



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

ZONING BOARD OF APPEALS
TUESDAY, MARCH 30, 2021
6:30 PM

MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ZONING BOARD OF APPEALS MEETING
FEBRUARY 2, 2021 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Vice Chairman Volkmar called the meeting to order at 6:30 p.m. and initiated the Pledge of Allegiance.

II. ROLL CALL

Vice Chairman Volkmar defined the duties and powers of the Zoning Board of Appeals (ZBA) per the City's Code of Ordinance. Mrs. Moneer initiated roll call.

Present:	Bakari Jackson; Jason Dillard, Thomas Volkmar, James Fisk, Gerald Stinson
Absent:	Butch Clift, Larry Monheit
Staff Present:	Planning and Zoning Director Mark Brodeur Planning Technician Brenda Moneer

III. REVIEW OF MINUTES FROM SEPTEMBER 2, 2020

MOTION: A motion was made to approve the September 2, 2020 minutes as written. **MOVED BY** Board Member Fisk. **SECONDED BY** Board Member Stinson.

DISCUSSION: None

VOTE: All in favor (5-0). Motion carried.

IV. PUBLIC HEARING

A. SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF PARCELS IDENTIFIED AS TMS#244-00-00-033, #244-14-05-047/048 LOCATED OFF OF OLD BACK RIVER ROAD, GOOSE CREEK, SC.

Vice Chairman Volkmar read the public hearing request, gave the testimony of oath to those parties to speak for or against the request, and opened the public hearing.

Mr. Brodeur presented staff report. He stated the applicant is seeking a Conditional Use Permit (CUP) for sixty-three (63) single family detached units on a parcel that was previously zoned R2 and went through the process with Planning Commission and City Council to receive an R3 zoning designation. The parcels, when combined, equal 13.37 acres. City staff has reviewed the project and does not have a suggested list of conditional uses to add to the project. City staff believes this project will be a welcomed residential enclave in this part of the City.

Mr. David Stevens, the applicant, presented his request and answered each criteria for a CUP.

The applicant provided his explanation for meeting the CUP criteria's.

1. **Setbacks, buffers, fences or planting strips protect adjacent properties from adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors:** It is the applicant's opinion that the construction of sixty-three (63) single family detached patio homes, located on this site, have all the necessary infrastructure and access with existing development and will not have a negative impact to surrounding areas.
2. **Vehicular traffic flow would not increase, and pedestrian movement would not be diminished or endangered:** See item 3.
3. **Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity, and design:** The applicant combined #2 and #3. He stated these are addressed by the existing access roads around the project which are adequate to support development of this project. A traffic study will be required to assure the project will not have impact to existing road. The new roadway and infrastructure design and construction shall meet both City of Goose Creek and Berkeley County requirements. Parking for each single- family unit will have a minimum of two (2) parking spaces per dwelling unit.
4. **Property values, general character and welfare of nearby areas will not be deteriorated:** The applicant stated the total development cost per lot for the single-family detached patio home is \$188,068 per lot. He provided a worksheet that shows the surrounding home values. He stated the value of these patio homes are equal to or above existing sales. The applicant believes this will improve the property value in the area.
5. **The proposed use shall be in accordance with the purpose and intent of the city's Comprehensive Plan, this chapter and other rules and regulations:** The applicant stated this project is in accordance with the Comprehensive Plan. He stated it is an infill project that uses existing infrastructure in order to adequately support designated and compact growth.
6. **The proposed use shall be compatible with the existing neighborhood character and be consistent with the character and purpose of the applicable zoning district:** The applicant stated that using preexisting zoning makes this project compatible as single-family homes as well as cost comparable too.
7. **The proposed use shall not adversely affect surrounding land use, as measured in terms of its physical size, intensity of use, visual impact and proximity to other structures:** The applicant stated he envisions this project enhancing the surrounding area. He stated the home sizes will be the same as other single-family homes adjacent to the project.

8. **The proposed use complies with all applicable development standards of the city:** The applicant stated the proposed use will comply with all applicable development standards of the City of Goose Creek.
9. **The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens:** The applicant stated this project will not be detrimental to the safety or general welfare of the city and its citizens. Hopefully, by being an infill project, it will be an asset to the City.
10. **The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, of noise or fumes or of the type of physical activity:** The applicant stated these detached patio single family homes will not constitute or be a nuisance as all existing surrounding homes are detached single family units.
11. **The proposed use shall not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site:** The applicant stated they are constructing sidewalks to separate vehicular and pedestrian traffic where possible.
12. **The proposed use shall not create glare from vehicular and stationary lights and the extent to which the lights will be visible from the adjacent zoning districts:** The applicant stated as this proposed use is single family, which is the same as the surrounding area.
13. **The proposed use shall not destroy, create a loss or cause damage to natural scenic, history features of significant important.** The applicant stated this will have minimal impact on natural features which will be mitigated. He stated it will not impact historic features of significant importance.
14. **In the consideration of a conditional use, the ZBA shall not grant permission based on the circumstances of the applicant, or on unnecessary hardship:** The applicant stated he understands that the ZBA shall not grant permission based on the circumstances of the applicant or unnecessary hardships.
15. **The ZBA reserves the right to revoke any conditional use permit that it has issued if it determines that the applicant or operator has failed to maintain and conduct the use in accordance with the conditions imposed on the conditional use. The ZBA shall give the applicant written notice of its intent to revoke the conditional use permit, and, if within ten calendar days of receipt of the notice the applicant submits a request for a hearing to the Secretary, the ZBA shall schedule a public hearing and provide the applicant with the opportunity to be heard prior to deciding whether to revoke the permit:** The applicant stated he understand the ZBA has the right to revoke any Conditional Use Permit based on information in 151.171 (C)(15).
16. **The provisions for revocation of conditional use permits shall not be deemed to preclude any other legal remedy with respect to violation of the provision of this chapter or other rules and regulations of the city:** The applicant stated he understands the revocation of Conditional Use Permit as listed in 151.171 (C)(16).

17. In approving a conditional use, the ZBA may impose the conditions and restrictions as in its opinion will accomplish the intent of this chapter: The applicant stated he understands that in approving a conditional use, the Commission may impose such conditions and restrictions to accomplish the intent of the Ordinance.

The applicant answered questions from the board regarding floorplans, parking, materials, utilities, drainage, and traffic study.

Vice Chair Volkmar inquired if the public would like to speak in favor or in opposition of the request. No one from the public spoke.

BOARD MEMBER DILLARD MADE A MOTION TO CLOSE THE PUBLIC HEARING. BOARD MEMBER STINSON SECONDED. ALL IN FAVOR. NONE OPPOSED. MOTION CARRIED.

The board shared their concerns regarding traffic for this development as a traffic light currently does not exist.

MOTION: A motion was made to approve the application for a Conditional Use Permit for development of parcels identified as TMS#244-00-00-033, TMS#244-14-05-047/048 located off of Old Back River Road, Goose Creek, SC having found that the applicant satisfied the seventeen (17) criteria set forth for a Conditional Use Permit (CUP) as outlined in section 151.171C of the Zoning Ordinance with the condition that a traffic study is completed. **MOVED BY** Board Member Fisk. **SECONDED BY** Board Member Stinson.

DISCUSSION: None

VOTE: All in favor (5-0). Motion carried.

BOARD MEMBER DILLARD MADE A MOTION TO GO BACK INTO PUBLIC HEARING. BOARD MEMBER STINSON SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.

B. SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT FOR DEVELOPMENT OF PARCELS IDENTIFIED AS TMS#243-08-06-001/002/003/004/005 LOCATED OFF OF MARILYN STREET, GOOSE CREEK, SC.

Vice Chairman Volkmar gave the oath to all those who wished to speak regarding this request. Mr. Brodeur presented Staff report.

Mr. Brodeur stated the applicant is requesting a CUP on 2.77 acres for a 48-unit single building apartment complex. He stated while City staff believes the use of multi-family is appropriate for this location, we are reminded that this is a request for a CUP. He stated a CUP allows the board to attach certain “conditions” to the approval that must be followed, or the board can revoke the permit for non-compliance.

Mr. Brodeur stated developers who build affordable housing face a lot of hurdles: complex subsidy programs, expensive labor and materials, local land use regulations, and community opposition.

Mr. Brodeur stated City staff has reviewed the proposal and remains unimpressed by the exterior design of the building and site and provided the following recommendation for conditions of approval:

1. Use a durable brick or stone waterboard around the base of the building (all sides). A water board is the lowest portion of an exterior wall from the ground upwards to a maximum height of 42 inches.
2. Require the use of a very durable exterior wall surface that is low in maintenance such as a horizontal fiber cement siding or better. The use of T-111 or vinyl is specifically prohibited.
3. The use of hip and gable roof forms shall be expressed on the building. A single hip roof is unacceptable.
4. Require the use of covered porch entries that extend outward from the façade to the perimeter sidewalk to add architectural interest and to provide weather protection.
5. Require the submittal of a landscape plan to City staff for review and approval by the Director.
6. Provide covered parking for all of the spaces (60) away from the building island/lease office.
7. Provide a six-foot-high masonry fence along the property lines at rear of project (100.3, 121.76, 199.91).
8. Provide a five-foot wide concrete sidewalk along Francis and Marilyn Street.
9. Enclose dumpster with six-foot masonry walls to match the perimeter wall.

Mr. Brodeur stated City staff received seven (7) written comments and letters from residents of the community. He stated six (6) were opposed to the project, and one (1) was in favor of the project.

Mr. Matthew Sotivoglow, the applicant, presented the request. He provided information regarding his background and stated he was born and raised in Goose Creek. He stated the project he is proposing is already zoned GC and is seeking a CUP to build a single structure, multi-family building. He stated the pandemic has ravage and changed many American financial situations including his own. With this in mind this project would seek to offer under market affordable rates to residents that make up to \$65,000 a year. He stated he is seeking to have no subsidy and will include tighter background checks, employment verification and income verification through individual tax returns. He stated the vacant land off Marilyn Street and Carolina Ave are frequented by homeless foot traffic and encampment within the land itself. Our

project will eradicate this issue for those lots. The aim is to lower the criminal activity in the area by making appropriate use of the land and also implementing tighter background screenings for the tenants. Lastly, there will always be concerns over increased traffic, so we addressed this with the site plan. He stated the parking area, ingress and egress roads are located as far away from the intersection of Marilyn and Carolina Ave as possible. In conclusion he stated he believes this proposal is the most realistic option that would best serve the area, the City, and provide the most value to the individual resident.

