



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. **EST. 1961** SO. CAROLINA

**PLANNING COMMISSION  
SUPPORTING DOCUMENTS  
TUESDAY, OCTOBER 6, 2020  
6:30PM**

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

# MEMORANDUM

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**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LILI ORTIZ-LUDLUM  
ADMINISTRATIVE ASSISTANT

**DATE:** September 30, 2020

**SUBJECT:** NOTIFICATION OF  
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, October 6, 2020, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Brenda Moneer at (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



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MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, SEPTEMBER 1, 2020, 5:30 P.M.  
VIDEO CONFERENCE (ZOOM)**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 5:30 p.m.  
**Present:** Heather Byrd; Paul Connerty; Judie Edwards; Josh Johnson; Jeffrey Smith; Gary Berenyi  
**Absent:** None  
**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer  
**Council Present:** None

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to approve the agenda. **Moved by** Commissioner Smith; **Seconded by** Commissioner Edwards.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**III. REVIEW OF MINUTES: JULY 16, 2020**

**Motion:** A motion was made to approve the minutes as submitted. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**IV. PUBLIC HEARING: PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES ESTABLISHING THE ZONING CLASSIFICATION HEAVY INDUSTRIAL DISTRICT (HI).**

Chairman Johnson stated there was a miscommunication with this agenda item as this was supposed to be a discussion item. He opened, presented the process for a Public Hearing, and asked City staff to present a Staff Report. Mr. Brodeur stated he would like to read his Staff Report for the record.

**Proposal:** The proposal is to add a new Zoning classification in the City's Zoning Code to accommodate heavier industrial uses in the City and more specifically to accommodate the present uses on the Century Aluminum's Mt Holly campus.

**Background:** Century Aluminum owns approximately 5,000 acres of property in the vicinity of the City, much of which is contiguous to the City and eligible for annexation into the City under the terms of an Annexation Agreement between the City and Century Aluminum. Under the terms

of the annexation agreement, the property has been divided into five parcels: Parcel A, Parcel B, Parcel C, Parcel D and Parcel E.

The Mt. Holly industrial campus is located in this acreage on Parcel D, which consists of approximately 2,440 acres and is identified as TMS #223-000-0021. Other than the plant site, the Century Aluminum property is largely undeveloped and is surrounded by forest lands. The Mt. Holly smelter has a production capacity of 229,000 metric tons of aluminum per year. According to Century Aluminum, it is the most advanced plant of its kind in the United States, a pacesetter in production efficiency, energy utilization and environmental protection.

This is a heavy industrial user. With over 310 employees, the facility would qualify as one of Goose Creek's largest employers upon annexation. The plant has been active since 1980 and has been under the jurisdiction of Berkeley County.

The annexation of the Century Aluminum property and the formation of a municipal electric utility to serve the Mt Holly aluminum smelter and other new developments within the Century Aluminum property, have been a top priority of the City Administrator, Mayor and City Council over the past 18 months. Once it was determined by Planning & Zoning Staff that a new zoning district would be the most efficient way of zoning the property for its current use upon annexation, Century Aluminum and the City worked diligently over several months to draft the proposed Heavy Industrial Zoning District description. The annexation of this property will be financially beneficial to the City and service from the city's electric utility (at rates lower than those of its current supplier) will allow Century Aluminum to continue current operations at the Mt. Holly aluminum smelter and expand its production. The City anticipates the receipt of new property taxes, business license fee revenues, electric service revenues, and the development of new employment opportunities for City residents upon the occurrence of an anticipated plant expansion (within the existing Mt. Holly footprint).

By the terms of the annexation agreement, Century Aluminum has already annexed Parcel A, Parcel B and Parcel C (properties along US HWY 176 and Old Mt. Holly Rd) into the City and such parcels have been designated with a zoning classification of General Commercial (GC).

The City currently has two other Industrial Zoning Districts. One is the Light Industrial District (LI) and the other is the General Industrial District (GI). Both zones combined (approximately 177 acres) constitute less than 1% of the total land in the City.

