



**Meeting Summary**  
**Parkers Ferry Community Meeting**  
Wiltown Community Center  
April 24, 2013  
6:30 to 8:30 PM

On Wednesday, April 24, 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. Thirty-four area citizens attended and ten Charleston County representatives. Josh Walden, the supervising attorney for The Center for Heirs' Property Preservation, also attended and spoke briefly at the meeting. The meeting was advertised in a Charleston County Press Release and the *Post & Courier* newspaper. Approximately 105 flyers were mailed to area churches and citizens listed on the interested parties lists.

To begin the meeting, Mr. Walden spoke about The Center for Heirs' Property Preservation. He discussed what services they provide, the agency's mission and history, and how to receive help from the organization. He also provided brochures for the community. Based on the audience's interest, it was determined that he would return to the community to provide a seminar on heirs' property.

Next, the Charleston County Zoning and Planning Department provided maps to attendees to initiate a discussion with residents about community boundaries. Following that discussion, the questionnaire results from the February meeting were provided to attendees and discussed. Based on the feedback from the questionnaires, the Zoning and Planning Department presented possible solutions to land use and development issues. County staff presented a possible new future land use designation, Cultural Community Protection, and educated attendees about the Comprehensive Plan update process to implement a new land use designation. County staff also discussed potential zoning ordinance changes to implement the future land use designation such as a new zoning district that would allow higher densities and expanded land uses.

Council Member Johnson closed the meeting with an informal discussion with her constituents. She addressed the comments and concerns voiced in the questionnaires. Council Member Johnson stated she plans to follow-up concerns with future community meetings.

Supplemental packet materials include:

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



## Agenda

### **Parkers Ferry Community Meeting**

Wednesday, April 24, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

- Welcome and introductions (*Charleston County Councilmember 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

**Parkers Ferry Community Meeting  
April 24, 2013  
Meeting Attendees**

**Citizens:** (34 attendees)

Carrie B. Johnson	Wilbur L. Jones, Jr.
Willie D. Johnson	Francenia Nelson
Lewis Wright	Willie Brown
Viola S. Williams	Levern McCanic
James Mitchell	Elaine Mitchell
Kathaleen Ardis	Seabrook Platt
Michael Palmer	Donna Platt
Mac Baughman	Ophelia E. Williams
Rosetta Green	Albrenda Mitchell
Samuel Edwards	Dwayne Smalls
Gloria Mitchell	Mr. and Mrs. James Brown
Chaquina Rambert	Leola Dent
Albertha Carrell	Victoria Duffy
Benjamin Duffy	Opella McCanick
Angel Duffy	Ashlee McCanick

**Guest Speaker:** (1 attendee)

Josh Walden, The Center for Heirs' Property Preservation

**Charleston County Representatives:** (10 attendees)

Council Member Anna Johnson, County Council  
Eric Meyer, Planning Commission  
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  
Brandon White, Planner II, Zoning & Planning Department  
James Hackett, Supervisor, Zoning & Planning Department  
Andrea Harris-Long, Planner I, Zoning & Planning Department