The applicant went through the seventeen (17) criteria:

- 1. Setbacks, buffers, fences or planting strips protect adjacent properties from adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors:** The applicant stated the structure will have greater setbacks than the bare minimum where applicable to protect adjacent properties from adverse influence of the items listed above. The applicant increased the required parking and provided two ports of entry and exit so that the traffic flow would not be impeded. The initial plan was to leave a minimum of ten feet of vegetation buffer on southern and eastern lot lines however staff requested a six-foot-high masonry fence.
- 2. Vehicular traffic flow would not increase, and pedestrian movement would not be diminished or endangered: ingress and egress roads placed away from the intersection of Carolina Ave/Marilyn street to reduce potential impact of additional traffic flow:** The applicant stated ingress and egress roads are placed away from the intersection of Carolina Ave and Marilyn Street to reduce potential impact of additional traffic flow. He stated that City staff requested a five-foot sidewalk.
- 3. Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity, and design:** The applicant stated parking will adhere to city ordinance guidelines, 9'x18' parking stalls and 109 stalls planned.
- 4. Property values, general character and welfare of nearby areas will not be deteriorated:** The applicant stated that multifamily new construction in this area will greatly increase the value of the surrounding properties. He stated Marilyn Street has not seen much improvement in the past twenty (20) years, and this would make appropriate use of undeveloped land that now is subject to litter, loitering, and trespassers.
- 5. The proposed use shall be in accordance with the purpose and intent of the city's Comprehensive Plan, this chapter and other rules and regulations:** The applicant stated that a comment from a resident on the 2021 Comprehensive Plan Proposal suggested, "If the residential component isn't affordable and/or for 55+, then we don't need any more housing included." He stated the project plans to offer rental rates to residents that meet 80% of area median income established by HUD for Berkeley County. He stated a comparable project would be Etiwan Place Apartments which was finished in 2019. He stated this site was pre-leased and has a waitlist into 2022.
- 6. The proposed use shall be compatible with the existing neighborhood character and be consistent with the character and purpose of the applicable zoning district:** The applicant stated the parcels are currently zoned General Commercial with a potential conditional use for

Multifamily. He stated the project would support the City's plan as this area is being considered for redevelopment. He stated a recently completed project off of Carolina Avenue is a large commercial warehouse.

7. **The proposed use shall not adversely affect surrounding land use, as measured in terms of its physical size, intensity of use, visual impact and proximity to other structures:** The applicant stated the proposed use is in line with surrounding buildings off of Marilyn Street and Carolina Avenue. He stated there is a mix of structure type to include commercial retail, multifamily apartments, commercial buildings for local small businesses, and even a plot of mobile homes.
8. **The proposed use complies with all applicable development standards of the city:** Yes.
9. **The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens:** The applicant stated the site-plan offers emergency personnel two routes of ingress/egress to the property. He stated by offering affordable rates and to 80% AMI residents, the use will cater to those that have been affected by the pandemic of 2020 and have had their wages lowered and financial situations upended. He stated they are looking into a Covid-specific air filtration system to add to our HVAC systems throughout the structure.
10. **The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, of noise or fumes or of the type of physical activity:** The applicant stated the site plan parking lot size and position accounts for the space needed to mitigate the above factors.
11. **The proposed use shall not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site:** The applicant stated the parking and foot traffic is all contained within the parking area. He stated concrete curb and sidewalks will be added around the entire building to allow 360 degrees access for residents and emergency response personnel.
12. **The proposed use shall not create glare from vehicular and stationary lights and the extent to which the lights will be visible from the adjacent zoning districts:** The applicant stated leaving a minimum 10' vegetation buffer will create a barrier between parcels and mitigate factors above. He stated the only required lighting will be installed on the exterior of the structure to light walkways and stairwells. He stated City staff recommends adding a six-foot-high masonry fence.
13. **The proposed use shall not destroy, create a loss or cause damage to natural scenic, history features of significant important.** The applicant stated no such features are identified on site.
14. **In the consideration of a conditional use, the ZBA shall not grant permission based on the circumstances of the applicant, or on unnecessary hardship:** The applicant stated he agrees to the stipulations.
15. **The ZBA reserves the right to revoke any conditional use permit that it has issued if it determines that the applicant or operator has failed to maintain and conduct the use in accordance with the conditions imposed on the conditional use. The ZBA shall give the**

applicant written notice of its intent to revoke the conditional use permit, and, if within ten calendar days of receipt of the notice the applicant submits a request for a hearing to the Secretary, the ZBA shall schedule a public hearing and provide the applicant with the opportunity to be heard prior to deciding whether to revoke the permit: The applicant stated he agrees to the stipulations.

16. The provisions for revocation of conditional use permits shall not be deemed to preclude any other legal remedy with respect to violation of the provision of this chapter or other rules and regulations of the city: The applicant stated he agrees to the stipulations.

17. In approving a conditional use, the ZBA may impose the conditions and restrictions as in its opinion will accomplish the intent of this chapter: The applicant stated he agrees to the stipulations.

The board stated they recommend a traffic study and may table the motion until one is provided. The board inquired as to the cost of rent. The applicant stated \$800 to \$1000. The board inquired if the rent price point is feasible with all the upgrades that staff is recommending. The applicant stated if he has to reduce units to make it work, he will. The board inquired from staff the recommended use of this property in the Comprehensive Plan. Mr. Brodeur stated it is Mixed Use under the Comprehensive Plan.

Vice Chairman Volkmar inquired if anyone was in favor of the proposal and would like to speak.

Vice Chairman Volkmar recognized Mr. Rolando Villavicencio who spoke in favor of the project.

Vice Chairman Volkmar inquired if anyone was in opposition of the proposal and would like to speak.

Vice Chairman Volkmar recognized Ms. Cheryl Worrell of Pineview who is concerned with traffic and the lack of sidewalks.

Vice Chairman Volkmar recognized Ms. Enos of Janice Street who shared her concerns regarding traffic and with the lack of sidewalks in a high-density zone. She also stated she feels this will decrease the property value.

Vice Chairman Volkmar recognized Ms. Sandra Allen of Pineview who stated she was concern with traffic.

Vice Chairman Volkmar recognized Mr. Corey McClary of Crystal Street who stated a traffic study needs to be done before a decision can be made.

Vice Chairman Volkmar stated this property is currently zoned commercial hence a more intensive commercial development could be developed at this location. He stated such project will not have to come before this board. Mr. Brodeur stated some examples of commercial

developments that could go in this location could be a convenience store, mini mall with seven or eight different tenants, hair salon, tanning salon, vape shop or a laundry mat. He stated small commercial uses such as a car wash or used car lot could also go in this location. Mr. Brodeur stated any of these uses will only have to be approved by the Architectural Review Board (ARB) and would not have to come before ZBA or Planning Commission as these would be an approval by right.

Mr. Brodeur presented staff summary. He stated given that the application was sent with an incorrect zoning designation and given the fact that the board and public would like to see a traffic study with a set of mitigations for the project, he respectfully asks the board to table this request for thirty (30) days.

The applicant presented a summary. He stated he does not live life going off of assumptions as a lot were shared tonight. He stated to assume, you impede progress and make bad decisions. He stated the property owners that he is purchasing the property from are fully in support of this project. He stated if this project does not get approved anything zoned General Commercial can go in its place. He stated his proposal is something that will improve the entire area. The applicant stated he would be willing to meet with the sellers to ask for and additional thirty (30) days for a traffic study.

BOARD MEMBER JACKSON MADE A MOTION TO CLOSE THE PUBLIC HEARING. BOARD MEMBER FISK SECONDED. ALL IN FAVOR. NONE OPPOSED. MOTION PASSED.

The board discussed the project and shared the same concerns of those that spoke in opposition. The board decided they would give the applicant an opportunity to come back in thirty (30) days to address these concerns.

MOTION: A motion was made to table the request for a Conditional Use Permit for the parcels identified as TMS# 243-08-06-001/002/003/004/005 located off Marilyn Street, Goose Creek, SC for an extended period of thirty-one (31) days to give the opportunity for reconsideration of possible traffic review, 3rd party opinion, and traffic study at this location. **MOVED BY** Board Member Bakari. **SECONDED BY** Board Member Dillard.

DISCUSSION: None

VOTE: All in favor (5-0). Motion carried.

BOARD MEMBER DILLARD MADE A MOTION TO GO BACK INTO PUBLIC HEARING. BOARD MEMBER STINSON SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED

V. 2021 ELECTIONS – CHAIR AND VICE CHAIR

MOTION: A motion was made to nominate Butch Clift for Chair. **MOVED BY** Board Member Fisk. **SECONDED BY** Board Member Stinson.

DISCUSSION: None

VOTE: All in favor (5-0). Motion carried.

MOTION: A motion was made to nominate Tom Volkmar for Vice Chair. **MOVED BY** Board Member Stinson. **SECONDED BY** Board Member Jackson.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

VI. COMMENTS FROM THE BOARD

A board member inquired if appointments have been made for the ZBA. Mrs. Moneer stated that Kelly Lovette, the City Clerk will reach out to the board members.

VII. COMMENTS FROM STAFF

Mr. Brodeur invited everyone to the Comprehensive Plan workshop on Wednesday night between 2 pm -7 pm at the Fire Station.

VIII. ADJOURNMENT

Board Member Fisk made a motion to adjourn. Board Member Stinson seconded. All voted in favor (5-0). The meeting ended at 8:31 p.m.

_____ **Date:** _____, **2021**
Tom Volkmar, Vice Chairman



OLD BUSINESS: MARILYN STREET CUP REQUEST

STAFF REPORT FOR THE CITY OF GOOSE CREEK ZONING BOARD OF APPEALS

For reference, the City of Goose Creek Code of Ordinances are available online at
<https://www.cityofgoosecreek.com/government/code-ordinances>



Agenda Item	
Request #:	Conditional Use Permit
Applicant:	Matthew Sotiropoulos
Location/Address:	Marilyn Street, Goose Creek, SC 29445
Property Owner:	Gloucore LLC
Tax Map Number:	243-08-06-001/002/003/004/005
Current Zoning:	General Commercial (GC)
Proposed Site:	Development of a 48-unit, single building apartment complex
Parcels combined:	2.77 acres

TO: ZONING BOARD MEMBERS

FROM: MARK BRODEUR, PLANNING DIRECTOR

DATE: March 30, 2021

RE: Staff Recommendation:

Staff believes the proposed use of multi-family housing may be an appropriate one for this property. The property is currently zoned General Commercial (GC). Allowed uses in the General Commercial zoning district include, vehicle repair, used auto sales, body and fender repairs, emergency medical care, funeral home and a gas station.

Those uses are permitted "by-right", meaning the establishment of their use is not at the discretion of a Board or Commission. Staff can imagine uses on this site which would be a poor neighbor to the residential neighborhoods adjacent to this site.