Planning & Zoning staff looked at simply amending the GI zone to accommodate heavy industrial uses. The GI zone was created in response to the annexation of JW Aluminum, and particularly its backlot – which is a 17.45-acre parcel. The nature of Century Aluminum's smelting operation would not be permitted in the GI zoning designation. Revisions to the GI zone necessary to allow Mt. Holly's operations would permit activities and buildings that would be inappropriate on the 17+acre site in such proximity to residential uses directly behind it.

**Discussion:** The proposed Heavy Industrial zone would permit all current uses on the Century Aluminum's primary campus. Absent the creation of the new zone, any of the City's other zoning classifications would create non-compliance use throughout the site; that is not a desirable

outcome and should be avoided. The proposed zoning district seeks to avoid instances of non-compliance while permitting Mt. Holly's existing uses to continue in their current form.

**Recommendation:** Endorse the creation of a new Heavy Industrial Zoning District classification and forward your recommendation to City Council.

Chairman Johnson inquired if anyone from the Public submitted comments regarding this topic. Mrs. Moneer stated she has not received anything. A representative from Century Aluminum was present to answer any questions.

Chairman Johnson stated there are other industrial districts in the City. He stated it seems like we are trying to create a new zone for a specific user. He stated if a new zone is needed, then he feels this would be appropriate. Chairman Johnson stated the main portion of the Staff Report was related to the specific user itself. It also mentioned that certain General Industrial uses would not be allowed with the adjacent residential uses. Chairman Johnson stated currently concrete production, mining, landfills, and waste disposals are zoned GI. He would argue that adjacent residential properties would not want to have these in their immediate vicinity. He stated their may be an issue with the current GI zoning.

The Commission reviewed the proposed Heavy Industrial District zoning classification line by line and made their comments and suggestions.

- Motion:** A motion was made to continue this item until the next Planning Commission meeting. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried (7-0).

## V. PRESENTATION: LATEST INFORMATION AND PRESENTATION OF THE 2020 COMPREHENSIVE PLAN

A representative from TSW, Allison Bustin, stated her firm is currently involved in the Comprehensive Plan. She presented the agenda for her presentation:

- Meet the Consultants
- Process and Schedule
- Public Engagement Strategy
- Questions

She stated TSW are planners, architects and landscape architects and they bring expertise on land use, urban design, and zoning. Ms. Bustin stated also on the team is Arnett Muldrow and they are experts on demographics, housing, and economic development. She stated they will be crafting the Economic Development portion of the plan. Lastly, Keck and Wood is also apart of the team. Ms. Bustin stated they are experts in traffic, connectivity, and transportation strategies.

Ms. Bustin presented the following schedule:

- Research and Analysis – 75% complete

- Visioning – Mid September to December 2020
- Draft Recommendations – January to February 2021
- Final Report – March 2021

Ms. Bustin presented all the dates that are currently confirmed:

- Stakeholder Interviews – September 10<sup>th</sup> – 11<sup>th</sup>
- Planning Commission Meeting #2 – October 6<sup>th</sup>
- Public Workshop #1 – Mid October
- City Council Meeting (Update) – November 10<sup>th</sup>
- Planning Commission Meeting Public Workshop #2 – January 5<sup>th</sup>
- Draft Plan Open House – Early February
- Planning Commission Meeting #4 – TBD
- City Council Meeting (Adoption) – March 9<sup>th</sup>

Ms. Bustin presented the Public Engagement Strategy:

- Our philosophy is hands on engagement at every step
- Flexibility will be key
  - Our strategies can be done in-person or virtually
  - If virtual, we will utilize a platform called Social Pinpoint, which can replicate most of the activities conducted at a public workshop
  - Virtual options would be open for 1-2 weeks

## **VI. DISCUSSION: PARKING REGULATIONS**

Chairman Johnson stated he proposed minor changes to the parking ordinance with the intent to have more green space. He asked the Commission to review the changes and share their input which will be discussed at the next meeting.

