

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

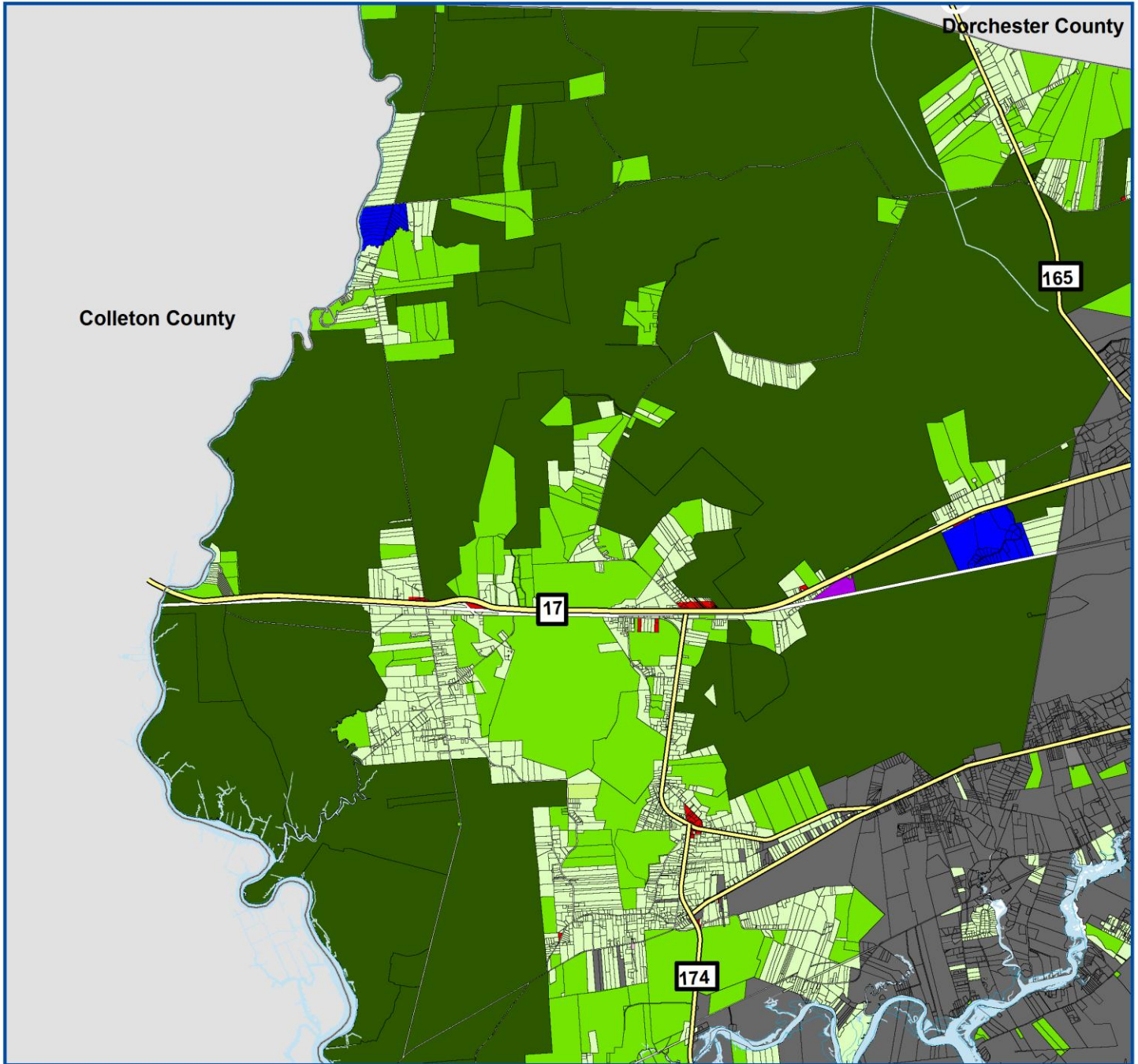
Community Boundaries

Legend

ZONING DISTRICTS

- RM
- AG-10
- AG-8
- AGR
- CN
- CC
- PD
- I
- INCORPORATED AREAS

*Zoning Map
Feb. 27, 2013*



Area Zoning

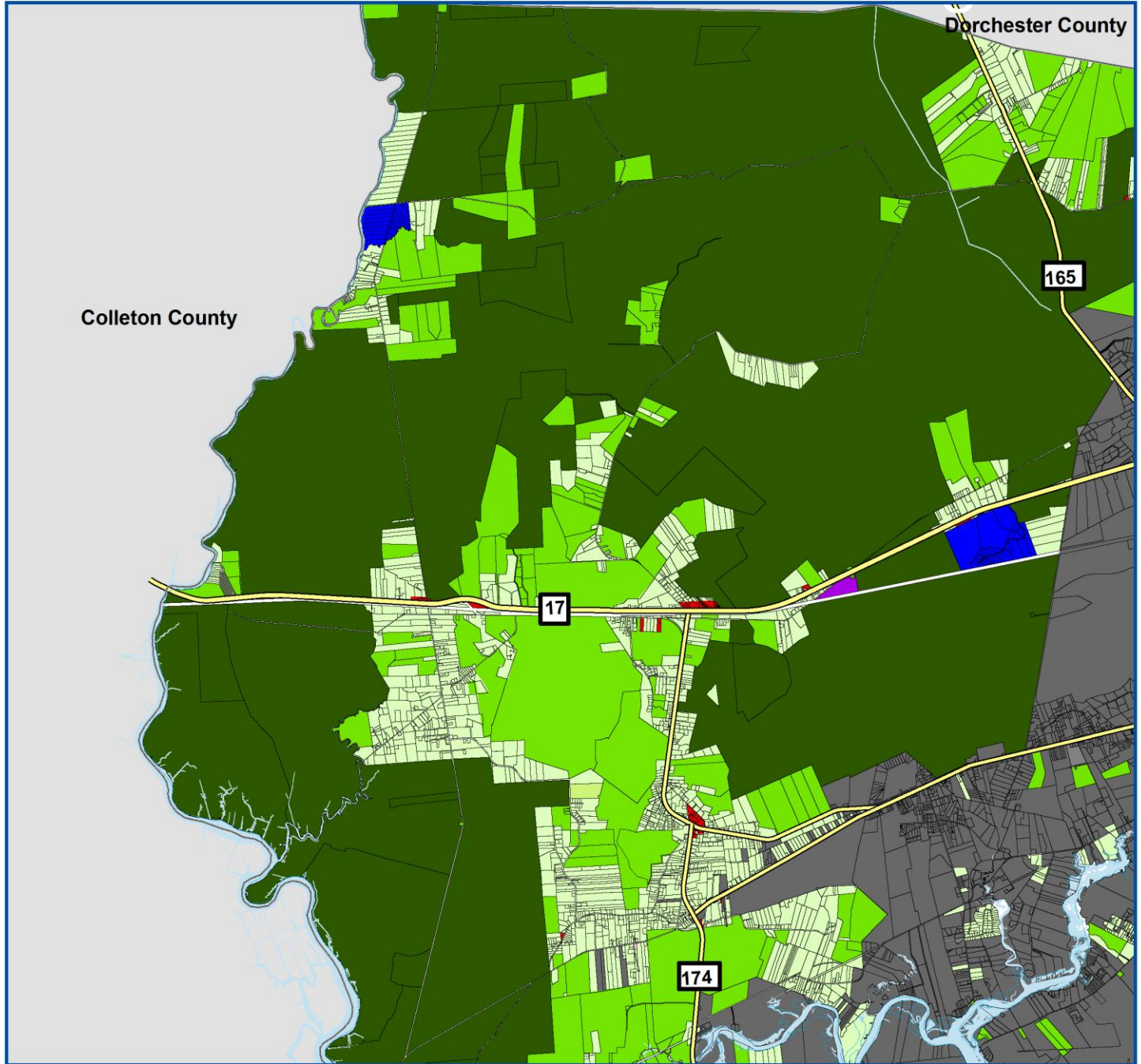
- ■ Resource Management (RM): 1 dwelling unit/25 acres
 - Minimum lot size: 1 acre
- ■ Agricultural Preservation (AG-10): 1 dwelling unit/10 acres
 - Minimum lot size: 1 acre
- ■ Agricultural Residential (AGR): 1 dwelling unit/acre
 - Minimum lot size 30,000 square feet
 - Also known as “Settlement Areas”