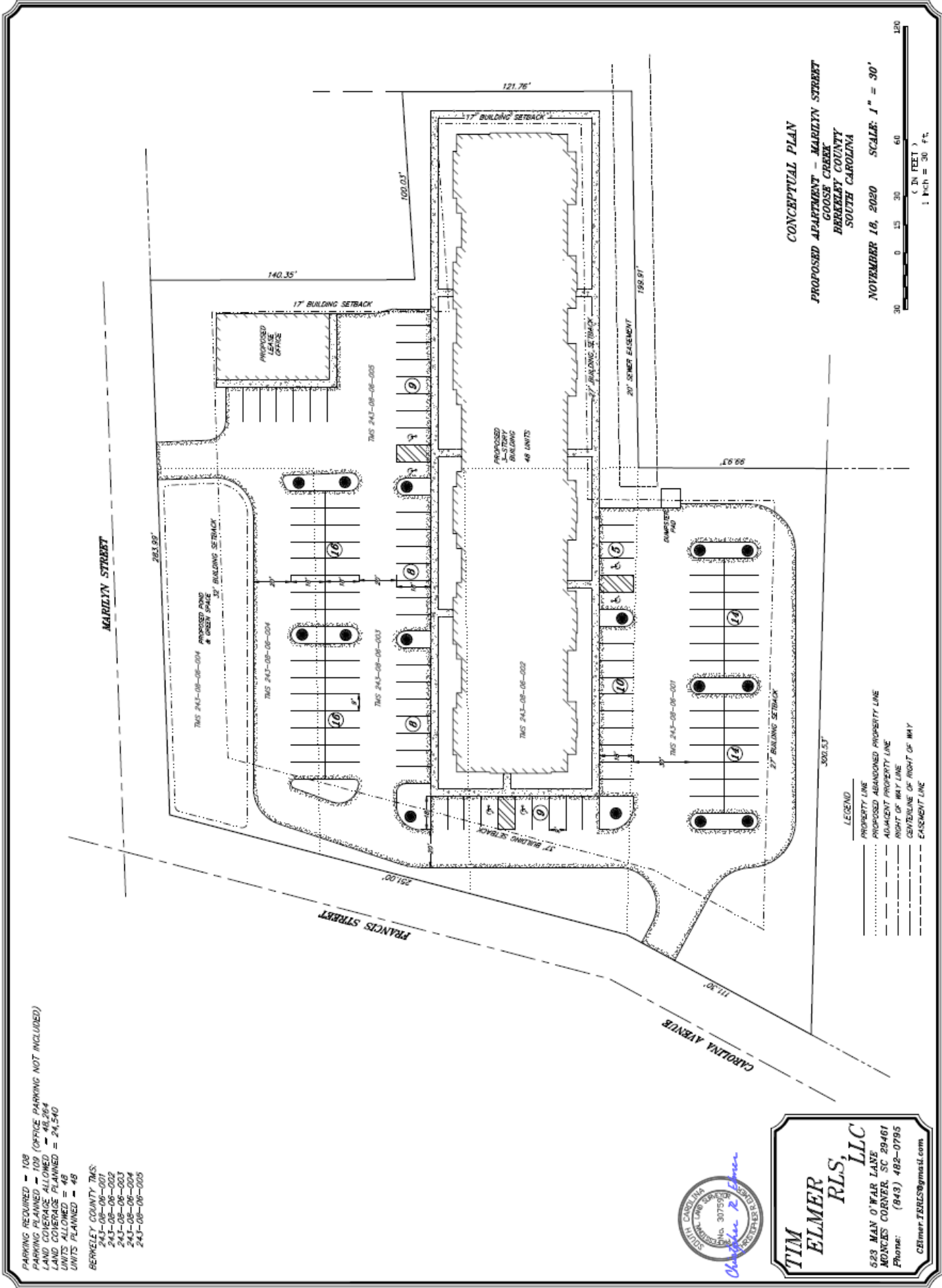
The Board of Appeals requested a Traffic Impact Analysis to be completed by the applicant. That analysis looked at how much traffic the project would generate. The conclusion is that the proposed project will generate less traffic than many of the uses that are permitted by right. Staff suggests the Zoning Board of Appeals grant the Conditional Use Permit with the following conditions.

1. Use a durable brick or stone waterboard around the base of the building (all sides).
2. Require the use of a very durable exterior wall surface that is low in maintenance such as a horizontal fiber cement siding or better.
3. The use of hip and gable roof forms shall be expressed on the building. A single hip roof is unacceptable.
4. Require the use of covered porch entries that extend outward from the façade to the perimeter sidewalk to add architectural interest and to provide weather protection.

5. Require the submittal of a landscape plan to City staff for review and approval by the Zoning Administrator.
6. Provide some covered parking for all of the spaces (60) away from the building island/Lease Office.
7. Work with SCDOT to install a four-way STOP at the corner of Marilyn and Francis Streets.
8. Provide a five-foot wide concrete sidewalk along Francis and Marilyn Street.
9. Enclose dumpster with six foot masonry walls to match the perimeter wall.

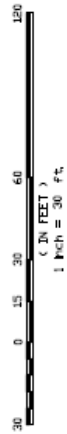
PROPOSED SITE PLAN





CONCEPTUAL PLAN
PROPOSED APARTMENT - MARLYN STREET
 GOOSE CREEK
 BERKELEY COUNTY
 SOUTH CAROLINA

NOVEMBER 18, 2020 SCALE: 1" = 30'



- LEGEND**
- PROPERTY LINE
 - - - PROPOSED ABANDONED PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - CENTERLINE OF RIGHT OF WAY
 - - - EASEMENT LINE

PARKING REQUIRED - 108
 PARKING PLANNED - 109 (OFFICE PARKING NOT INCLUDED)
 LAND COVERAGE ALLOWED - 48,264
 LAND COVERAGE PLANNED - 24,540
 UNITS ALLOWED = 48
 UNITS PLANNED = 48

BERKELEY COUNTY TMS:
 243-08-06-001
 243-08-06-002
 243-08-06-003
 243-08-06-004
 243-08-06-005







TIM ELMER RLS, LLC
 523 MAY O'FAIR LANE
 MONROE CORNER, SC 29461
 Phone: (843) 482-0795
 CEImer.TELNLS@ymail.com

Property Zoning to the:		Property Uses to the:	
North:	General Commercial (GC)	North:	Undeveloped & Apartments
South:	General Commercial (GC)	South:	Undeveloped
East:	General Commercial (GC)	East:	Commercial Businesses
West:	Residential Medium Density (R2)	West:	Residential Single-Family Neighborhood
Description			

Aerial Zoning Map



LEGEND

-  R1 – Low Density Residential
-  R2 – Medium Density Residential
-  RC – Restricted Commercial
-  GC – General Commercial
-  LI – Light Industrial
-  Subject Property – Condition Use Permit Application

Satellite Imagery of Subject Property located at the corner of Marilyn and Carolina Ave.



Street View of Subject Property from Marilyn Street looking east.



Street view of Subject Property from Carolina Avenue looking South



Street View of Subject Property from Marilyn Street looking West.



CONDITIONAL USE PERMIT

Applicant comments are shown in red.

According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:

To permit conditional uses subject to the terms and conditions for the uses as set forth below. (See CONDITIONAL USE.) Conditional uses may be allowed after determination by the ZBA of additional controls required, and after the holding of a public hearing. A listed conditional use (Appendix B) is eligible for location within the subject zoning district, if all of the following conditions can be clearly demonstrated to exist:

- (1) Setbacks, buffers, fences or planting strips protect adjacent properties from adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;

Structure will have greater setbacks than the bare minimum where applicable to protect adjacent properties from adverse influence of the items listed above. Initial plan to leave minimum of 10ft vegetation buffer on southern and eastern lot lines.

- (2) Vehicular traffic flow would not increase, and pedestrian movement would not be diminished or endangered;

Ingress and egress roads placed away from the intersection of Carolina Ave/Marilyn street to reduce potential impact of additional traffic flow.

- (3) Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity and design;

Parking will adhere to city ordinance guidelines, 9'x18' parking stalls. 109 stalls planned.

- (4) Property values, general character and welfare of nearby areas will not be deteriorated;

Multifamily new construction in this area will greatly increase the value of the surrounding properties. Marilyn street has not seen much improvement in the past 20 years, and this would make appropriate use of undeveloped land that now is subject to litter, loitering, and trespassers.

- (5) The proposed use shall be in accordance with the purpose and intent of the city's Comprehensive Plan, this chapter and other rules and regulations;

*A comment from a resident on the 2021 Comprehensive Plan Proposal suggested, "If the residential component isn't affordable and/or for 55+, then we don't need any more housing included."
The project plans to offer rental rates to residents that meet 80% of Area Median Income established by HUD for Berkeley county. A comparable project would be Etiwan Place Apartments finished in 2019. This site was pre-leased and has a waitlist into 2022. Located behind Shannon Park Apartments in Goose Creek.*

- (6) The proposed use shall be compatible with the existing neighborhood character and be consistent with the character and purpose of the applicable zoning district;

The parcels are currently zoned General Commercial with a potential conditional use for multifamily. The project would support the City's plan as this area is being considered for redevelopment. A recently completed project off of Carolina Avenue is a large commercial warehouse.

- (7) The proposed use shall not adversely affect surrounding land use, as measured in terms of its physical size, intensity of use, visual impact and proximity to other structures;

Proposed use is in line with surrounding buildings. Off of Marilyn Street/Carolina Avenue there is a broad mix of structure type to include: commercial retail, multifamily apartments, commercial buildings for local small businesses, and even a plot of mobile homes.

- (8) The proposed use complies with all applicable development standards of the city;

Yes

- (9) The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens;

*1. The site-plan offers emergency personnel two routes of ingress/egress to the property.
2. By offering affordable rates and to 80% AMI residents, the use will cater to those that have been affected by the pandemic of 2020 and have had their wages lowered and financial situations upended.
3. ***We are also looking into a Covid-specific air filtration system to add to our HVAC systems throughout the structure****

<input type="checkbox"/> (10) The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, of noise or fumes or of the type of physical activity;
<i>The site plan parking lot size and position accounts for the space needed to mitigate the above factors.</i>
<input type="checkbox"/> (11) The proposed use shall not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site;
<i>The parking and foot traffic is all contained within the parking area. Concrete curb and sidewalks added around the entire building to allow access 360 degrees for residents and emergency response personnel.</i>
<input type="checkbox"/> (12) The proposed use shall not create glare from vehicular and stationary lights and the extent to which the lights will be visible from the adjacent zoning districts;
<i>Leaving a minimum 10' vegetation buffer will create a barrier between parcels and mitigate factors above. Only required lighting will be installed on the exterior of the structure to light walkways/stairwells.</i>
<input type="checkbox"/> (13) The proposed use shall not destroy, create a loss or cause damage to natural, scenic or historic features of significant importance;
<i>No such features identified on site.</i>
<input type="checkbox"/> (14) In the consideration of a conditional use, the ZBA shall not grant permission based on the circumstances of the applicant, or on unnecessary hardship;
<input type="checkbox"/> (15) The ZBA reserves the right to revoke any conditional use permit that it has issued if it determines that the applicant or operator has failed to maintain and conduct the use in accordance with the conditions imposed on the conditional use. The ZBA shall give the applicant written notice of its intent to revoke the conditional use permit, and, if within ten calendar days of receipt of the notice the applicant submits a request for a hearing to the Secretary, the ZBA shall schedule a public hearing and provide the applicant with the opportunity to be heard prior to deciding whether to revoke the permit;
<input type="checkbox"/> (16) The provisions for revocation of conditional use permits shall not be deemed to preclude any other legal remedy with respect to violation of the provision of this chapter or other rules and regulations of the city; and
<input type="checkbox"/> (17) In approving a conditional use, the ZBA may impose the conditions and restrictions as in its opinion will accomplish the intent of this chapter.
<i>We agree to all stipulations listed above. Matthew N Sotirolou Owner/Operator Service-disabled Veteran</i>

GLOUCORE, LLC

"Life, Liberty, and the Pursuit of Happiness"

100 Crowfield Blvd • Goose Creek, SC 29445

Phone: (843) 693-7615 • Fax: (843) 725-2829 • Email: matt@gloucore.com

23 FEBRUARY 2021

Reference: Marilyn Street Apartments - Vehicular / Pedestrian Collision Data

To Whom It May Concern:

In response to ZBA / resident concerns over vehicular collisions with pedestrians, specifically minors, the following information was collected. Gloucore, LLC requested documentation from the Goose Creek Police Department to obtain data related to vehicular collision incidents in the Pineview subdivision over a 10 year period.