**Total number of attendees: 45**

# 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

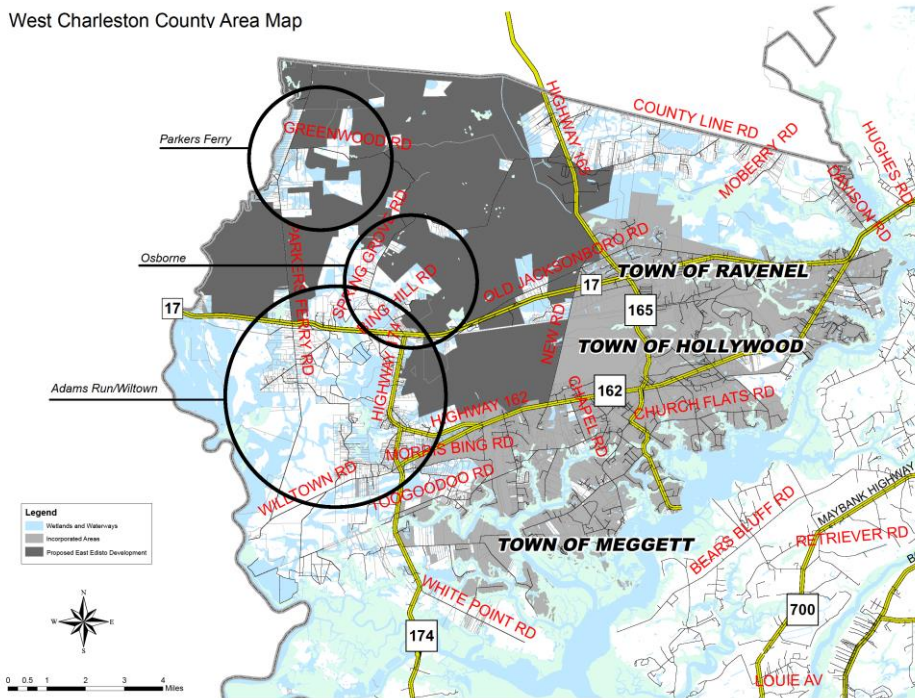
COUNTY ZONING & PLANNING DEPARTMENT

## GOALS AND OBJECTIVES

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