## **VII. COMMENTS FROM THE COMMISSION**

No comments from the Commission.

## **VIII. COMMENTS FROM STAFF**

Mr. Brodeur stated he is looking to revise the City ordinance concerning PODs. He stated he also met with the consultant last week who is rewriting the sign ordinance. He reminded the Commission that certain members terms are expiring. Chairman Johnson stated a new application procedure is in place to which the Commission will be notified.

## **IX. ADJOURNMENT**

Commissioner Smith made a motion to adjourn, Commissioner Connerty seconded. All voted in favor (7-0). The meeting adjourned at approximately 7:55pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

Date: \_\_\_\_\_



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PRESENTATION

TSW's Latest Information of the 2020 Comprehensive Plan

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PRESENTATION

Old Back River Road Project/Workshop

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CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: June 22, 2020

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Subdivision Plan, Plat Review, Variance, Rezoning, Conditional Use Permit

PART II. GENERAL INFORMATION

- Development Name: Poplar Bluff
Street Address: 309 Old Back River Road
TMS #: 244 - 00 - 00 - 033 / 244-14-05-047, 048
Zoning Classification: R-2
Requested Classification: R-3 (For rezonings only)
Total Site Acres: 13.37

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

PART III. CONTACT INFORMATION

Owner/Developer Name: Hebe Land, LLC
Street Address: [Redacted] City: [Redacted] St: SC Zip: [Redacted]
Telephone: [Redacted] Cell Phone: [Redacted] Fax: [Redacted]
E-mail Address: [Redacted]

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Single Family Residential
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: 35/2.5 Total Number of Buildings/Units/Lots: +/- 63
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 David Stevens 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: Scott Hebebrand Date: 6/22/20
Signature: [Handwritten Signature]



1983 Technology Drive • Charleston, SC 29492

(843) 572-4363 • Fax (843) 572-9609

[www.gulfstreamconstruction.com](http://www.gulfstreamconstruction.com)

<b>To:</b> Civil Site Environmental	<b>Contact:</b> [REDACTED]
<b>Address:</b> [REDACTED]	<b>Phone:</b> [REDACTED]
	<b>Fax:</b> [REDACTED]
<b>Project Name:</b> Chesapeake Bay Rd., Port Royal, SC	<b>Bid Number:</b>
<b>Project Location:</b> Chesapeake Bay Rd., Port Royal, SC	<b>Bid Date:</b> 11/1/2019

Line #	Item Description	Estimated Quantity	Unit
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**General Conditions**

1	Mobilization	1.00	LS
2	Locate Existing Utilities	1.00	LS
3	Traffic Control	1.00	LS
4	Layout	1.00	LS
5	Cleanup/Sweep - Roadways	1.00	LS

**Total Price for above General Conditions Items: \$126,531.76**

**Erosion Control**

10	Silt Fence	2,608.00	LF
11	Silt Fence (Reinforced)	4,440.00	LF
12	Maintain Silt Fence	7,048.00	LF
13	Tree Protection	600.00	LF
14	Maintain Tree Protection	600.00	LF
16	Silt Fence & Tree Protection Removal	7,648.00	LF
17	Inlet Protection Type A (Silt Fence)	38.00	EACH
18	Inlet Protection Type F (Non-weighted)	280.00	LF
19	Construction Entrance - 100'x20'x6"	1.00	EACH
20	Temporary Concrete Washout Basin W/T-Post And Fabric	1.00	EACH
21	Seeding (permanent) Pond Banks	7,255.00	SY

**Total Price for above Erosion Control Items: \$54,824.32**

**Clearing & Demo**

22	Clear and Grub - Haul off	20.00	ACRE
23	Demo Sidewalk	48.00	SY
24	Demo Curb & Gutter	80.00	LF
25	Demo 2" Asphalt	68.00	SY
26	Miscellaneous Demo	1.00	LS