The city clerk was only able to search incidents dating back to 2014 as their system went live in 2013. There was one incident in the seven year period for vehicle vs pedestrian detailed below.

- January 1 – December 31, 2018
 - 11 collisions total:
 - 1 car vs pedestrian.
 - The collision involved an eleven (11) year old child and the child was at fault for the collision. The little girl was walking by a house located at the corner of Holly and Pineview, one that used to have German Shepherds in the yard, and as she was walking by one of the dogs charged the fence and she jumped off the sidewalk running into the side of a passing vehicle.
-

It is the opinion of the developer that even one incident of vehicle vs pedestrian is one too many regardless of which party was at fault. Our hope is that this information helps put real data in front of the ZBA and the residents of Goose Creek when considering our project.

Please contact me at **843.693.7615** if you have any questions.

Matthew N Sotirolou
Owner/Operator
Veteran

Residential Builder
LIC: RBB 50169

February 12, 2021
Revised February 23, 2021

Matthew N. Sotiropoulos
GLOUCORE, LLC
100 Crowfield Boulevard
Goose Creek, SC 29445

**RE: Trip Generation Evaluation/Comparison
Marilyn Street Development Site
Goose Creek, South Carolina**

As requested, Short Engineering & Consulting, LLC has completed an evaluation of the trip generation characteristics of the current development plan for the Marilyn Street Development Site as compared to alternative development scenarios that would be allowed under the current zoning designation. The following provides a summary of our findings.

SITE LOCATION

The project site (TMS# 243-08-06-001, -002, -003, -004 & -005) is generally located with the southeast quadrant of the existing Marilyn Street at Carolina Avenue intersection and is within the City of Goose Creek municipal limits.

Figure 1 graphically depicts the site location in relation to the local/regional roadway system.

CURRENT DEVELOPMENT PLAN

Development Overview

As currently proposed, the overall site (totaling 2.77-acres) will be developed to provide a total of 48 residential apartment units.

Primary/direct access for the project is proposed via the construction of one (1) new access driveway along Carolina Avenue and one (1) new access driveway along Marilyn Street.

Based on the current development schedule, the project is expected to be fully developed/occupied within a 1-2 year time period.

Figure 2 graphically depicts the most up-to-date site plan as currently proposed.



NOT TO SCALE

Figure 1
SITE LOCATION MAP

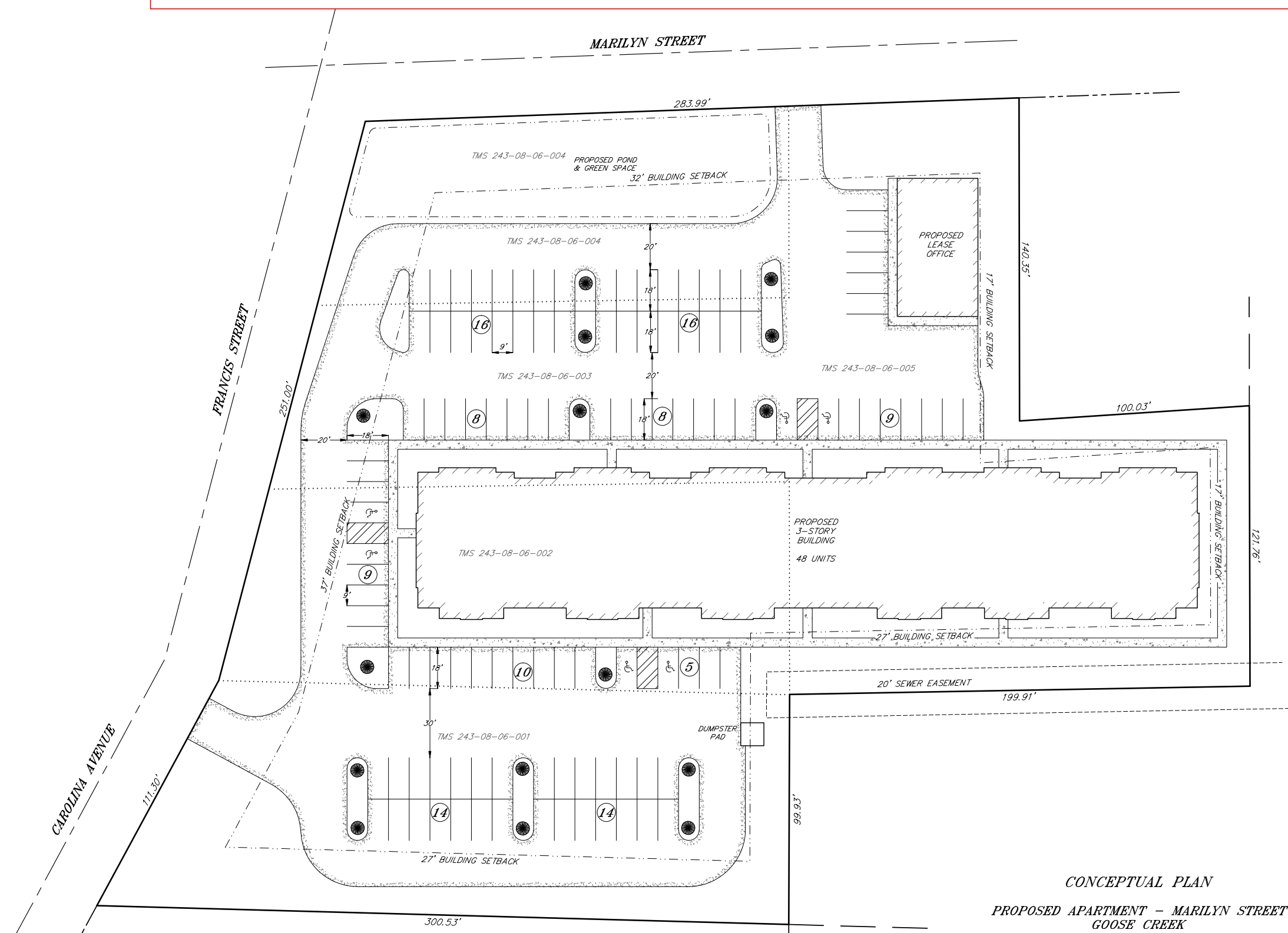
Marilyn Street Apartment Project
Goose Creek, South Carolina



PARKING REQUIRED = 108
 PARKING PLANNED = 109 (OFFICE PARKING NOT INCLUDED)
 LAND COVERAGE ALLOWED = 48,264
 LAND COVERAGE PLANNED = 24,540
 UNITS ALLOWED = 48
 UNITS PLANNED = 48

BERKELEY COUNTY TMS:
 243-08-06-001
 243-08-06-002
 243-08-06-003
 243-08-06-004
 243-08-06-005

CONCEPTUAL SITE PLAN



**TIM
 ELMER
 RLS,
 LLC**
 523 MAN O'WAR LANE
 MONCK'S CORNER, SC 29461
 Phone: (843) 482-0795
 CELmer.TERLS@gmail.com

- LEGEND**
- PROPERTY LINE
 - PROPOSED ABANDONED PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE OF RIGHT OF WAY
 - EASEMENT LINE

CONCEPTUAL PLAN
 PROPOSED APARTMENT - MARILYN STREET
 GOOSE CREEK
 BERKELEY COUNTY
 SOUTH CAROLINA
 NOVEMBER 18, 2020 SCALE: 1" = 30'

(IN FEET)
 1 inch = 30 ft.

K:\20\Marilyn Street 107\Map\Marilyn Street 107 PRELIM.dwg

20- MARILYN ST

Trip Generation Characteristics

Traffic volumes expected to be generated by the Current Development Plan were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Code 220 (*Multi-Family Housing*) was used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP-GENERATION ¹
Marilyn Street Development Site
Current Development Plan

Time Period	Residential Apartment ² 48-Units
Weekday Daily	330
AM Peak-Hour	
Enter	6
<u>Exit</u>	<u>18</u>
Total	24
PM Peak-Hour	
Enter	20
<u>Exit</u>	<u>11</u>
Total	31

1. ITE Trip Generation manual, Tenth Edition.

2. ITE Trip Generation manual - LUC 220.

Weekday Daily rounded up to nearest applicable 10.

As shown in Table 1, the Current Development Plan can be expected to generate a total of **330** two-way vehicular trips on a weekday daily basis, of which a total of **24** trips (**6** entering, **18** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **31** total trips (**20** entering, **11** exiting) can be expected.

ALTERNATIVE DEVELOPMENT PLAN(S)

Development Alternatives

Given the current zoning (General Commercial) designation and input from the Applicant, if the site is not developed to provide for residential apartments, the most feasible (highest & best use) development alternatives for the site would be as follows:

- Development Alternative #1 – *General Office*
- Development Alternative #2 – *Medical Office*

Based on information provided by the site/civil engineer for the project, assuming the above-cited uses, a building size of 36,200 square-feet (sf) could be provided and maintain compliance with all applicable parking/circulatory requirements, landscaping requirements, etc.

In addition to the above-cited (office oriented) development alternatives as defined by the Applicant, City of Goose Creek staff has requested evaluation of a third development alternative assuming a more generalized retail use. Per direction from City staff, the following development alternative has been evaluated:

- Development Alternative #3 – *Free-Standing Discount Store*

Based on information provided by City staff, assuming the above-cited use, a building size of 48,000 sf could be provided and maintain compliance with all applicable parking/circulatory requirements, landscaping requirements, etc.

Trip Generation Characteristics

Trip generation projections for the cited alternative development plans were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Codes #710 (*General Office*), #720 (*Medical Office*) and #815 (*Free-Standing Discount Store*) were used to estimate the specific site-generated traffic.

Table 2 depicts the anticipated site-generated traffic for each cited development alternative.

Table 2
TRIP-GENERATION PROJECTION ¹
Marilyn Street Development Site
Alternative Development Plans

	DEVELOPMENT ALTERNATIVE #1	DEVELOPMENT ALTERNATIVE #2	DEVELOPMENT ALTERNATIVE #3
	General Office ² 36,200 sf	Medical Office ³ 36,200 sf	Free-Standing Discount Store ⁴ 48,000 sf
Time Period	(a)	(b)	(c)
Weekday Daily	400	1,310	2,550
AM Peak-Hour			
Enter	52	71	39
Exit	<u>9</u>	<u>20</u>	<u>18</u>
Total	61	91	57
PM Peak-Hour			
Enter	7	35	116
Exit	<u>37</u>	<u>90</u>	<u>116</u>
Total	44	125	232

1. ITE Trip Generation manual, Tenth Edition.

Weekday Daily estimates rounded up to nearest 10.

2. ITE Trip Generation manual - LUC 710.

3. ITE Trip Generation manual - LUC 720.

4. ITE Trip Generation manual - LUC 815.

As shown in Table 2, Alternative Development Plan #1 (*General Office*) can be expected to generate a total of **400** two-way vehicular trips on a weekday daily basis, of which a total of **61** trips (**52** entering, **9** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **44** total trips (**7** entering, **37** exiting) can be expected.

