



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. EST. 1961 SO. CAROLINA

**ZONING BOARD OF APPEALS**  
**THURSDAY, SEPTEMBER 3, 2020**  
**5:30 PM**

**VIA VIDEO CONFERENCE**  
**UTILIZING ZOOM**

# MEMORANDUM

**TO:** MEMBERS OF THE ZONING BOARD OF APPEALS

**FROM:** BRENDA MONEER, PLANNING AND ZONING TECH

**DATE:** AUGUST 18, 2020

**SUBJECT:** MEETING NOTIFICATION

**WHERE:** VIDEO CONFERENCE VIA ZOOM

This is to remind everyone that the next meeting of the ZBA Zoning Board of Appeals is scheduled for Thursday, September 3, 2020 at 5:30 via Video Conferencing, utilizing “Zoom”.

Please review the enclosed packet. Should you have any questions or comments prior to Monday’s meeting, please do not hesitate to contact myself at (x1116), or Mark Brodeur, Planning and Zoning Director at (x.1118) / 843-797-6220.

## **§ 151.171 DUTIES AND POWERS.**

### **VARIANCES**

- (B) 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:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) These conditions do not generally apply to other property in the vicinity;
- (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;
- (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;
- (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;
- (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
- (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.

**MINUTES  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
JULY 30, 2020 5:30 P.M.  
VIA VIDEO CONFERENCE (ZOOM)**

**I. CALL TO ORDER**

Chairman Clift called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

Chairman Clift 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:** Butch Clift, Jason Dillard, Larry Monheit, Thomas Volkmar,  
Bakari Jackson, James Fisk, Gerald Stinson  
**Absent:** None  
**Staff Present:** Mark Brodeur, Brenda Moneer  
**City Council Present:** None

**III. REVIEW OF MINUTES FROM NOVEMBER 19, 2019**

**MOTION:** A motion was made to approve the November 19, 2019 minutes as written. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Fisk.  
**DISCUSSION:** None  
**VOTE:** All in favor (7-0). Motion carried.

**IV. PUBLIC HEARING**

**REQUEST FOR VARIANCE FOR A 2' RELIEF FROM THE REQUIRED LOT SETBACKS OF THE DANIEL ISLAND DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 112 HEWITT STREET, TMS# 222-10-01-053.**

Chairman Clift 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. He stated Vice Chairman Volkmar recused himself stating his justification as professionally employed by or under contract with principal.

Mrs. Moneer stated the applicant is requesting a two-foot relief from the twelve-foot total side setback requirement. Currently the proposed plot plan shows five-foot side setbacks on each side, which does not meet the Daniel Island Development Agreement with the City of Goose Creek per section 5.7.

Mrs. Moneer stated the applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) “in exercising the above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the circuit court having jurisdiction.”

She stated the property to the North, South, East and West is within the Carnes Crossroads Community.

Mr. David William with Eastwood Homes presented his request for a variance by answering the seven (7) criteria’s.

**1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:**

Mr. Williams stated the house does not fit the lot, and it is the last lot in this phase. He stated the customer cannot purchase a lot in another phase due to pricing and this is the only model that is available to this customer.

**2. These conditions do not generally apply to other property in the vicinity:**

Mr. Williams stated this is a true statement. The rest of this phase is sold out so there are no other lots could be affected by these conditions.

**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:**

Mr. Williams stated we will not be able to construct the home for this customer with this ordinance in place.

**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:**

Mr. Williams stated there will not be a substantial detriment to other properties or to the public good.

**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:**

Mr. Williams stated the variance will not be misused.

- 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:**

Mr. Williams stated Eastwood Homes understands that there may be conditions attached to the granted variance.

- 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.**

Mr. Williams stated we are not requesting a use variance.

Mrs. Moneer stated there was no one from the public to speak in favor or against this request. Mr. Williams answered questions from the board.

**BOARD MEMBER DILLARD MADE A MOTIONED TO CLOSE THE PUBLIC HEARING. BOARD MEMBER FISK SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

**MOTION:** A motion was made to approve the application for a variance for the setback requirements of the Daniel Island Development Agreement for the property located at 112 Hewitt Street having found that the application satisfies the criteria set forth for a variance outlined in section 151.171C of the Zoning Ordinance; there are extraordinary and exceptional conditions pertaining to the particular piece of property; these conditions do not generally apply to other property in the vicinity; 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 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; **MOVED BY** Board Member Dillard. **SECONDED BY** Board Member Fisk.

**DISCUSSION:** None

**VOTE:** All in favor (6-0). Motion carried.

**BOARD MEMBER JACKSON MADE A MOTIONED TO GO BACK INTO THE PUBLIC HEARING. BOARD MEMBER MONHEIT SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

## **V. COMMENTS FROM THE BOARD**

No comments from the board

**VI. COMMENTS FROM STAFF**

No comments from staff.

**VII. ADJOURNMENT**

Board Member Dillard made a motion to adjourn. Board Member Stinson seconded. All voted in favor (7-0). The meeting ended at 5:58 p.m.

\_\_\_\_\_ Date: \_\_\_\_\_, 2020  
**Butch Clift, Chairman**



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VARIANCE REQUEST: NEW BUSINESS

**Take 5**

TMS 243-00-00-072  
(address not assigned)

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# LAND USE APPLICATION CITY OF GOOSE CREEK

TODAY'S DATE: 7/29/20

### PART I. PURPOSE OF SUBMITTAL

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

### PART II. GENERAL INFORMATION

1. Development Name: Goose Creek Take 5
2. Street Address: St James Avenue, Goose Creek, SC
3. TMS #: 243 - 00 - 00 - 072
4. Zoning Classification: GC  
Requested Classification: n/a (For rezoning only)
5. Total Site Acres: 0.45

#### GOOSE CREEK ZONING DISTRICTS

- |  |  |
|--|--|
| <b>CO:</b> Conservation Open Space     | <b>BPO:</b> Business Professional Office |
| <b>CI:</b> Commercial Industrial       | <b>RC:</b> Restricted Commercial         |
| <b>GI:</b> General Industrial          | <b>GC:</b> General Commercial            |
| <b>LI:</b> Light Industrial            | <b>NC:</b> Neighborhood Commercial       |
| <b>R-1:</b> Residential Low Density    | <b>PD:</b> Planned Development           |
| <b>R-2:</b> Residential Medium Density | <b>PD-MH:</b> PD for Mobile Home         |
| <b>R-3:</b> Residential High Density   |  |

### PART III. CONTACT INFORMATION

Owner/Developer Name: Pavilion Development Company, ATTN: Michael McDonald

Street Address: 5605 Carnegie Blvd, Suite 110 City: Charlotte St: NC Zip: 28209

Telephone: 704-944-5962 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: mm@pavdevco.com

### PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Auto Service

Proposed Total Building Area (gross sq. ft.): 1,100

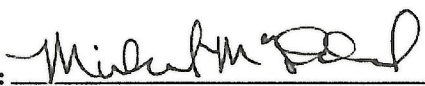
Max. Building Height: 20' Total Number of Buildings/Units/Lots: 1

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 Cameron B. Baker, PE (C Baker Engineering, LLC) 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: Michael McDonald Date: 07/29/20

Signature: 



July 30, 2020

Mr. Mark Brodeur  
Planning Director  
Zoning Board of Appeals  
City of Goose Creek  
519 North Goose Creek Blvd  
Goose Creek, SC 29445

Re: Goose Creek Take 5  
TMS No. 243-00-00-072  
Zoning Board of Appeals Variance Request

Mr. Brodeur:

This letter is provided to summarize the variance submittal request for the above referenced project.

The proposed project includes an approximately 1,100 SF single story Take 5 Oil Change facility on a undeveloped parcel of land located on St. James Avenue and identified by Berkeley County TMS No. 243-00-00-072. The building will consist of two service bays, mechanical room, and restroom facility.

The subject parcel is zoned "General Commercial" (CG). This zoning district requires a twenty (20) foot front and rear setback and ten (10) foot side setbacks. This property is bounded by properties sharing a commercial zoning designation, so no use buffers are required on the property.

Take 5 Oil Change facilities offer "Drive-Thru Oil Changes". A customer is never required to exit the vehicle and the Take 5 Oil Change facility can offer contact free care. Typically, a customer will enter the site and get in a queue for an available service bay. The customer can remain in the car while the facility services vehicles in line. The customer will drive their vehicle into the service bay, select from an option of services, remain in the car during the service, pay from the car, and exit the service bay. The Take 5 Oil Change concept requires that the building have a vehicular entrance and exit at each bay.

The development team respectfully asks for consideration to grant a variance that would allow the reduction of the required ten (10) foot setback on the southern side of the property. A reduction of seven (7) feet is requested resulting in a three (3) foot building setback. This would accommodate the proposed structure on the parcel given the unique conditions that exist on this parcel. See attached ZBA Exhibit (EXH3)

The subject parcel and proposed product type have many unique conditions which are identified below:

- Berkeley Electric Cooperative (BEC) Onsite Power:

BEC has three buried power mains that run east and west through the property in the long direction. The buried power lines are located on the northern half of the property. The location

of the power lines have been identified on the survey. BEC was onsite with our surveyor to facilitate an accurate location of existing infrastructure.

The project team has worked closely with BEC to discuss site layout options. BEC has indicated that the two northern most buried power conduits cannot be relocated because they service a large portion of Goose Creek and surrounding areas. The southern most line, however, can be relocated as part of the proposed development.

Additionally, BEC indicated that the proposed structure can come within five (5) feet horizontally of the buried lines to remain in place. The current layout has proposed to relocate the southern most line and provide a five (5) foot buffer between existing infrastructure and the proposed structure.

- Lot Width:

The lot was platted with a width of only approximately seventy (70) feet. The prototypical two-bay service facility would typically work given the limited width, however the existing power infrastructure that is to remain occupies the northern most 25' - 30' (approximate) of the property.

- Take 5 Vehicular Circulation:

As stated above, the Take 5 Oil Change process does not require the customer to exit the vehicle. As such, each service bay must have an entrance and exit. This model expedites the service time, minimizes onsite vehicle accidents by maintaining forward movements, and allows for vehicular stacking at the rear of the building. Stacking of vehicles at the rear of the building reduces traffic congestion at the entrance and reduces the visibility of the queue from the road.

The two-bay prototype is only approximately 1,100 SF in size and is well suited for a parcel of this size and configuration under normal circumstances.

The building must be oriented to accommodate vehicular movements into and out of the proposed structure. This proposed orientation is the only option that would facilitate this movement given the limited width and existing power infrastructure. A vehicular circulation exhibit (EXH1) has been provided showing required turning movements. Additionally, a draft plan showing typical vehicle turning movements with the building rotated 90 degrees has also been provided to show potential impacts of turning movements offsite. (EXH2).