Legend

ZONING DISTRICTS

- RM
- AG-10
- AG-8
- AGR
- CN
- CC
- PD
- I
- INCORPORATED AREAS

*Zoning Map
Feb. 27, 2013*



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

WEST CHARLESTON COUNTY

Legend

Boundaries

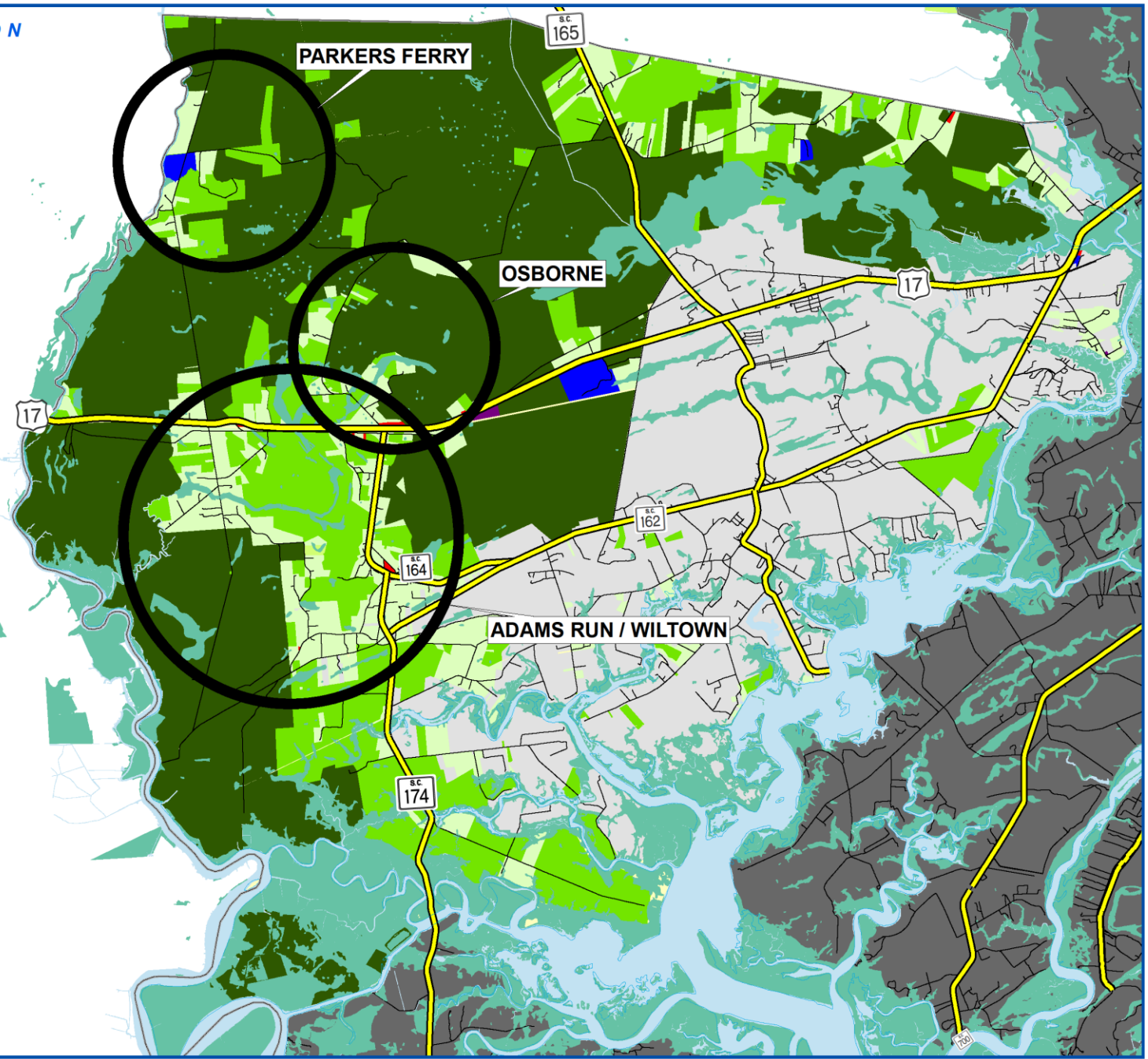
- COUNTY OF CHARLESTON
- INCORPORATED AREAS
- AREAS OUTSIDE WEST COUNTY

ZONING DISTRICTS

- NRM
- RM
- AG-10
- AG-8
- AGR