As shown in Table 2, Alternative Development Plan #2 (*Medical Office*) can be expected to generate a total of **1,310** two-way vehicular trips on a weekday daily basis, of which a total of **91** trips (**71** entering, **20** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **125** total trips (**35** entering, **90** exiting) can be expected.

As shown in Table 2, Alternative Development Plan #3 (*Free-Standing Discount Store*) can be expected to generate a total of **2,550** two-way vehicular trips on a weekday daily basis, of which a total of **57** trips (**39** entering, **18** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **232** total trips (**116** entering, **116** exiting) can be expected.

SUMMARY OF FINDINGS

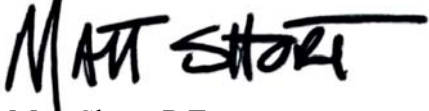
Based on the information presented in Tables 1 & 2, it can be stated that the Current Development Plan (48 residential apartments) will generate a noticeably lower volume of traffic during both the AM & PM peak-hour time period as compared to either of the defined/feasible Alternative Development Plans.

As such, it can be stated that the traffic/transportation impacts of the Current Development Plan should be considered less significant than those resulting from either of the cited Alternative Development Plans.

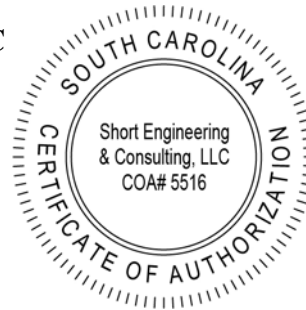
If you have any questions or comments regarding any information contained within this document, please contact me at (803) 361-9000.

Regards,

SHORT ENGINEERING & CONSULTING, LLC



Matt Short, P.E.
Principal/Owner



2/23/21



NEW BUSINESS: VANGO DRIVE VARIANCE REQUEST

VARIANCE STAFF REPORT



Number: 2021-009 VA
Public Hearing Date: March 30, 2021
Pre-Application Conference: February 23, 2021

Applicant/Property Owner:

Roy Lee Jr./Robert J. Hugo
 168 Vango Drive
 Goose Creek, SC 29445

Location of Property:

168 Vango Drive

Current Zoning:

PD (Planned Development)

TMS Parcel

Number:

235-10-04-023

Existing Land Use:

Single Family Residential

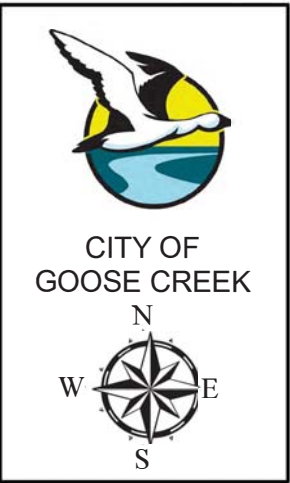
Property Size:

0.15 +/- Acres

Description of Request:

The applicant is requesting a variance to encroach 5 ft. into the rear setback of 20 ft. to allow construction of a 10.3' (w) x 12.75' (d) building addition to be added onto the rear of the primary structure.

For reference, the City of Goose Creek Code of Ordinances are available online at <https://www.cityofgoosecreek.com/government/code-ordinances>



**SUBJECT
PROPERTY
MAP**

**168 VANGO DRIVE
SOHIA LANDING
AT MONTAGUE PLANTATION
GOOSE CREEK, SC
TMS# 235-10-04-023**

Legend

	SUBJECT PROPERTY
	Streets
	Berkeley County Parcels
Zoning Classification	
	CO - CONSERVATION OPEN
	R1 - RESIDENTIAL - LOW DENSITY
	R2 - RESIDENTIAL - MEDIUM DENSITY
	R3 - RESIDENTIAL - HIGH DENSITY
	GC - GENERAL COMMERCIAL
	RC - RESTRICTED COMMERCIAL
	NC - NEIGHBORHOOD COMMERCIAL
	BPO - BUSINESS PROFESSIONAL OFFICE
	LI - LIGHT INDUSTRIAL
	GI - GENERAL INDUSTRIAL
	HI - HEAVY INDUSTRIAL
	PD - PLANNED DISTRICT
	PD - PLANNED DISTRICT - MOBILE HOME

Produced by the City of Goose Creek
Planning and Zoning Department
Information provided by Berkeley County GIS
and City of Goose Creek GIS
Published March 28, 2023
www.cityofgoosecreek.com



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 2-23-2021

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist)
Subdivision Plan (See Checklist)
Plat Review
Variance
Rezoning
Conditional Use Permit

PART II. GENERAL INFORMATION

1. Development Name: Sophia Landings
2. Street Address: 168 Vango Drive
3. TMS #: 235-10-04-023

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH.

4. Zoning Classification:
Requested Classification: (For rezonings only)
5. Total Site Acres:

PART III. CONTACT INFORMATION

Owner/Developer Name: Roy Lee Jr. Southern Carolina Builders LLC
Street Address: 9886 Highway 78 City: Ladson St: SC Zip: 29456
Telephone: Cell Phone: Fax:
E-mail Address:

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Sun Room
Proposed Total Building Area (gross sq. ft.): 124.8
Max. Building Height: 13' Total Number of Buildings/Units/Lots: 1
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: No

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate Roy Lee Jr. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: Robert Fulco Date: 2/26/21
Signature: ROBERT FULCO

168 VANGO DRIVE GOOSE CREEK

- 1) PROPOSED SITE EXTENDS FEET PASSED THE 20'
- 2) MOST PROPERTIES DON'T SET BACK AS FAR AS THESE AND NOT HAVE THAT SMALL OF YARD.
- 3) THE SUN ROOM WOULD GIVE THE YARD MORE BEAUTIFICATIONS AND WOULD NOT TAKE AWAY USE OF SAID PROPERTY.
- 4) SAID STRUCTURE WOULD NOT CLUTTER NEIGHBORHOOD AND SURROUNDING AREA.
- 5) SUN ROOM WOULD ADD PROFIT FOR RESALE AND IN
- 6) HOME OWNER WOULD TAKE PRIDE IN THE ADDITION TO COMMUNITY AND ENSURE PUBLIC HEALTH SAFETY.

7) Under SAID Guide lines; STRUCTURE
would NOT change SAID Guidelines
to The Fact MAJOR Change to Property
line's WOULD OCCUR.

Scope of Work Build Sun Room on back side of House.
10' 4" X 12' 9". Room is to be built by the engineering
drawing and by the codes. Room to be completed
inside and outside.

NO HEATING AND A/C

NOTE: Building Sun Room over back patio / Remove
patio slab & install new as per drawing.

Are there recorded covenants and restrictions for this property (ex: HOA) Yes No

Do these covenants and restrictions prohibit any of the features being constructed per this permit? Yes No

Windows - DP Rating: DP 50 # Windows Replaced: Install New # Doors Replaced: 1

Reroof Color and/or Style Change: Yes/No If yes, please explain: NO

HVAC Changeout: Yes/No Location of Exterior System: NO

Demolition: Yes No If yes, Attach copy of Asbestos Survey and DHEC Demolition Permit

Fire Sprinkler System: Yes No If yes, Attach State Fire Marshall approved plans to this application

DEMOLITION PERMIT INFORMATION

ASBESTOS:

S.C. DHEC Regulation 61-86.1 states that prior to commencing demolition or major renovations of regulated facilities or structures, contact the S.C. DHEC Asbestos Section to determine if there are any asbestos abatement requirements that would require permitting through their offices. For more information visit S.C. DHEC at 803-898-4289

LEAD PAINT:

Before commencing demolition, contact the Land and Waste Management of S.C. DHEC 803-896-4203 to determine identification and disposal requirements for lead contaminate construction waste.

I understand and acknowledge this information. Initial: RL

Applicant Certification

I Roy Lee understand that if my scope of work changes in any way after the submittal and approval of this permit, I must contact the Building Permits Department for additional permits. If I perform work not permitted under this permit or another permit issued to me, a stop work order will be placed on the site of construction and all work will cease until proper permits are obtained. Permit becomes void if work authorized is not begun and/or completed within six months of the permit issue date. I have examined this application and certify it to be true and correct. I agree the work will be accomplished in accordance with all city, state, and federal codes or laws regulating construction or the performance thereof.

[Signature]
Signature of Contractor/Agent/Owner

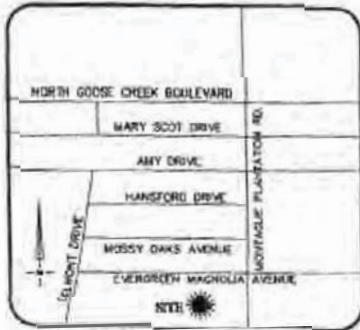
2-2-2021
Date

OWNER
Title



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNED *Jeffrey W. Sawyer*
JEFFREY W. SAWYER, SC PLS L-28490



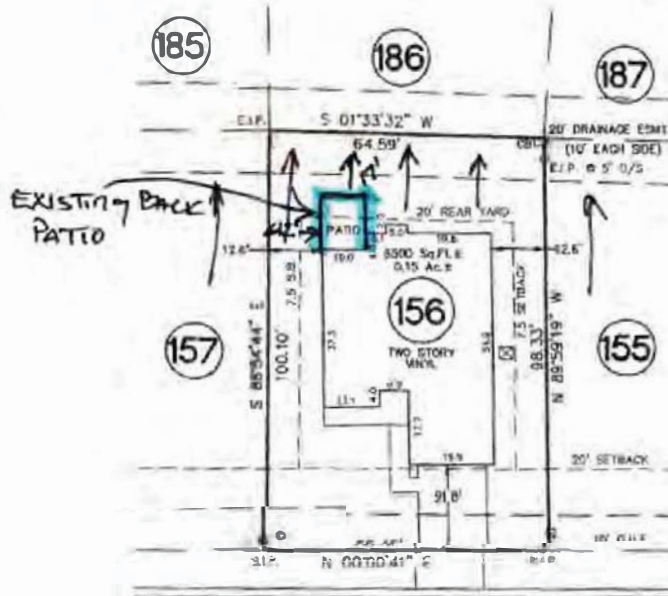
VICINITY MAP
Not To Scale

LEGEND

- E.I.P. EXISTING IRON PIN (# 4 REBAR)
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN (#4 REBAR)
- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1 INCH IN 10,000'
- PROPERTY LINE
- ADJONER PROPERTY LINE
- FENCE LINE
- CLEAN OUT
- LIGHT POST
- MAN HOLE
- TELEPHONE PEDESTAL
- WATER WELLS
- CATCH BASIN
- EXISTING IRON PIN (# 4 REBAR)
- EXISTING CONCRETE MONUMENT
- SET IRON PIN (#4 REBAR)
- FLOOD PROTECTION ELEVATION
- EXCEEDS 1 INCH IN 10,000'
- PROPERTY LINE
- ADJONER PROPERTY LINE
- FIRE HYDRANT
- TRANSFORMER
- ELECTRIC BOX
- CABLE PEDESTAL
- WATER VALVE
- HYAC



CAB. S PG. 2001

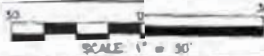


#168 VANGO DRIVE
50' R/W

TMS NO: 235-10-04-023

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED.