Given the information provided above, the application of the setback requirement on this particular parcel creates an unnecessary hardship. The below factors are provided to support this request:

- **151.171 (B) (1)** There are extraordinary and exceptional condition pertaining to the particular piece of property;

The extraordinary and exceptional conditions pertaining to this particular property have been identified above and include the presence of major electrical infrastructure that cannot be relocated as well as limited lot width.

- **151.171 (B) (2)** These conditions do not generally apply to other property in the vicinity;

No other property in the vicinity of this tract shares both the width limitations and permanent encumbrance of the existing electrical infrastructure.

- **151.171 (B) (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 existing power infrastructure occupies approximately thirty-five (35) percent of the available area in which a building could be constructed. The presence of required setbacks (not counting setback areas adjacent to electrical infrastructure) results in the loss of an additional 20% of developable area for building location.

The loss of width due to existing power infrastructure and required setbacks results in a net fifty-five (55) percent (approximate) area of the overall parcel for building construction.

- **151.171 (B) (4)** The authorization of the 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 granting of the variance;

The adjacent property will not be negatively impacted should the variance be granted as the request will only impact the building location. The siting of the building within the reduced setback will appear in conformance with the overall aesthetics of the existing commercial district. Additionally, the proposed structure only has a width of approximately twenty-eight (28) feet along the southern property line. This represents a minimal ten (10) percent of the southern property line.

The proposed use will fit well with the character of the area as it includes many other commercial uses.

- **151.171 (B) (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. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

The proposed use is allowed by right in this zoning district and a rezoning of this district is not requested. The property is currently undeveloped and there are no existing uses that could be considered non-conforming.

Granting this variance will not increase the profitability of the development, only help mitigate the unique site conditions that may render this property unsuitable for Take 5 and many other potential uses.

- **151.171 (B) (6)** In granting a variance, the ZBA may attach to it such 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;

It is acknowledged that the ZBA may provide conditions on approval.

- **151.171 (B) (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.

A use variance is not being requested.

Should you have any questions or require additional information, please do not hesitate to call me at (843) 270-3185.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Baker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Cameron Baker, PE  
Principal



# Architectural Review Board

## APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

<b>Property Address:</b> St. James Avenue, Goose Creek, SC		<b>TMS No.:</b> 243-00-00-072
<b>Review request:</b>	<b>For:</b>	<b>Preliminary meeting date requested:</b> Aug. 17, 2020
<input checked="" type="checkbox"/> Conceptual	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions	<input type="checkbox"/> Appeal Decision of Architectural Review Board
<input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> Repairs or repaint with no changes	<input type="checkbox"/> Color Change <input type="checkbox"/> Demolition

<b>Property Owner:</b> Steve Vaughn (Current Owner)	<b>Daytime phone:</b> [REDACTED]
<b>Applicant:</b> Michael McDonald (Pavilion Development Company)	<b>Daytime phone:</b> [REDACTED]
<b>ARB Meeting Representative:</b> Michael McDonald	<b>Contact Information:</b> [REDACTED]
<b>Applicant's mailing address:</b> [REDACTED]	
<b>City:</b> [REDACTED]	<b>State:</b> [REDACTED] <b>Zip:</b> [REDACTED]
<b>Applicant's e-mail address:</b> [REDACTED]	
<b>Applicant's relationship:</b> <input checked="" type="checkbox"/> Future Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other	

**Materials/Colors Used:** *(specific color(s)/manufacture #'s listed: samples must be presented to Board  attached)*  
*(Example: Building Materials, Exterior Colors, Landscaping, Lighting)*

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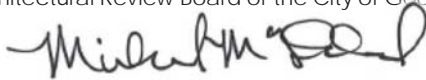
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**Scope of Work:** *(please give a detailed description)*

This project includes the construction of an approximately 1,100 SF Take 5 Oil Change Facility on a parcel of land located on St. James Avenue and identified by TMS No. 243-00-00-072. The building will consist of two service bays, mechanical room, office, and restroom facility. Additional site improvements include construction of a right-in/right-out driveway on St. James Avenue (conceptually approved by SCDOT), rear driveway, internal driveways, sidewalks, parking areas, and dumpster enclosure. The site will provide an underground stormwater management facility which will discharge to the SCDOT right-of-way.

Take 5 Oil Change facilities offer "Drive-Thru Oil Changes". A customer is never required to exit the vehicle and the Take 5 Oil Change facility can offer contact free care. Typically, a customer will enter the site and get in a queue for an available service bay. The customer can remain in the car while the facility services vehicles in line. The customer will drive their vehicle into the service bay, select from an option of services, remain in care during oil change, pay from car, and exit the service bay. The Take 5 Oil Change concept requires that the building have a vehicular entrance and exit at each bay.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature:  Date: 07/29/20

