON