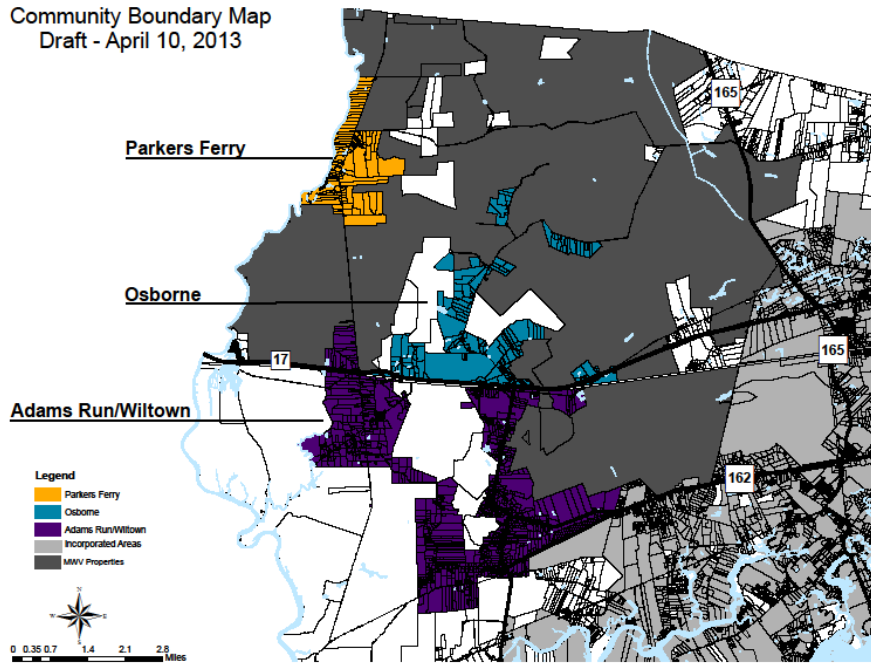
# IDENTIFICATION OF COMMUNITIES

West Charleston County Area Map

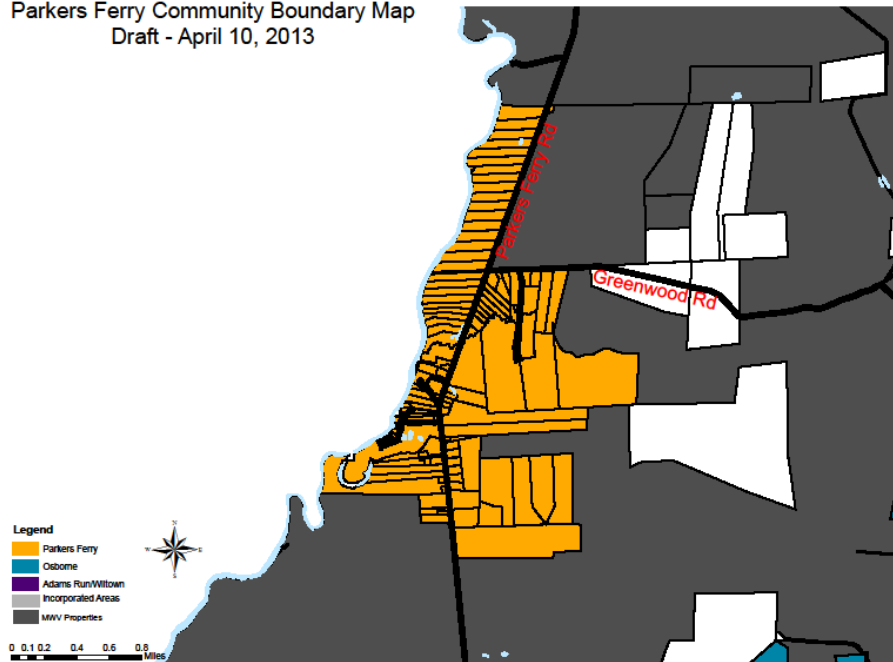


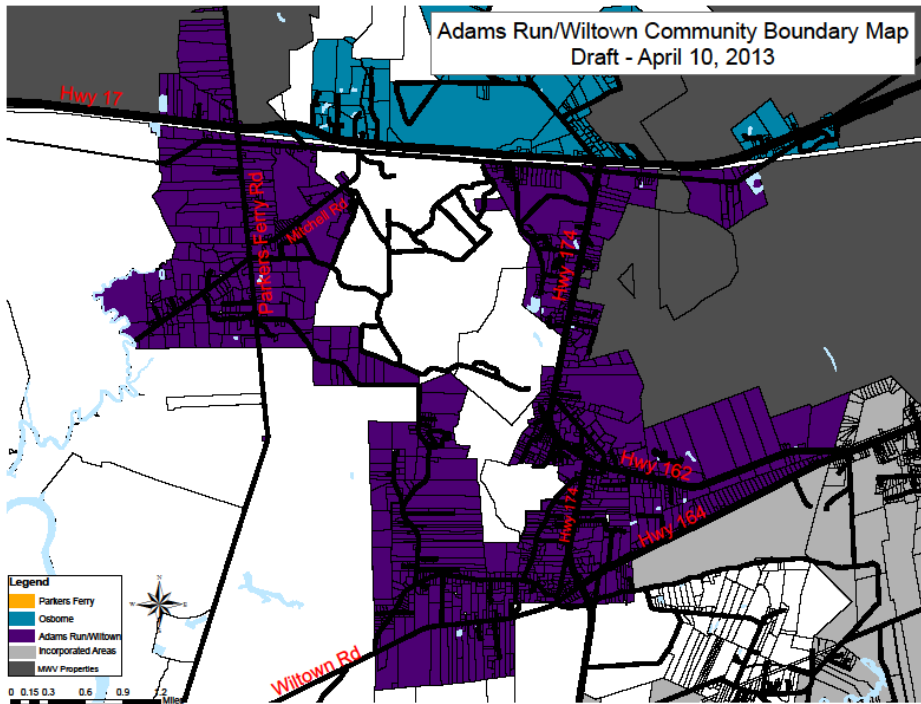
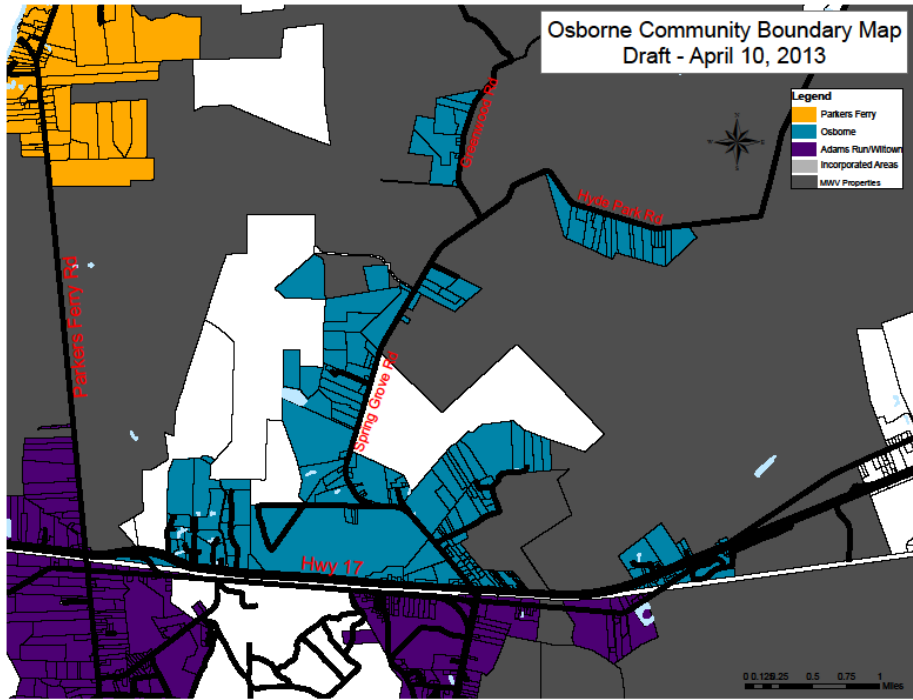