Print name legibly: Michael McDonald

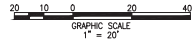
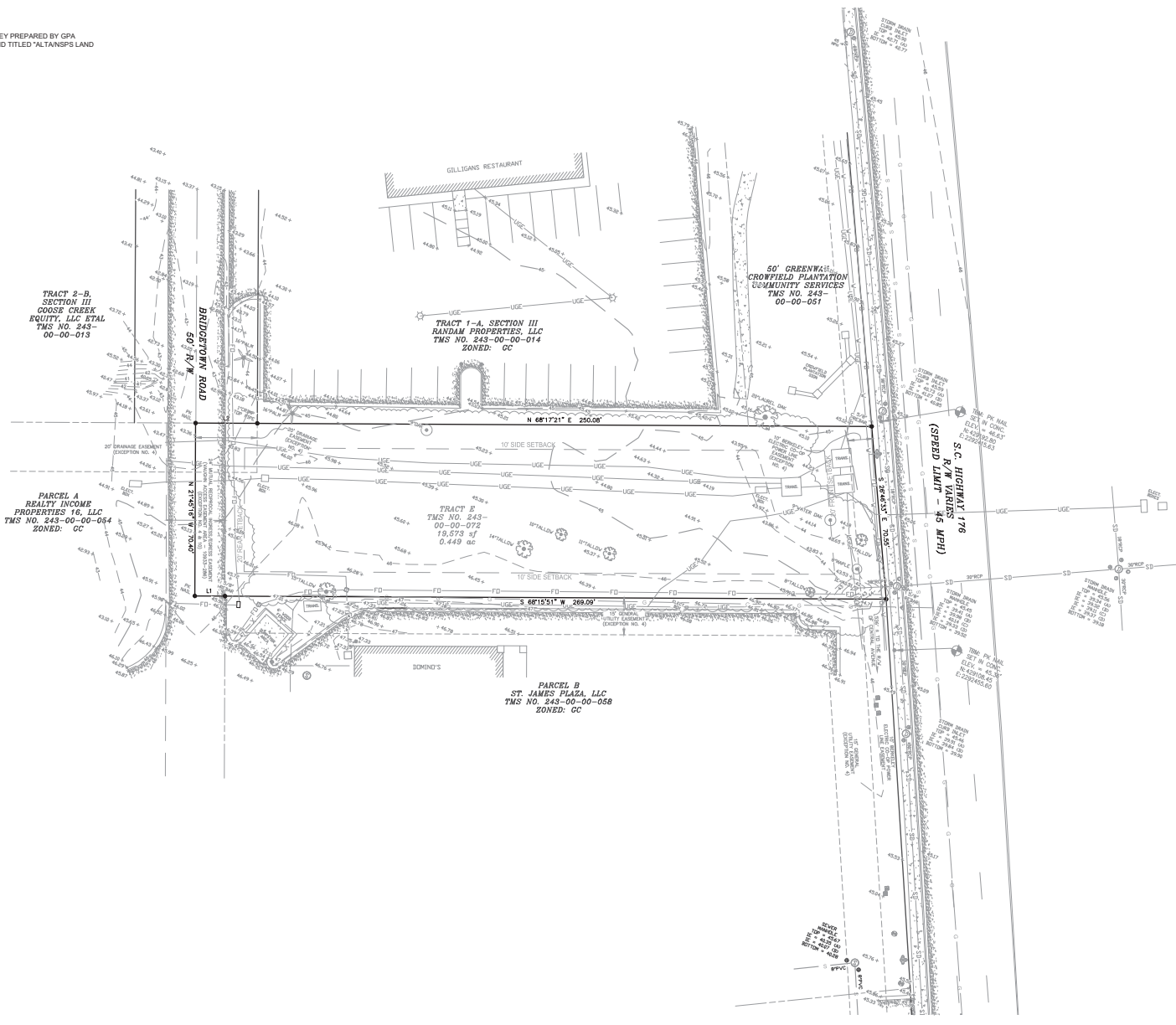


**NOTES:**

- PROPERTY INFORMATION:
  - BERKELEY COUNTY TMS. NO 243-00-00-072
  - JURISDICTION: GOOSE CREEK
  - PARCEL ACREAGE: 0.45 ACRES
  - ZONED: GENERAL COMMERCIAL (GC)
- EXISTING CONDITIONS FOR PROPERTY ESTABLISHED BY SURVEY PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, INC DATED MAY 17, 2020 AND TITLED "ALTANSPNS LAND TITLE SURVEY". SURVEY NOTES REFERENCED BELOW.

**NOTES:**

- AREA WAS DETERMINED BY THE COORDINATE METHOD.
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE PUBLIC RECORDS REFERENCED IN THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY.
- DISTANCES SHOWN HEREIN ARE HORIZONTAL GROUND DISTANCES.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- THE NE 243-00-072, BERKELEY COUNTY, NO ADDRESS ESTABLISHED AT THIS PROPERTY.
- THERE ARE NO APPLICABLE DEEM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
- ALL ELEVATIONS ARE BASED ON NAVD83 DATUM.
- NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREIN.
- THE PROPERTY IS ZONED GC (GENERAL COMMERCIAL) PER CITY OF GOOSE CREEK.
  - FRONTS= 20'
  - SIDES= 10'/20'
  - REAR= 20'
  - (NOTE: ALL MINIMUM YARD DIMENSIONS SHALL BE INCREASED BY 2 FEET FOR EACH STORY ABOVE THE SECOND)
  - % COVERAGE= 40%
  - (NOTE: PORTION OF LOT COVERAGE BY BOTH PRINCIPAL AND ACCESSORY USES/BUILDINGS IF ENCLOSED PARKING IS PROVIDED; COVERAGE MAY BE 50%)
  - MAX BUILDING HEIGHT= 50' (4 STOREYS)
  - 10 WATER PROVIDED BY GOOSE CREEK PUBLIC WORKS AND SEWER PROVIDED BY BERKELEY COUNTY WATER AND SANITATION.
  - 120 THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - 130 THE PROPERTY IS CURRENTLY UN-DEVELOPED AND THERE IS NO RECENT EVIDENCE OF CURRENT EARTH MOVING WORK AND SITE WORK CONSTRUCTION.
  - 140 THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - 150 THE LEGAL DESCRIPTION SHOWN HEREIN DESCRIBES THE SAME PROPERTY AS INSURED IN INVESTORS TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 08080703048, COMMITMENT DATE, JUNE 10, 2020.
  - 160 THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREIN ARE CORRECT.
  - 170 THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
  - 180 THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
  - 190 THERE ARE NO GAPS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES.
  - 200 THERE ARE NO ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, ALLEYS OR COMMON AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND THERE ARE NO ENCROACHMENTS INTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES UNLESS AS SHOWN.
  - 210 NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREIN.
  - 220 THERE IS NO OBSERVED EVIDENCE OF ANY CEMETERIES OR OTHER BURIAL GROUNDS LOCATED ON THE PROPERTY.
  - 230 THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY.
  - 240 THERE APPEAR TO BE NO FRESHWATER WETLANDS LOCATED ON THIS PROPERTY.