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER FIRI MAP COMMUNITY PANEL #45015C GOOSE EFFECTIVE DATE DECEMBER 7, 2018



RLA ASSOCIATES, PA

2204 BACONS BRIDGE ROAD
SUMMERVILLE, SC 29485
PHONE (843) 879-9091
FAX (843) 261-9092

PHYSICAL SURVEY

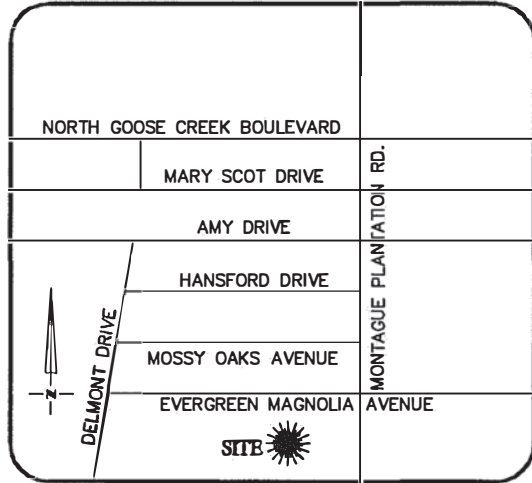
FOR
#168 VANGO DRIVE
LOT 156, SOPHIA LANDING, PHASE 5 AT MONTAGUE PLANTATION
The City of Goose Creek, Berkeley County, South Carolina

PROPERTY OF: _____
MAP BOOK S PAGE 2001 DEED REFERENCE _____

DRAWN BY: ADM DATE: JANUARY 8, 2019

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THERIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

SIGNED *Jeffrey W. Sawyer*
 JEFFREY W. SAWYER, SC PLS L-28590



VICINITY MAP
 Not To Scale

LEGEND

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1 INCH in 10,000'
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT

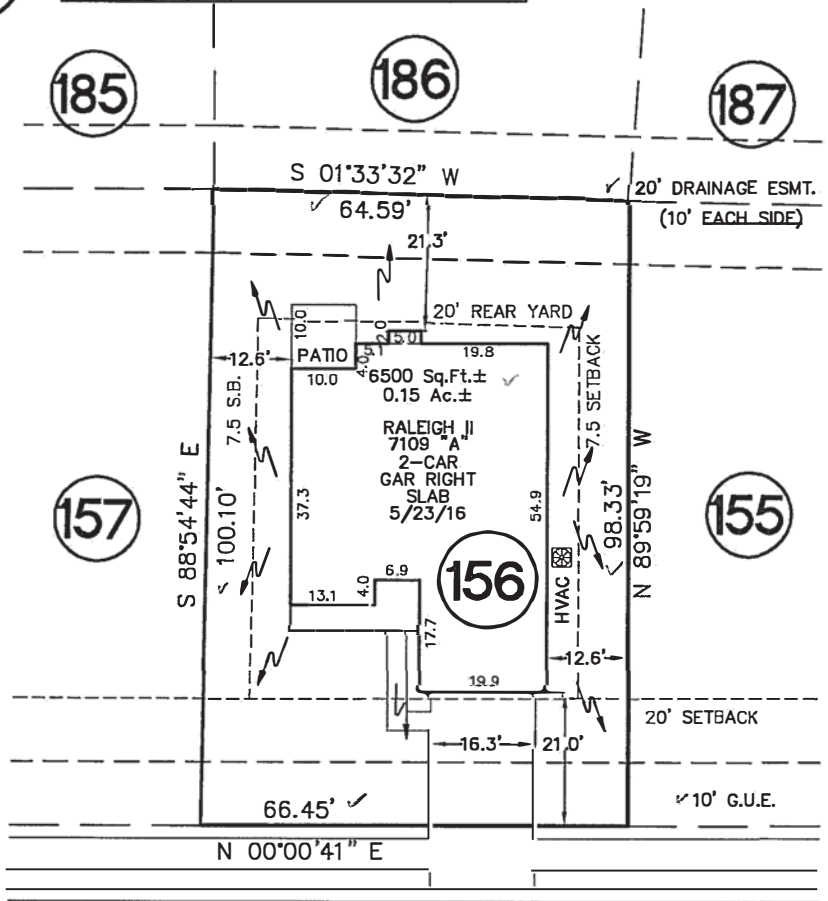


REV. #	DATE	COMMENT
REV. 1	1/18/18	CHANGED TO RALEIGH II "A"
REV. 2	3/20/18	MOVED HOUSE AND REVISED PATIO PER REQUEST

CAB. S PG. 200i



DRAINAGE ARROWS AND PROPOSED HOUSE ELEVATIONS PROVIDED BY BUILDER. BY PRESENTING ON PLAT, RLA IN NO WAY ASSUMES LIABILITY OF HYDRAULIC DESIGN. ANYTHING OF THIS NATURE IS ONLY SHOWN FOR PURPOSES OTHER THAN THE ACKNOWLEDGEMENT OF HYDRAULICALLY ENGINEERED DESIGN BY RLA. WE ARE NOT LICENSED TO HYDRAULICALLY DESIGN, THEREFORE, DRAINAGE ARROWS AND/OR PROPOSED HOUSE ELEVATIONS ON THIS PLAT WERE GIVEN AND TRACED FROM ACTUALLY PROVIDED DATA TO RLA.



IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	1,970 S.F.
DECK/PATIO/AC	109 S.F.
DRIVEWAY & WALKS	401 S.F.
TOTAL (PROPOSED) =	2,480 S.F.
LOT AREA =	6,500 S.F.
% IMPERVIOUS AREA	=38.2%

#168 VANGO DRIVE

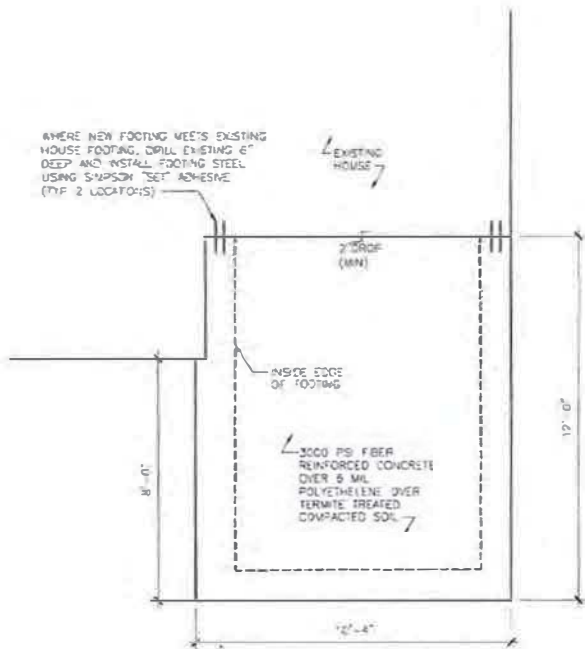
50' R/W

NOTE:

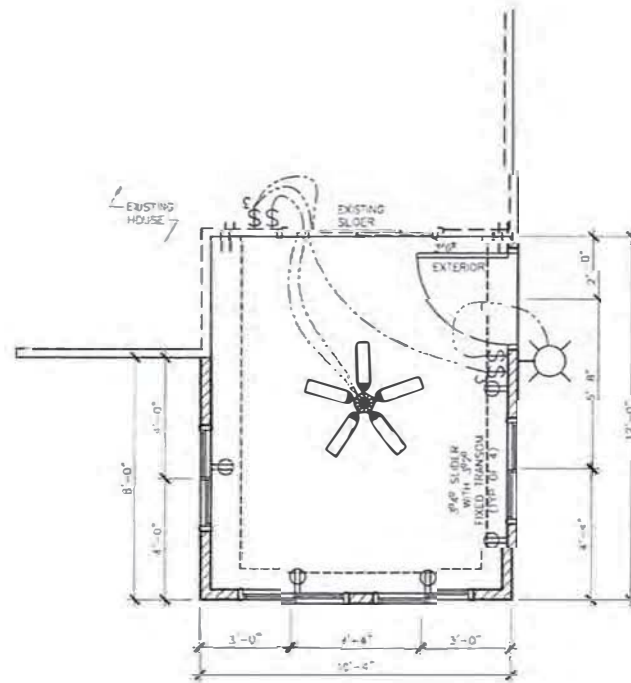
- BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
- HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
- SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.

FLOOD NOTE: TMS NO: 235-10-04-023
 THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER FIRM MAP COMMUNITY PANEL #45015C 0595D EFFECTIVE DATE OCTOBER 16, 2003.

THIS DRAWING DOES NOT



1 FOUNDATION PLAN
Scale: 1/4"=1'-0"



2 FLOOR PLAN
Scale: 1/4"=1'-0"

SCOPE: BUILD PORCH ON REAR OF HOUSE

CONTRACT NOTES:

1. ALL FRAMING IN ACCORDANCE WITH 2018 IRC
2. DESIGN CODES: 2018 IRC, 2016 IBC AND AO 318
3. DESIGN BASED ON 147 MPH (LC-WATE); EXPOSURE B
4. DESIGN BASED ON SEISMIC CATEGORY D2
5. DESIGN BASED ON 2500 PSF SOIL BEARING
6. DOORS AND WINDOWS MUST BE 50 RATED AND MEET THE ENERGY CODE
7. USING SIMPSON DS16, STRAP ALL JACK STUDS AT DOORS AND WINDOWS UP OVER TOP PLATE. FILL ALL HOLES WITH 3/4" NAILS
8. FOR WINDOWS AND EXTERIOR DOOR HEADERS, USE A DOUBLE 2" x 10" WITH 3/4" DS8 INSERT
9. FILL ALL HOLES IN SIMPSON H10 HURRICANE DBS WITH 10C NAILS
10. NAIL OSB OR CDX ROOF AND EXTERIOR SHEATHING WITH 8d NAILS AT 4" ON CENTER ON EDGES AND 6" ON CENTER IN FIELD
11. EXTEND ELECTRICAL
12. NO HVAC PLANNED