Community Boundary Map  
Draft - April 10, 2013

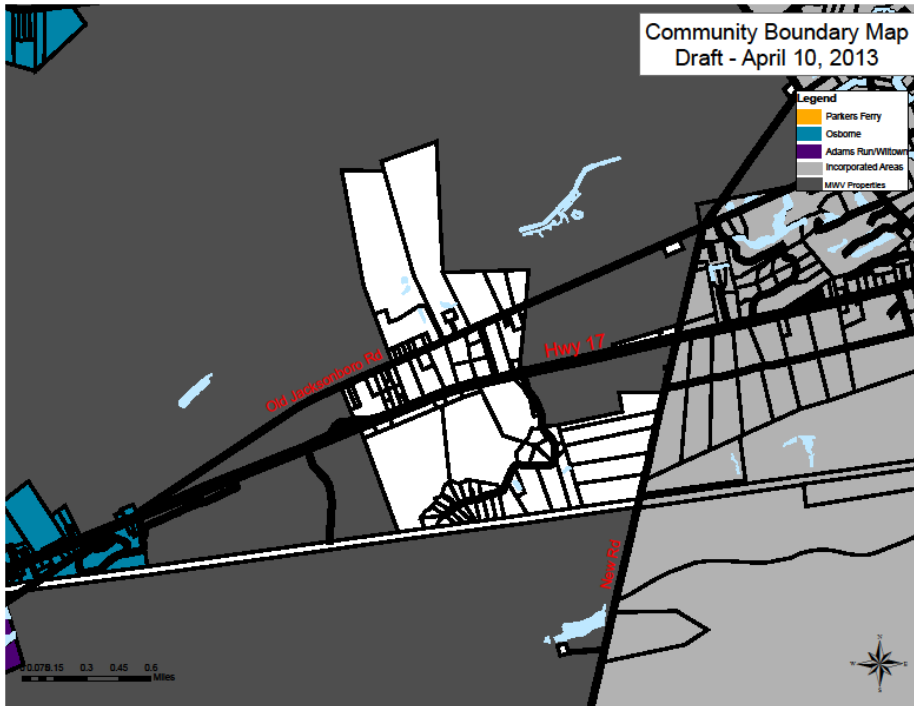
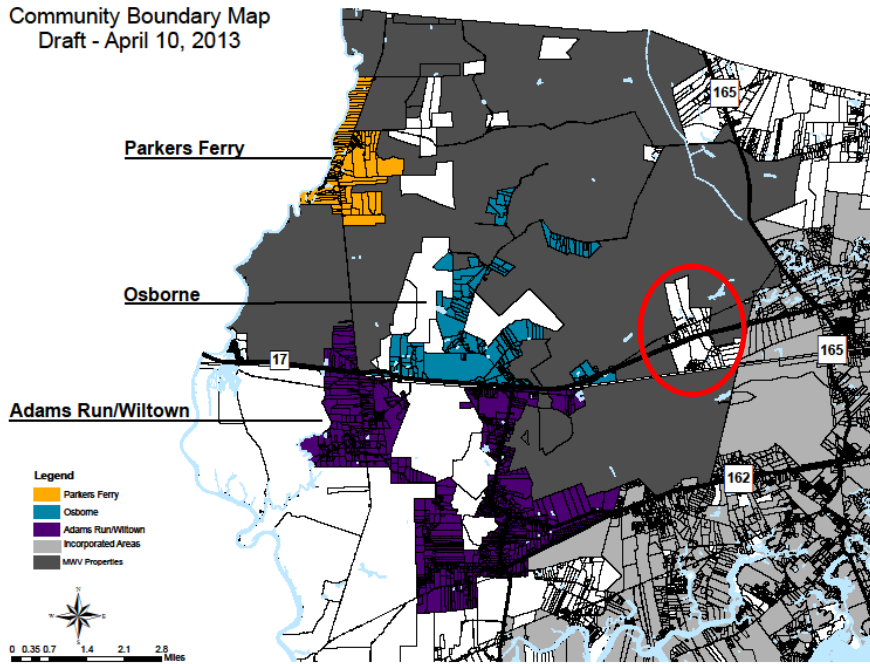