**EXISTING CONDITIONS**  
**GOOSE CREEK TAKE 5**  
 PAVILION DEVELOPMENT COMPANY  
 CITY OF GOOSE CREEK, SC  
 TMS NO. 243-00-00-072

REV.	DATE	DESCRIPTION

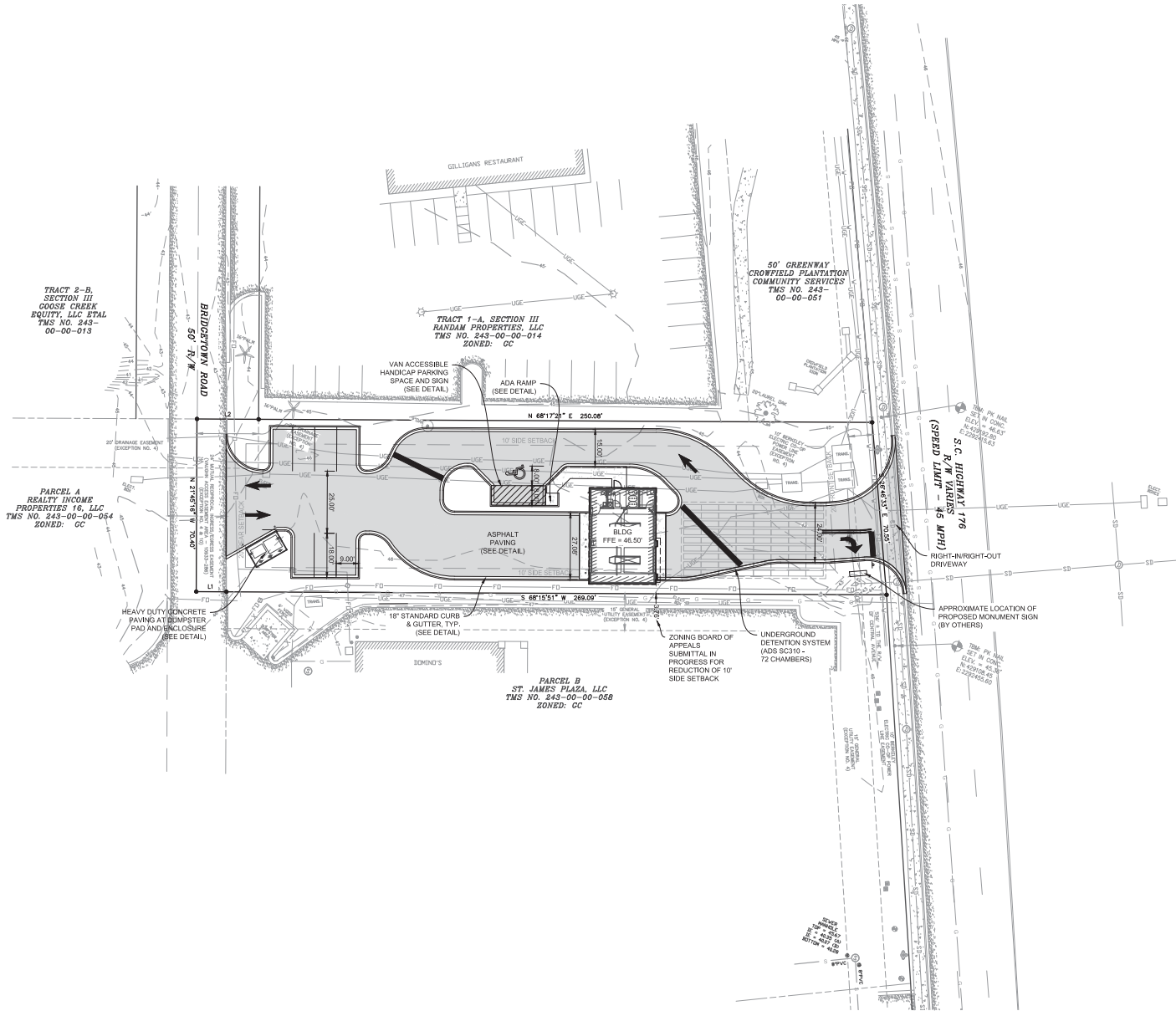
PROJECT NO.: 20.016  
 PROJECT DATE: MAY 1, 2020  
 DRAWN BY: CBB  
 CHECKED BY: CBB  
 SCALE: 1" = 20'