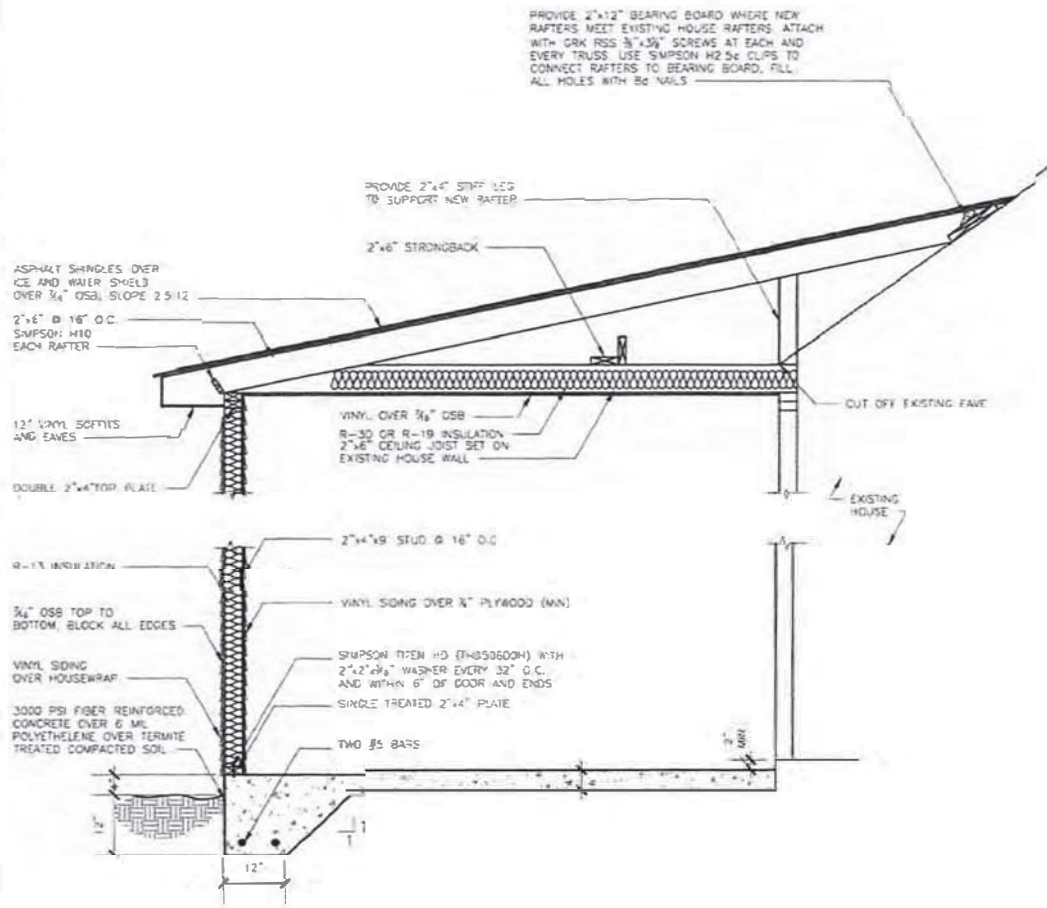
HUGO ADDITION
168 VANGO DRIVE
GOOSE CREEK, SC

S-1

FOUNDATION
AND
FLOOR
PLANS

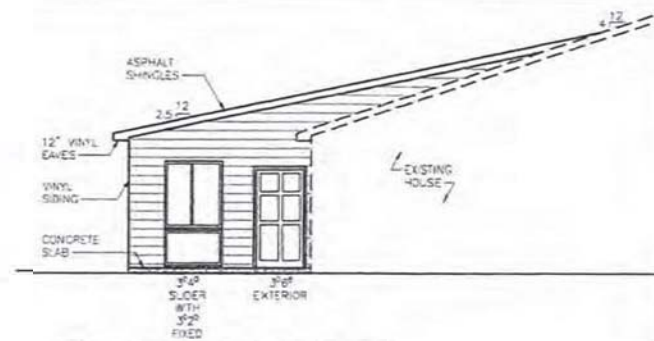
OCT 16, 2020





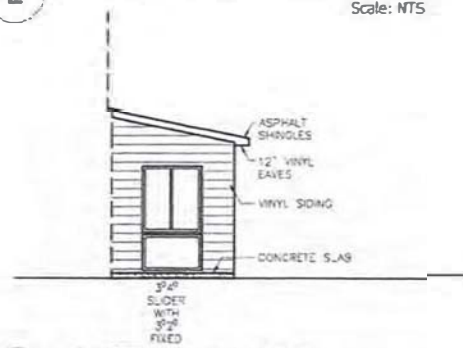
1 CROSS SECTION

Scale: NTS



2 RIGHT ELEVATION

Scale: NTS



3 LEFT ELEVATION

Scale: NTS



4 REAR ELEVATION

Scale: NTS

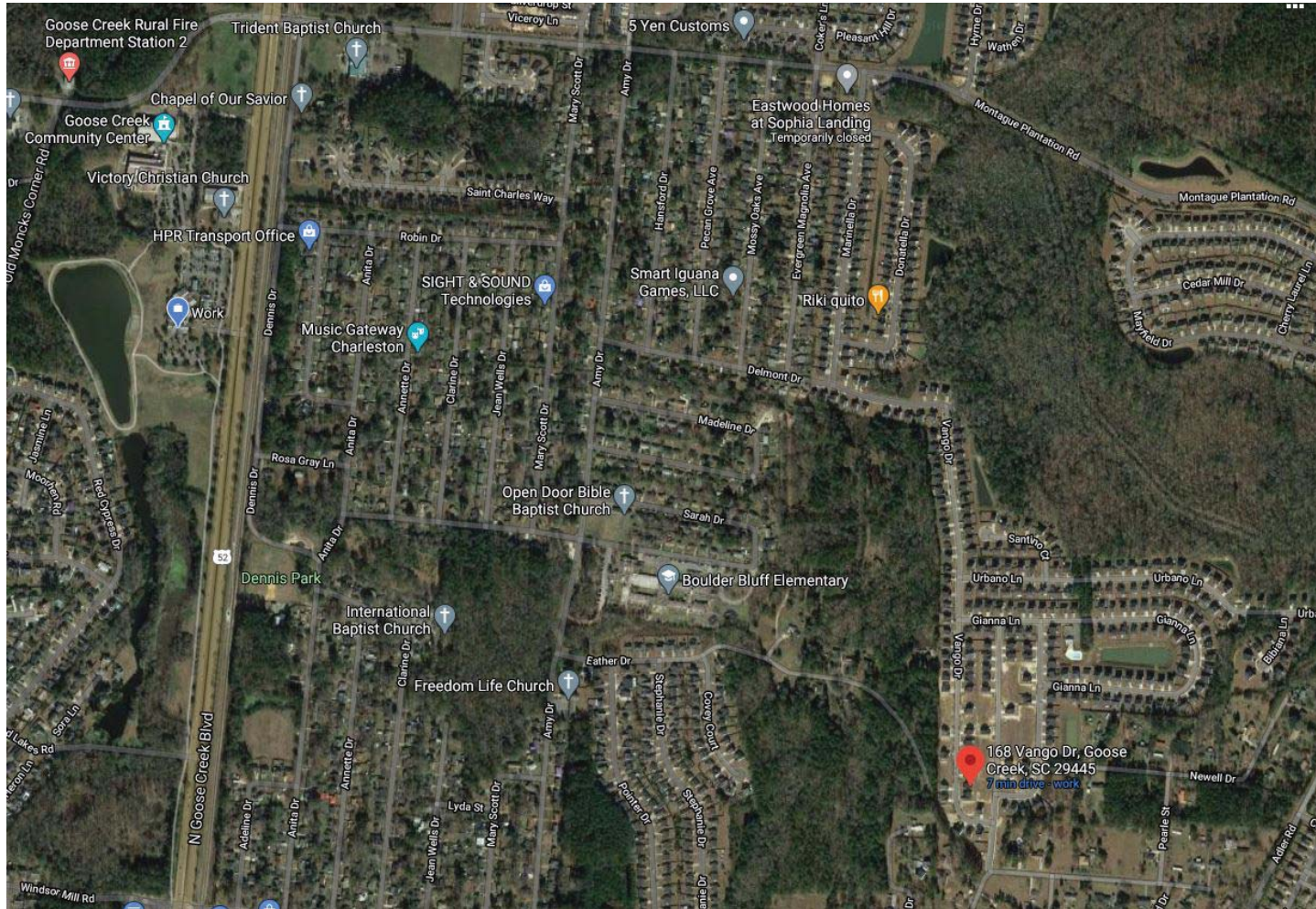
HUGO ADDITION
168 VANGO DRIVE
GOOSE CREEK, SC

S-2

DETAIL
AND
ELEVATIONS

OCT 16, 2020



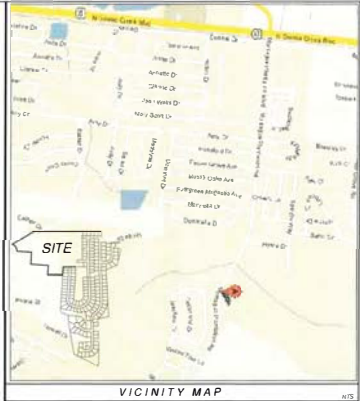
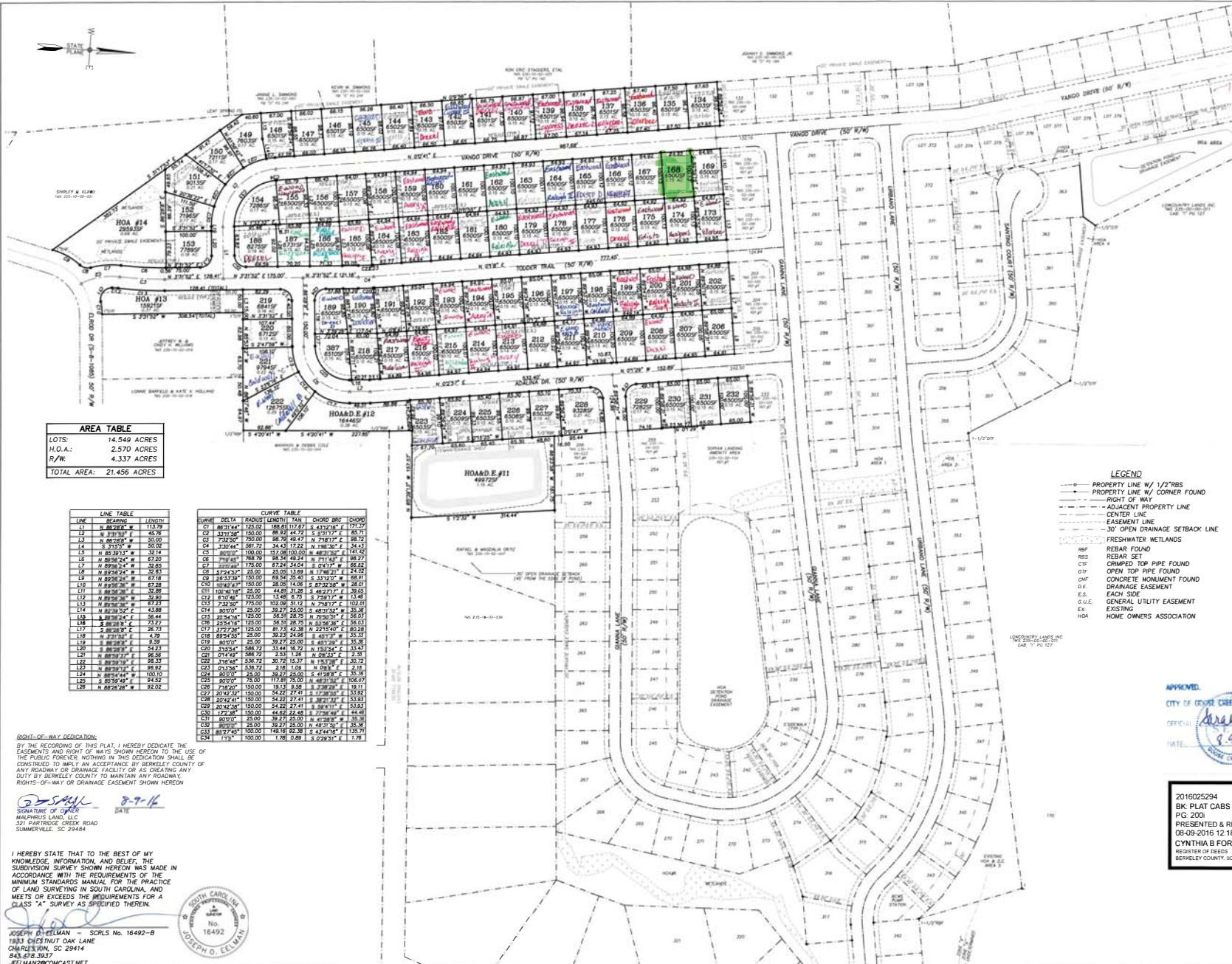


GIS Aerial - Goose Creek area East of N. Goose Creek Boulevard ~ VARIANCE REQUEST 168 VANGO DRIVE 2021-009 VA

This property is located east of N. Goose Creek Blvd. and South of Montague Plantation Road.