Parkers Ferry Community Boundary Map  
Draft - April 10, 2013





Community Boundary Map  
Draft - April 10, 2013



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



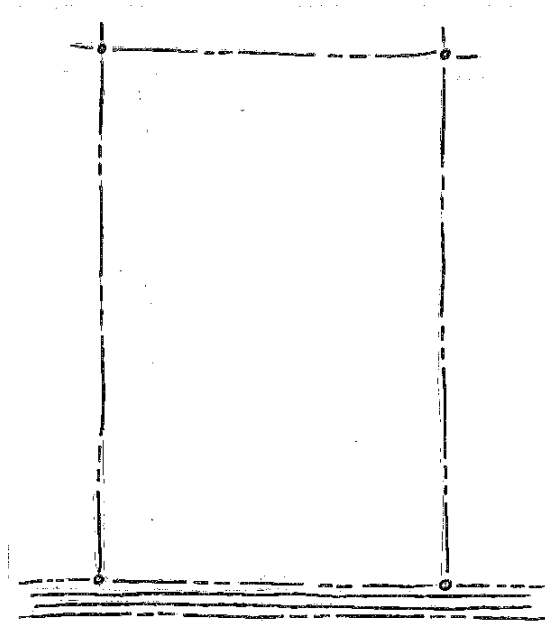
## ZONING DISTRICT DISCUSSION

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

## SUBDIVISION DISCUSSION

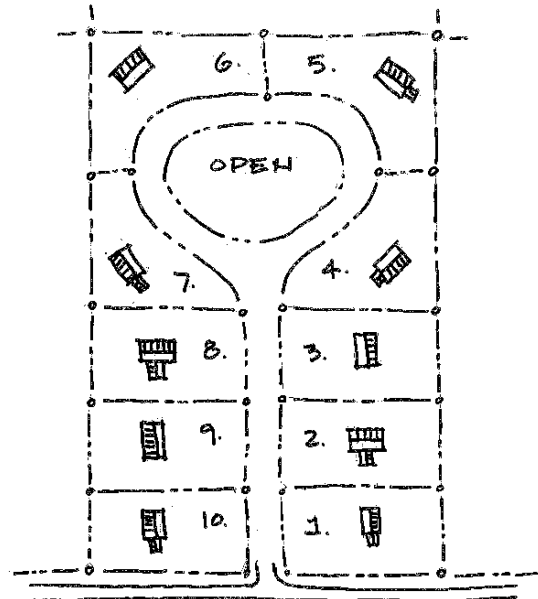
- 1 dwelling unit per acre
- Minimum lot size: 30,000 square feet
- Coordination with other state and local requirements
  - Department of Health and Environmental Control
  - Department of Transportation

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?