**Total Price for above Clearing & Demo Items: \$129,830.33**

**Earthwork**

28	Strip Topsoil And Place On Site	12,100.00	CY
29	Strip Topsoil And Stockpile	12,000.00	CY
30	Respread Topsoil	12,000.00	CY
31	Excavate Pond & Place On Site - Includes Dewatering Ponds	28,600.00	CY
31	Excavate Pond & Stockpile For Phase 2 - Includes Dewatering Ponds	22,500.00	CY
32	Excavate Subgrade And Place On Site	16,300.00	CY
38	Dress Out - Ponds	7,255.00	SY
40	Dress Out - Lots	52,622.00	SY
41	Dress Out - Roads W/Curb	3,800.00	SY

**Total Price for above Earthwork Items: \$760,925.42**

Line #	Item Description	Estimated Quantity	Unit
<b>Roadway</b>			
70	Base Material - Roadway & Curb	9,104.00	SY
71	2" Asphalt Surface (Type C)	8,634.00	SY
72	24" Roll Curb & Gutter	6,970.00	LF
73	4" Sidewalk - In Common Areas	6,000.00	SF
73	4" Sidewalk Ramps - In Common Areas	4.00	EACH
75	Driveway Approach	572.00	SF
<b>Total Price for above Roadway Items:</b>			<b>\$599,449.84</b>
<b>Storm Drainage</b>			
55	12" RCP - Gasket	89.00	LF
56	18" RCP - Gasket	1,532.00	LF
57	24" RCP - Gasket	1,062.00	LF
59	36" RCP - Gasket	1,214.00	LF
61	Drop Inlet	1.00	EACH
62	Control Structure	1.00	EACH
63	15" NDS Yard Inlet	6.00	EACH
64	Junction Box	6.00	EACH
65	Curb Inlet (Type 16)	28.00	EACH
67	Box "PO" - FES RCP	2.00	EACH
68	Rip Rap By The Ton	50.00	TON
69	Emergency Overflow Weir	3.00	EACH
74	6" Underdrain	6,970.00	LF
<b>Total Price for above Storm Drainage Items:</b>			<b>\$682,942.71</b>
<b>Storm Drainage - ASSUMED</b>			
59	36" RCP - Gasket - Assumed	150.00	LF
62	Control Structure - Assumed	3.00	EACH
<b>Total Price for above Storm Drainage - ASSUMED Items:</b>			<b>\$35,666.22</b>
<b>Water &amp; Sewer</b>			
100	Pump Station & Force Main	1.00	LS
101	Sanitary Sewer	1.00	LS
102	Water Utilities	1.00	LS
103	W&S Layout/Record Drawings	1.00	LS
<b>Total Price for above Water &amp; Sewer Items:</b>			<b>\$1,131,518.72</b>
<b>Total Bid Price:</b>			<b>\$3,521,689.32</b>

132

\$ 26,879

1006/-

**Notes:**

- Budget proposal based on drawings designed by Civil Site Environmental dated Feb 2018, received 10/18/19.
- Price is based on striping 12 inches of topsoil.
- All soils are presumed suitable for use as fill, backfill and structural fill.
- No removal/relocation of gas line, electrical lines, communication cables or power poles, ect.
- Erosion control devices assumed per industry standards.
- Earthwork quantities are bank volumes. Any offsite fill is loose with swell factor of 25%.
- Excess excavated materials will be placed at a location TBD. Based on this location, production rates will vary. Note if placed in phase 2, additional clearing and erosion control measure will ensue.
- Pump Station pump and electrical schematic TBD. Price will fluctuate based on final design. Budget price carried in proposal.