SHEET: **C100**



**NOTES**

1. PROPOSED USE: AUTO SERVICE (NO FUEL)
2. ZONING REQUIREMENTS
  - 2.1. SETBACKS:
    - 2.1.1. FRONT: 20'
    - 2.1.2. REAR: 20'
    - 2.1.3. SIDE: 10'/20'
  - 2.2. MAX BUILDING COVERAGE: 40%
  - 2.3. MAX HEIGHT: 50' (6 STORIES)
  - 2.4. BUFFER REQUIREMENTS: N/A
3. PARKING REQUIREMENTS
  - 3.1. REQUIRED: 1 SPACE PER 250 SF OF FLOOR AREA
    - 3.1.1. 8 SPACES @ 1,100 SF
  - 3.2. PROVIDED: 8 SPACES (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPACE)
  - 3.3. OFF-STREET LOADING: N/A



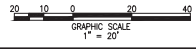
**CBAKER**  
ENGINEERING, LLC  
4432 JO. 3185  
CHARLESTON, SC 29416  
CREAKENGINEERING.COM



**SITE LAYOUT PLAN**  
**GOOSE CREEK TAKE 5**  
PAVILION DEVELOPMENT COMPANY  
CITY OF GOOSE CREEK, SC  
TMS NO. 243-00-00-072

REV.	DATE	DESCRIPTION

PROJECT NO.: 20-016  
PROJECT DATE: MAY 1, 2020  
DRAWN BY: CBB  
CHECKED BY: CBB  
SCALE: 1" = 20'



SHEET: **C300**

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# PLANTING PLAN

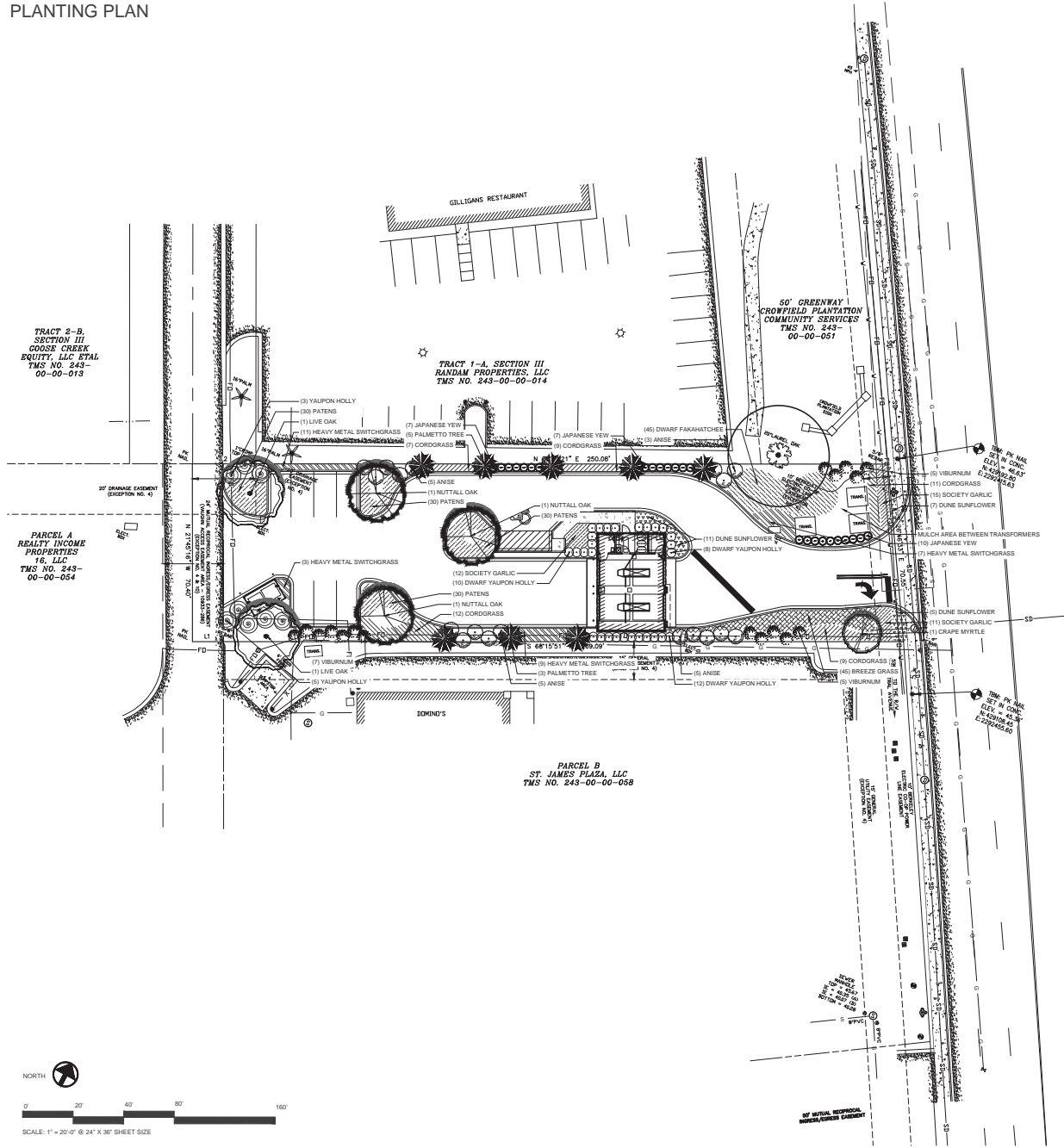
TRACT 2-B, SECTION III  
GOOSE CREEK  
EQUITY, LLC ETAL  
TMS NO. 243-  
00-00-013