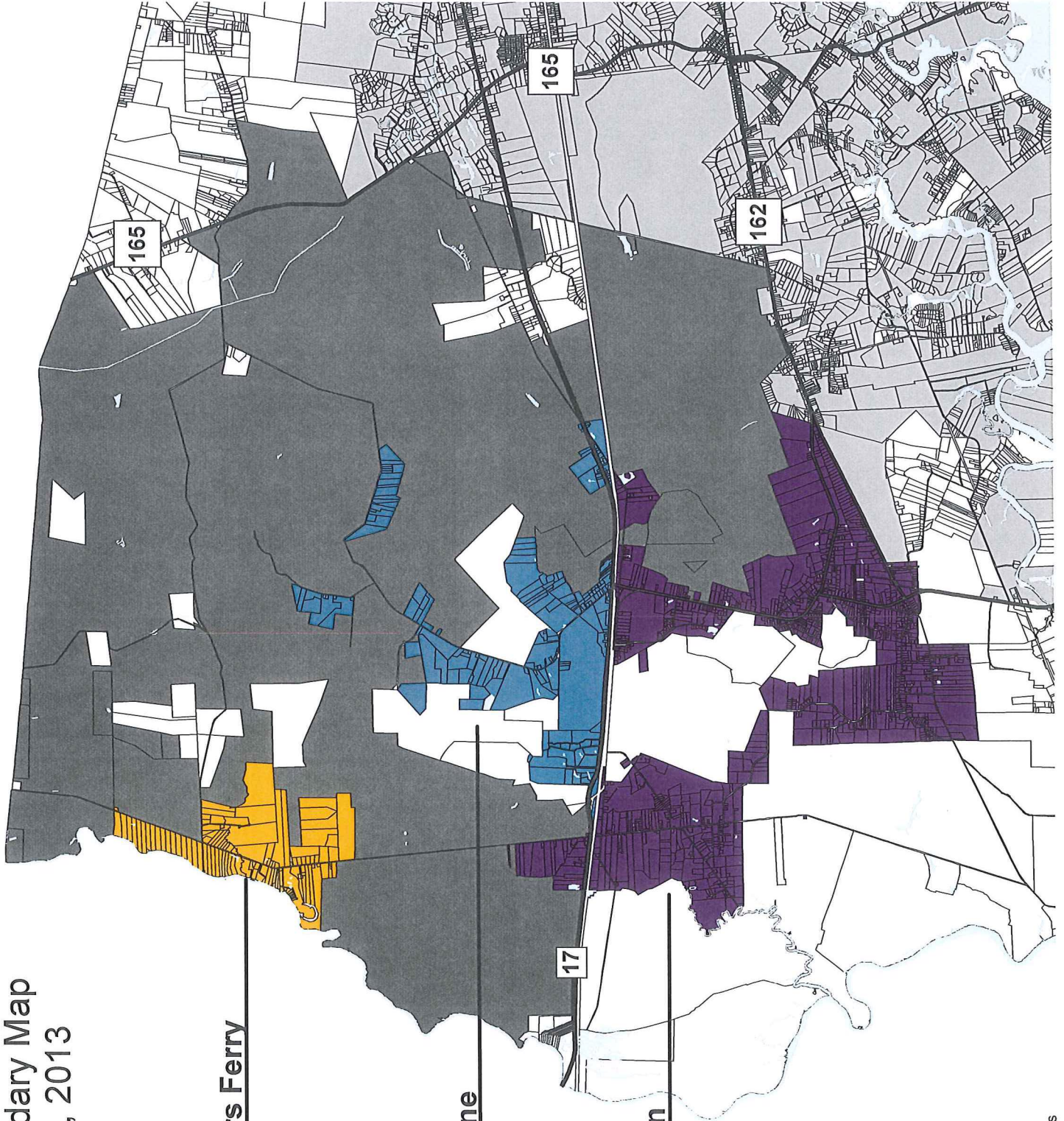
DISCUSSION WITH COUNTY  
COUNCILMEMBER ANNA JOHNSON

# Community Boundary Map Draft - April 10, 2013

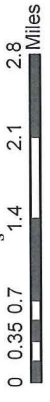
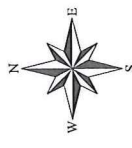
Parkers Ferry

Osborne

Adams Run/Wiltown



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



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"> <li>• Potential for development, parks/recreation, public services</li> <li>• Small town (country appeal), peacefulness of country-settings</li> <li>• Hunting, fishing, church, community</li> <li>• Environment and playgrounds</li> <li>• Family</li> <li>• Small family-oriented area</li> <li>• Natural resources/wildlife</li> </ul>		