- CC
- I
- PD

Water features

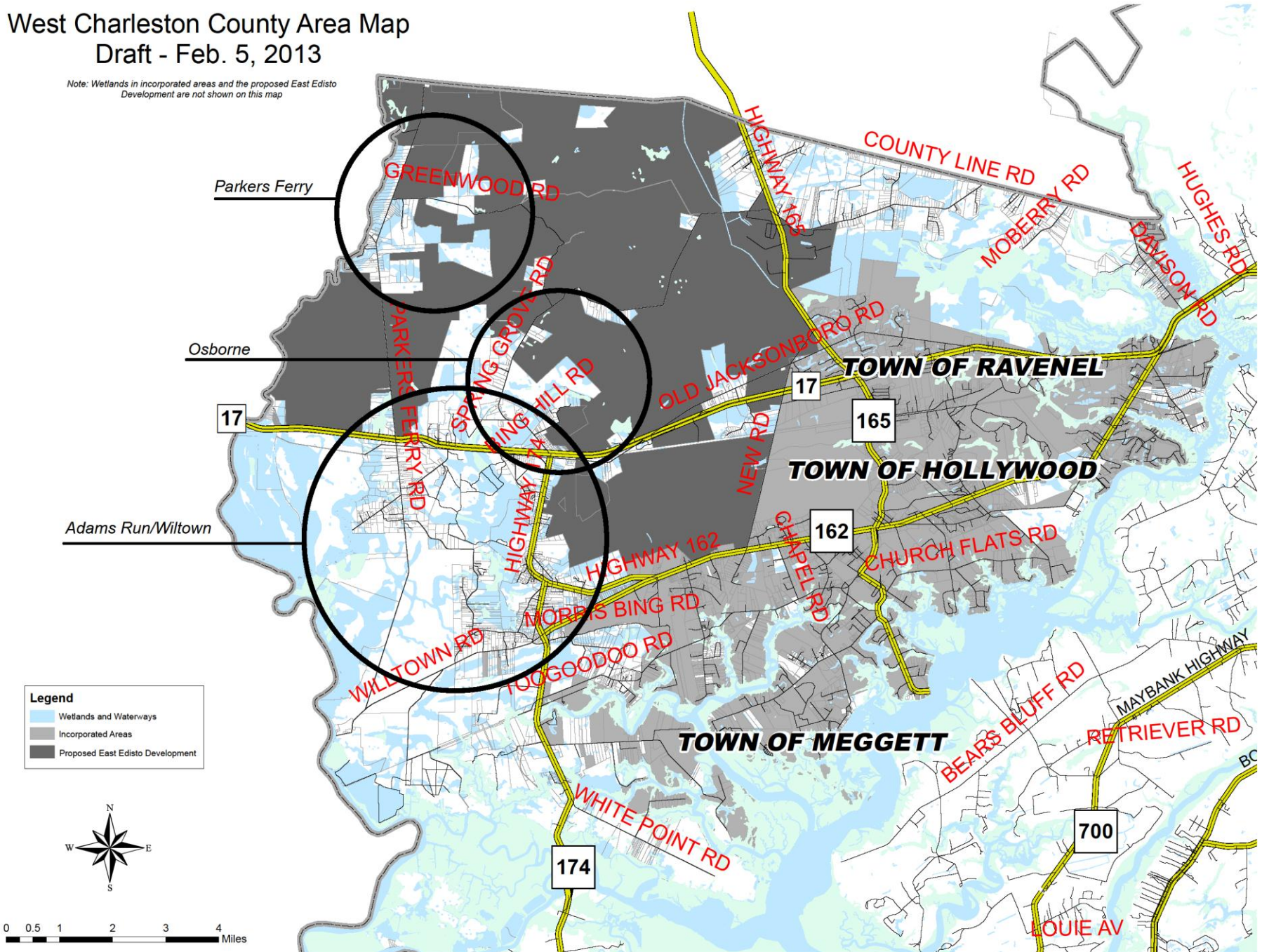
- River
- Marsh
- Major Roads
- Roads



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



Community Needs Questionnaire

1. What community do you represent?

___ Adams Run/Wiltown

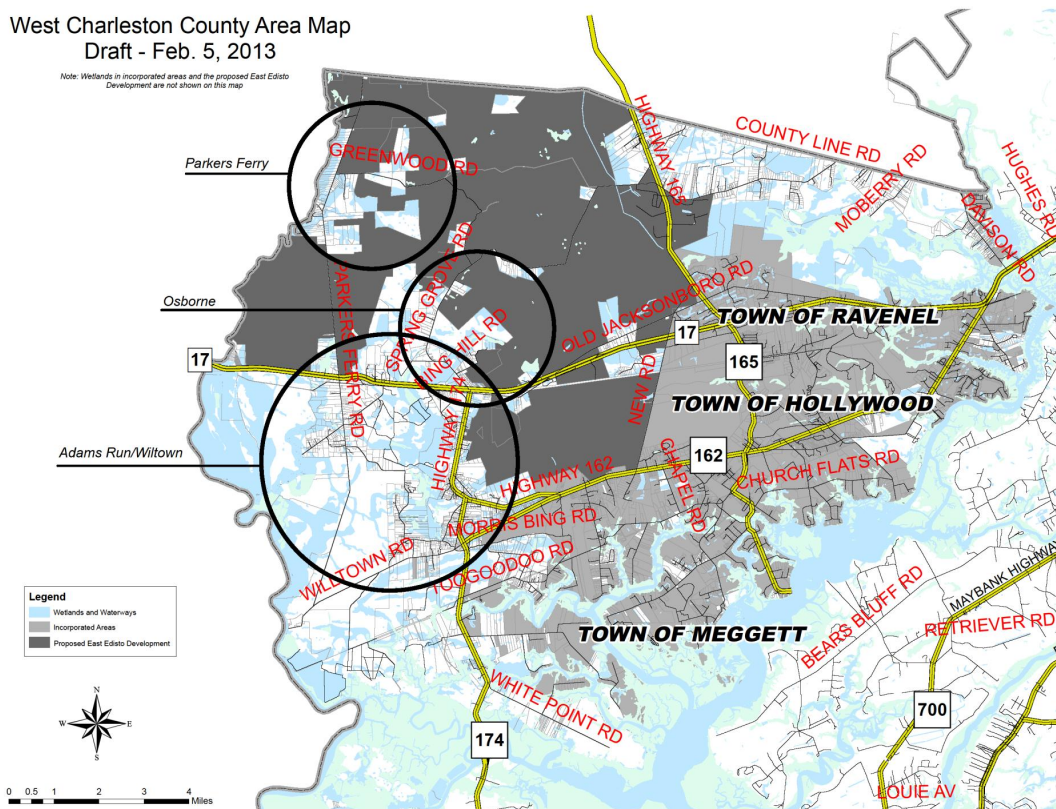
___ Parkers Ferry

___ Osborne

___ Other (please list)

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



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

___ Light manufacturing

___ Professional services

___ Retail

___ Hospitality and tourism

___ Trades

___ Technology

___ 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

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

Part 2: Discussion with Charleston County Council Member Anna Johnson