PARCEL A  
REALTY INCOME  
PROPERTIES  
16, LLC  
TMS NO. 243-  
00-00-054

TRACT 1-A, SECTION III  
RANDAM PROPERTIES, LLC  
TMS NO. 243-00-00-014

60' GREENWAY  
CROWFIELD PLANTATION  
COMMUNITY SERVICES  
TMS NO. 243-  
00-00-057

PARCEL B  
ST. JAMES PLAZA, LLC  
TMS NO. 243-00-00-058



## GENERAL NOTES:

- BASE INFORMATION INCLUDING BUT NOT LIMITED TO: STREETS, RIGHT-OF-WAYS, PROPERTY LINES, AND TOPOGRAPHY WAS OBTAINED FROM C BAKER ENGINEERING. OUTDOOR SPATIAL DESIGN, LLC ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY LOCATOR SERVICE, NO CUTS (1.800.922.9893), TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES. CONTRACTOR TO MAKE THIS CONTACT PRIOR TO BEGINNING CONSTRUCTION.
- TREE PLANTINGS AND BED LINES SHALL BE STAKED BY LANDSCAPE CONTRACTOR FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO PLANTING LOCATIONS AS NEEDED.
- BASE BID ITEMS INCLUDE ALL INDICATED GRADED SWALES, BERMS, PLANTINGS, MULCHING, IRRIGATION SYSTEM, AND BACKFLOW PREVENTER. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE TO ALL PLANT BEDS ON SITE AND TO INCLUDE A MINIMUM OF TWO HOSE BIBS, AND A RAIN GAUGE.
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL SUSPECTED UNDERGROUND UTILITIES MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. ALSO, HE SHALL EXERCISE INDUSTRY STANDARD SAFETY PRACTICES WHILE WORKING NEAR VEHICULAR TRAFFIC.
- LANDSCAPE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR TEMPORARY IRRIGATION SYSTEM SERVICES, PERMITS AND FEES AS NEEDED.

## PLANT SCHEDULE:

TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
8	Sabal Palmetto	Palmetto Tree	Random Mix 12" - 16" Ht.
2	Quercus virginiana	Live Oak	3" cal.
3	Quercus nuttallii	Nuttall Oak	3" cal.
1	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	14" Ht. min.

SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
8	Ilex vomitoria	Yaupon Holly	7 gal.
17	Viburnum Odoratissimij	Sweet Viburnum	7 gal.
18	Illicium floridanum	Florida Anise	7 gal.
24	Podocarpus macrophyllus	Japanese Yew	4" Ht. min.
30	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.

GROUNDCOVERS, PERENNIALS & GRASSES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
120	Spartina patens	Saltmeadow Cordgrass	1 gal / 24" O.C.
30	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	1 gal / 36" O.C.
30	Spartina bakeri	Sand Cordgrass	1 gal / 36" O.C.
45	Tippuraria dactyloides	Dwarf Falcatifolium	1 gal / 36" O.C.
38	Tubaghia violacea	Society Garlic	1 gal / 36" O.C.
45	Lomandra longiloba 'Breeze'	Breeze Grass	1 gal / 36" O.C.
23	Helianthus debilis	Dune Sunflower	1 gal / 36" O.C.



Evan Brandon, P.L.A. ASLA  
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843.718.5554