*\*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"> <li>• Faster internet service</li> <li>• DHEC rules and regulations regarding well/septic tanks, soil testing</li> <li>• Additional mobile homes (Charleston County rules and regulations)</li> <li>• Increase historic settlement patterns</li> <li>• History</li> <li>• Lack of community involvement</li> <li>• Lack of drainage from property</li> <li>• Difficult to get property approval to build home</li> <li>• Taxes</li> <li>• Fire house</li> <li>• Hang out places</li> <li>• Ditch drainage</li> <li>• Environment</li> <li>• More streetlights on all roads to churches</li> </ul>		

\*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"> <li>• Police station</li> <li>• Water &amp; sewer</li> <li>• Public transportation (bus system)</li> <li>• Senior citizen center</li> <li>• Open up more along Hwy 17 for commercial development</li> <li>• Fire station</li> <li>• Streetlights</li> <li>• Post office</li> <li>• Jobs</li> <li>• Educational facilities</li> <li>• Recreational facilities</li> <li>• Special events</li> <li>• Environmental management (litter control, ditch maintenance, etc.)</li> <li>• Community meeting with DHEC</li> <li>• Playground for kids</li> </ul>		

\*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"> <li>• Social lounge</li> <li>• General store</li> <li>• Gas station</li> </ul>		

\*46 citizens responded to this question.

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

\*47 citizens responded to this question.

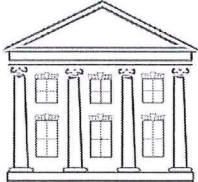
Question 9: Additional comments and questions*
Please find grants so we can get water and sewer into the Parkers Ferry area, if not the sewer, please help us with the water system
I would like to see a safe playground equipped with sports activities for children, swings, basketball court, swimming pools, 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.









CHARLESTON  
COUNTY  
SOUTH CAROLINA

## Charleston County News Release

### MEDIA CONTACT

Name: Jennie Flinn

Phone: (843) 958-4012

Email: [jflinn@charlestoncounty.org](mailto:jflinn@charlestoncounty.org)

Release Number: 35\_\_

Date: April 10, 2013

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

## County Council Member Anna Johnson Hosts Second Parkers Ferry Planning/Zoning Community Meeting Apr. 24

*Continue discussing planning and zoning issues and solutions with Council member Anna Johnson on Apr. 24 at 6:30 p.m. at Wiltown Community Center.*

Charleston County Council Member Anna Johnson will host a second community meeting to continue discussing planning and zoning issues and solutions for the Parkers Ferry area on Wednesday, Apr. 24, from 6:30 to 8:30 p.m. at the Wiltown Community Center (5779 Parkers Ferry Road, Adams Run, S.C. 29426). This meeting is a follow-up to the Feb. 27 community meeting where attendees discussed what they would like to occur in their community in the future. Those in attendance will have an opportunity to ask questions and provide comments.

Anyone with questions on the Apr. 24 meeting may contact the [Charleston County Zoning and Planning Department](#) at (843) 202-7240.

Visit the Charleston County website at [www.charlestoncounty.org](http://www.charlestoncounty.org) for news, services and up-to-date information relating to Charleston County Government.

- Follow "ChasCountyGov" ([www.twitter.com/ChasCountyGov](http://www.twitter.com/ChasCountyGov)) on Twitter! -

# **Second Parkers Ferry Community Meeting: Planning and Zoning Issues and Solutions**

*Hosted by Charleston County Councilmember Anna Johnson*

Wednesday, April 24, 2013

6:30 PM to 8:30 PM

Wiltown Community Center

5779 Parkers Ferry Rd

Adams Run, SC 29426

*This meeting is a follow-up to the Feb. 27 community meeting where planning and zoning issues and solutions for the Parkers Ferry area were discussed. 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*

**SECOND PARKERS FERRY COMMUNITY MEETING:  
PLANNING AND ZONING ISSUES AND SOLUTIONS  
APRIL 24, 2013 (6:30 PM)**

Charleston County Council Member Anna Johnson will host a second community meeting to continue discussing planning and zoning issues and solutions for the Parkers Ferry area on Wednesday, Apr. 24, 2013, from 6:30 pm to 8:30 pm at the Wiltown Community Center (5779 Parkers Ferry Rd, Adams Run, SC 29426). This meeting is a follow-up to the community meeting held on Feb. 27, 2013 and 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.