Properties surrounding this parcel are residential in nature, located within the Planned Development, Phase Seven VII, of Sophia Landing.

VARIANCE CRITERIA AND APPLICANT RESPONSE	
According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:	
To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings; and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:	
<input type="checkbox"/> (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;	PROPOSED ADDITION EXTENDS 5' PAST THE 20' REAR SETBACK
<input type="checkbox"/> (2) These conditions do not generally apply to other property in the vicinity;	MOST PROPERTIES DON'T SET BACK AS FAR AS THESE AND NOT HAVE THAT SMALL OF YARD.
<input type="checkbox"/> (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;	THE SUNROOM WOULD GIVE THE YARD MORE BEAUTIFICATIONS AND WOULD NOT TAKE AWAY USE OF SAID PROPERTY.
<input type="checkbox"/> (4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance;	SAID STRUCTURE WOULD NOT CLUTTER NEIGHBORHOOD AND SURROUNDING AREA.
<input type="checkbox"/> (5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;	SUNROOM WOULD ADD PROFIT FOR RESALE.
<input type="checkbox"/> (6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and;	HOMEOWNER WOULD TAKE PRIDE IN THE ADDITION TO COMMUNITY AND ENSURE PUBLIC HEALTH SAFETY.
<input type="checkbox"/> (7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.	UNDER SAID GUIDELINES; STRUCTURE WOULD NOT CHANGE SAID GUIDELINES TO THE FACT MAJOR CHANGE TO PROPERTY LINES WOULD OCCUR.



AREA TABLE

LOTS: 14,549 ACRES
 H.O.A.: 2,570 ACRES
 R/W: 4,337 ACRES
 TOTAL AREA: 21,456 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°20'14" W	119.79
L2	N 331°34' E	45.36
L3	N 89°20'14" W	30.00
L4	S 33°52' W	50.00
L5	N 89°20'14" W	32.14
L6	N 89°20'14" W	67.20
L7	N 89°20'14" W	36.85
L8	N 89°20'14" W	24.88
L9	N 89°20'14" W	67.18
L10	N 89°20'14" W	67.28
L11	N 89°20'14" W	32.88
L12	N 89°20'14" W	67.28
L13	N 89°20'14" W	67.28
L14	N 89°20'14" W	43.88
L15	N 89°20'14" W	58.44
L16	N 89°20'14" W	72.57
L17	N 89°20'14" W	26.73
L18	N 89°20'14" W	4.39
L19	N 89°20'14" W	6.39
L20	N 89°20'14" W	24.23
L21	N 89°20'14" W	96.56
L22	N 89°20'14" W	98.33
L23	N 89°20'14" W	96.02
L24	N 89°20'14" W	100.10
L25	N 89°20'14" W	34.32
L26	N 89°20'14" W	82.02

CURVE TABLE

CHORD	BEARING	CHORD	BEARING
C1	N 89°20'14" W	125.00	N 89°20'14" W
C2	N 89°20'14" W	150.00	N 89°20'14" W
C3	N 89°20'14" W	175.00	N 89°20'14" W
C4	N 89°20'14" W	200.00	N 89°20'14" W
C5	N 89°20'14" W	225.00	N 89°20'14" W
C6	N 89°20'14" W	250.00	N 89°20'14" W
C7	N 89°20'14" W	275.00	N 89°20'14" W
C8	N 89°20'14" W	300.00	N 89°20'14" W
C9	N 89°20'14" W	325.00	N 89°20'14" W
C10	N 89°20'14" W	350.00	N 89°20'14" W
C11	N 89°20'14" W	375.00	N 89°20'14" W
C12	N 89°20'14" W	400.00	N 89°20'14" W
C13	N 89°20'14" W	425.00	N 89°20'14" W
C14	N 89°20'14" W	450.00	N 89°20'14" W
C15	N 89°20'14" W	475.00	N 89°20'14" W
C16	N 89°20'14" W	500.00	N 89°20'14" W
C17	N 89°20'14" W	525.00	N 89°20'14" W
C18	N 89°20'14" W	550.00	N 89°20'14" W
C19	N 89°20'14" W	575.00	N 89°20'14" W
C20	N 89°20'14" W	600.00	N 89°20'14" W
C21	N 89°20'14" W	625.00	N 89°20'14" W
C22	N 89°20'14" W	650.00	N 89°20'14" W
C23	N 89°20'14" W	675.00	N 89°20'14" W
C24	N 89°20'14" W	700.00	N 89°20'14" W
C25	N 89°20'14" W	725.00	N 89°20'14" W
C26	N 89°20'14" W	750.00	N 89°20'14" W
C27	N 89°20'14" W	775.00	N 89°20'14" W
C28	N 89°20'14" W	800.00	N 89°20'14" W
C29	N 89°20'14" W	825.00	N 89°20'14" W
C30	N 89°20'14" W	850.00	N 89°20'14" W
C31	N 89°20'14" W	875.00	N 89°20'14" W
C32	N 89°20'14" W	900.00	N 89°20'14" W
C33	N 89°20'14" W	925.00	N 89°20'14" W
C34	N 89°20'14" W	950.00	N 89°20'14" W
C35	N 89°20'14" W	975.00	N 89°20'14" W
C36	N 89°20'14" W	1000.00	N 89°20'14" W

RIGHT-OF-WAY DEDICATION:
 BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHT OF WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER NOTHING IN THIS DEDICATION SHALL BE CONSIDERED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY RIGHTS-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SUBDIVISION SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS DEFINED THEREIN.

JOSEPH E. EELMAN - SCRLS No. 16492-B
 1833 DISTRICT OAK LANE
 CHARLES TON, SC 29414
 843.678.3937
 JEELMAN@COMCAST.NET



- LEGEND**
- PROPERTY LINE W/ 1/2" R/S
 - PROPERTY LINE W/ CORNER FOUND
 - RIGHT OF WAY
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - 30' OPEN DRAINAGE SETBACK LINE
 - FRESHWATER WETLANDS
 - REBAR FOUND
 - REBAR SET
 - CRIMPED TOP PIPE FOUND
 - OPEN TOP PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - DRAINAGE EASEMENT
 - E.S. EACH SIDE
 - G.U.E. GENERAL UTILITY EASEMENT
 - EX. EXISTING
 - HOA HOME OWNERS ASSOCIATION

- REFERENCE PLAT BY:**
- JAMES E. SHULER - JUNE 14, 1977
 - JOSEPH E. EELMAN - MARCH 1, 2012
 - JOSEPH E. EELMAN - MAY 16, 2007
 - JOSEPH E. EELMAN - APRIL 30, 2010
 - JOSEPH E. EELMAN - FEB 1, 2012
 - JOSEPH E. EELMAN - FEB 1, 2012
 - JOSEPH E. EELMAN - FEB 16, 2013
 - JOSEPH E. EELMAN - NOV. 7, 2014

- GENERAL NOTES:**
- THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE DIVIDED OR APPURTIN TO THE SURVEYOR.
 - PROPERTY IS LOCATED FLOOD ZONE "X" PER FEMA MAP COMMUNITY PLAN FLOOD ZONE 05550 EFFECTIVE DATE OCT. 16, 2003
 - A NEW 10' UTILITY EASEMENT WILL BE DEDICATED PARALLEL TO ALL PROPOSED ROAD RIGHTS-OF-WAY.
 - OWNER/DEVELOPER: MALPHEUS LAND, LLC 331 PARTRIDGE CREEK ROAD SUMMERVILLE, SC 29484
 - OVERALL DEVELOPMENT ZONING PD R-3 SDR PHASE 2 AND ALL REMAINING PHASES OF SOPHIA LANDING WILL REQUIRE 5' SIDEWALKS ON BOTH SIDES OF THE ROAD.
 - PHASE 2 AND ALL REMAINING PHASES OF SOPHIA LANDING HAVE A 20' FRONT BUILDING SETBACK. THE REAR SETBACK IS 30' AND THE SIDE SETBACKS ARE 7.5'.
 - LARGEST LOT IS LOT 222 - 12,875SS. SMALLEST LOTS ARE MANY AT 6500SS.
 - THIS PROPERTY IS SHOWN ON BERKELEY COUNTY TAX MAPS 235-10-02-053.
 - WATER SEWERAGE WILL BE PROVIDED BY THE CITY OF GOOSE CREEK PUBLIC WORKS DEPARTMENT. SEWER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY WATER AND SANITATION.
 - ALL IMPROVEMENTS ON CORNER LOTS MUST BE LOCATED AT LEAST 40' FROM THE POINT OF INTERSECTION OF THE NEAREST ROAD RIGHT-OF-WAY LINE.
 - THE H.O.A. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF METLAND METLAND BUFFER, SWALE, POND AND POND OUTFALL STRUCTURES. BERKELEY COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF METLAND METLAND BUFFER, SWALE, POND AREAS OR POND OUTFALL STRUCTURES.
 - IN AREAS WHERE MORE THAN ONE EASEMENT IS OCCUPYING THE SAME SPACE, THE DRAINAGE EASEMENT SHALL HAVE PRIORITY.

APPROVED:
 CITY OF GOOSE CREEK, SC
 OFFICIAL: [Signature]
 DATE: 8.9.16

FINAL PLAT
 SHOWING
 THE SUBDIVISION OF
TMS 235-10-02-053
 27.45 ACRES
 TO FORM
LOTS 134 THRU 169
 AND
LOTS 173 THRU 202
 AND
LOTS 206 THRU 232 & 387
 AND
HOA D.E.#11 & #12
 AND
HOA #13 & #14
PHASE 5
SOPHIA LANDING
 AT MONTAGUE PLANTATION
 PROPERTY OF
MALPHEUS LAND, LLC
 LOCATED IN THE
CITY OF GOOSE CREEK
BERKELEY COUNTY, SC

2016025294
 BK PLAT CABS
 PG 200
 PRESENTED & RECORDED
 08-09-2016 12:18:19 PM
 CYNTHIA B FORTE
 REGISTER OF DEEDS
 BERKELEY COUNTY, SC

JULY 4, 2016
 SCALE 1" = 100'
 100 0 200
 REVISION: 7/28/16 PER COUNTY COMMENTS