# GOOSE CREEK TAKE 5

TMS: 243-00-00-072  
CITY OF GOOSE CREEK, SC

REVISIONS	DATES
PERMIT SET	07.29.2020

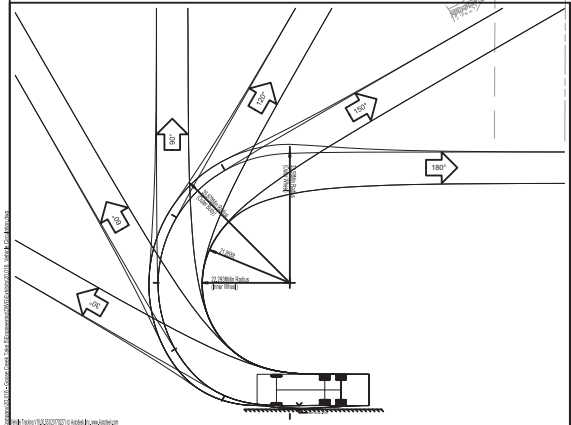
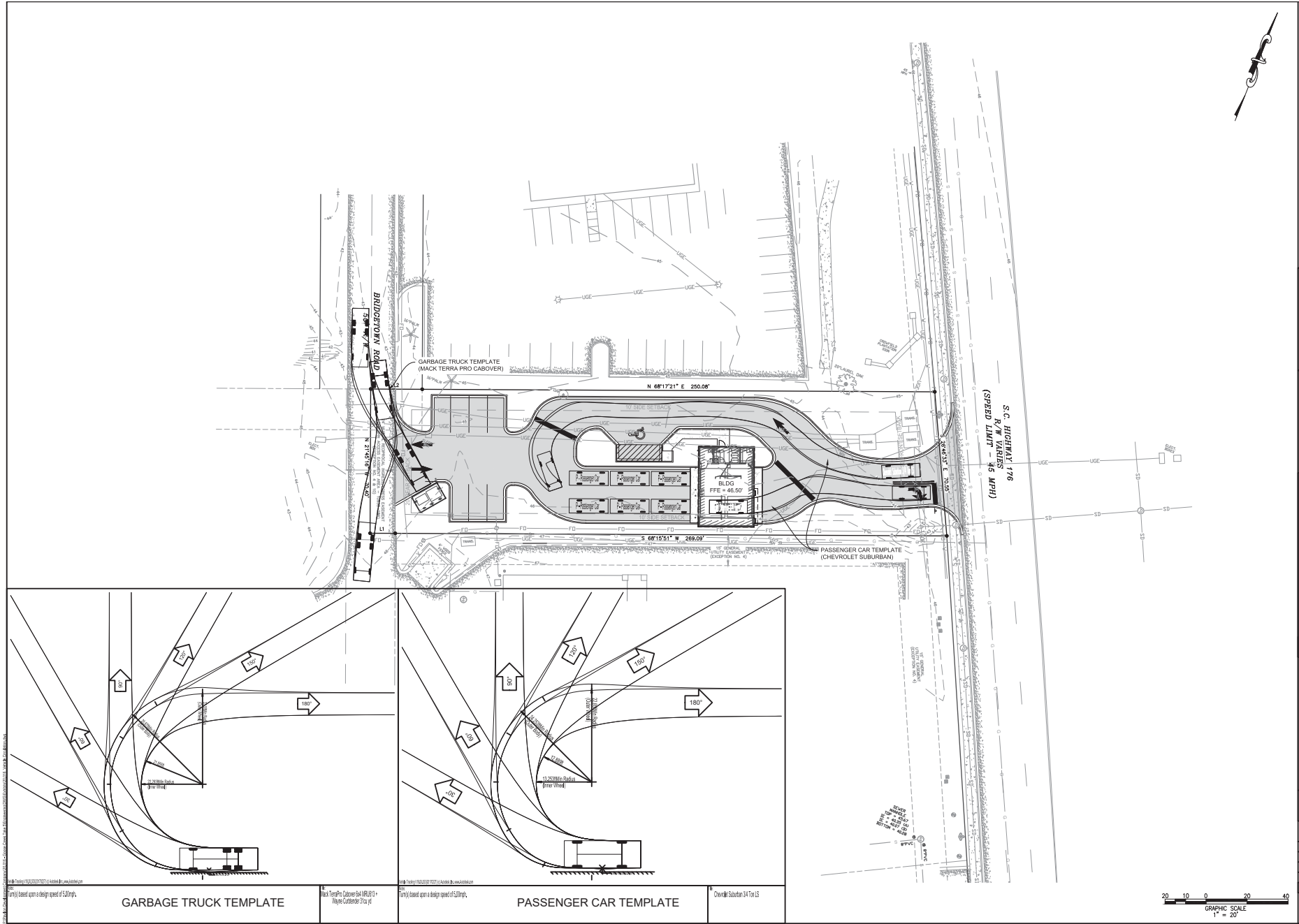
DRAWN BY	GCS
REVISED BY	
CHECKED BY	EWB

## PLANTING PLAN

# L1

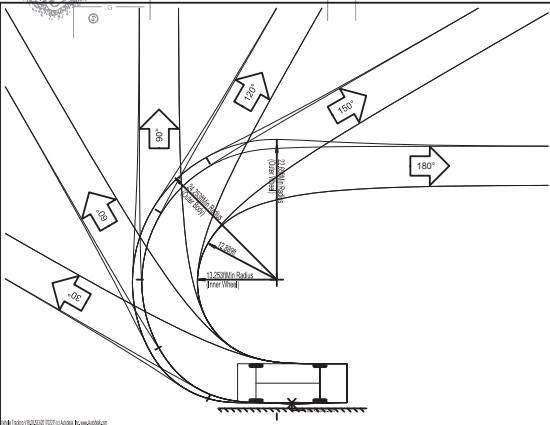
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**GARBAGE TRUCK TEMPLATE**

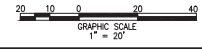
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**PASSENGER CAR TEMPLATE**

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 This drawing is based upon a design speed of 5.00 mph.



**VEHICLE CIRCULATION EXHIBIT**  
**GOOSE CREEK TAKE 5**  
 PAVILION DEVELOPMENT COMPANY  
 CITY OF GOOSE CREEK, SC  
 TMS NO. 245-00-00-072

REV.	DATE	DESCRIPTION

PROJECT NO.: 20.016  
 PROJECT DATE: MAY 1, 2020  
 DRAWN BY: CBB  
 CHECKED BY: CBB  
 SCALE: 1" = 20'

SHEET: **EXH1**

**CBAKER**  
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 CHARLESTON, SC 29416  
 CBAKERENGINEERING.COM





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**GOOSE CREEK TAKE 5 OIL CHANGE**  
 GOOSE CREEK, SC

**FRONT ELEVATION**  
 PROJECT NUMBER: 20-132-03-OP  
 DATE: 07/28/2020  
 DRAWN BY: JVD  
 CHECKED BY: CN