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**Gulf Stream Construction Company Inc**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Bryan Duff  
(843) 572-4363 bduff@gulfstreamconstruction.com

# APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 30077

1/6

To Owner: [Redacted]

Project: 5770- Pinewood Crossing

Application No.: 6

Distribution to:

Owner

Architect

Contractor

Period To:

From Contractor: [Redacted]

Project Nos:

Contract For:

4100' Road + 1/2 LS

Contract Date: \$ 936. / LF

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

4900

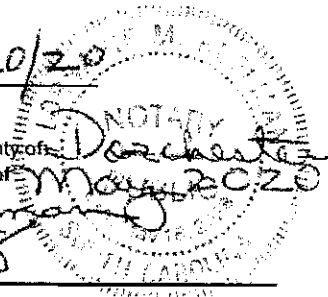
1. Original Contract Sum .....	\$3,588,714.85
2. Net Change By Change Order .....	\$0.00
3. Contract Sum To Date .....	\$3,588,714.85
4. Total Completed and Stored To Date .....	\$2,643,730.14
5. Retainage:	
a. 10.00% of Completed Work	\$264,373.01
b. 0.00% of Stored Material	\$0.00
Total Retainage .....	\$264,373.01
6. Total Earned Less Retainage .....	\$2,379,357.13
7. Less Previous Certificates For Payments .....	\$1,863,076.68
8. Current Payment Due .....	\$516,280.45
9. Balance To Finish, Plus Retainage .....	\$1,209,357.72

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Sanders Brothers Construction Co.,

By: [Signature] Date: 5/20/20

State of South Carolina County of Dorchester  
 Subscribed and sworn to before me this 20th day of May 2020  
 Notary Public: [Signature]  
 My Commission expires: May 18, 2028



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 516,280.45

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

NOTE SIDEWALK NOT ON THIS, SEE SHEET /

# CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 6

Application Date: 05/20/20

To:

Architect's Project No.:

Invoice #: 30077

Contract: 5770- Pinewood Crossing **Phase 1**

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date  (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
<del>1001</del>	<del>Mobilization</del>	<del>15,260.00</del>	<del>15,260.00</del>	<del>0.00</del>	<del>0.00</del>	<del>15,260.00</del>	<del>100.00%</del>	<del>0.00</del>	
1002	Layout & Storm As-Builts	32,720.00	19,632.00	6,544.00	0.00	26,176.00	80.00%	6,544.00	
1003	Geotechnical Testing	20,000.00	14,000.00	2,000.00	0.00	16,000.00	80.00%	4,000.00	
<del>1004</del>	<del>Construction Entrance</del>	<del>10,020.00</del>	<del>10,020.00</del>	<del>0.00</del>	<del>0.00</del>	<del>10,020.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1005</del>	<del>Silt Fence - Standard</del>	<del>11,346.00</del>	<del>11,346.00</del>	<del>0.00</del>	<del>0.00</del>	<del>11,346.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1006</del>	<del>Silt Fence - Double</del>	<del>2,968.00</del>	<del>2,968.00</del>	<del>0.00</del>	<del>0.00</del>	<del>2,968.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1007</del>	<del>Silt Fence At Stockpiles</del>	<del>6,591.00</del>	<del>6,591.00</del>	<del>0.00</del>	<del>0.00</del>	<del>6,591.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1008</del>	<del>Concrete Washout</del>	<del>695.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>695.00</del>	
1009	Turbidity Curtain	2,880.00	0.00	0.00	0.00	0.00	0.00%	2,880.00	
<del>1010</del>	<del>Erosion Control Maintenance</del>	<del>9,420.00</del>	<del>6,652.00</del>	<del>1,884.00</del>	<del>0.00</del>	<del>7,536.00</del>	<del>80.00%</del>	<del>1,884.00</del>	
<del>1011</del>	<del>Tree Protection Fence</del>	<del>5,424.00</del>	<del>5,424.00</del>	<del>0.00</del>	<del>0.00</del>	<del>5,424.00</del>	<del>100.00%</del>	<del>0.00</del>	
1012	Clear and Grub	94,160.00	94,160.00	0.00	0.00	94,160.00	100.00%	0.00	
<del>1013</del>	<del>Strip Topsoil Use Onsite</del>	<del>74,317.60</del>	<del>74,317.60</del>	<del>0.00</del>	<del>0.00</del>	<del>74,317.60</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1014</del>	<del>Onsite Cut to Fill</del>	<del>90,690.00</del>	<del>90,690.00</del>	<del>0.00</del>	<del>0.00</del>	<del>90,690.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1015</del>	<del>Offsite Borrow Fill</del>	<del>643,597.50</del>	<del>611,417.63</del>	<del>32,179.87</del>	<del>0.00</del>	<del>643,597.50</del>	<del>100.00%</del>	<del>0.00</del>	
1016	Offsite Borrow Fill Top 18" Of Roadways	132,623.40	132,623.40	0.00	0.00	132,623.40	100.00%	0.00	
1017	Geocell Slope Stabilization	10,577.60	0.00	0.00	0.00	0.00	0.00%	10,577.60	
1018	18" RCP Class 3 C-443	30,772.00	30,772.00	0.00	0.00	30,772.00	100.00%	0.00	
1019	24" RCP Class 3 C-443	100,196.00	100,196.00	0.00	0.00	100,196.00	100.00%	0.00	
1020	30" RCP Class 3 C-443	33,000.00	33,000.00	0.00	0.00	33,000.00	100.00%	0.00	
1021	36" RCP Class 3 C-443	180,900.00	180,900.00	0.00	0.00	180,900.00	100.00%	0.00	
1022	48" RCP Class 3 C-443	209,605.00	209,605.00	0.00	0.00	209,605.00	100.00%	0.00	
1023	18" Flared End Section	2,160.00	2,160.00	0.00	0.00	2,160.00	100.00%	0.00	
1024	24" Flared End Section	4,170.00	4,170.00	0.00	0.00	4,170.00	100.00%	0.00	
1025	48" Flared End Section	2,520.00	2,520.00	0.00	0.00	2,520.00	100.00%	0.00	
1026	48" Headwall	7,340.00	0.00	0.00	0.00	0.00	0.00%	7,340.00	
1027	Type 16 Curb Inlet	63,420.00	60,249.00	3,171.00	0.00	63,420.00	100.00%	0.00	
1028	Type 16 Inlet Throat	13,860.00	0.00	4,851.00	0.00	4,851.00	35.00%	9,009.00	
1029	Type 17 Curb Inlet	31,860.00	30,267.00	1,593.00	0.00	31,860.00	100.00%	0.00	
1030	Type 17 Inlet Throat	7,740.00	0.00	2,709.00	0.00	2,709.00	35.00%	5,031.00	
1031	Yard Inlet	40,950.00	38,902.50	2,047.50	0.00	40,950.00	100.00%	0.00	
1032	Junction Box	31,850.00	30,257.50	1,592.50	0.00	31,850.00	100.00%	0.00	

# CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 6

Application Date: 05/20/20

To:

Architect's Project No.:

Invoice #: 30077

Contract: 5770- Pinewood Crossing *Phase 1*

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored.  (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G/C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
1033	Isolation Box	103,400.00	98,230.00	5,170.00	0.00	103,400.00	100.00%	0.00	
1034	Outlet Control Structure	8,250.00	7,837.50	412.50	0.00	8,250.00	100.00%	0.00	
1035	24" Pipe Plug At Phase Line	950.00	950.00	0.00	0.00	950.00	100.00%	0.00	
1036	Pipe End Grouted Rip Rap	28,930.00	27,483.50	0.00	0.00	27,483.50	95.00%	1,446.50	
1037	Rip Rap Forebay	35,520.00	33,744.00	0.00	0.00	33,744.00	95.00%	1,776.00	
1038	Pond Spillway Weir Walls	15,310.00	0.00	0.00	0.00	0.00	0.00%	15,310.00	
1039	Grouted Rip Rap At Spillways	15,030.00	0.00	0.00	0.00	0.00	0.00%	15,030.00	
1040	Video Inspect Storm System	23,550.00	0.00	14,130.00	0.00	14,130.00	60.00%	9,420.00	
1041	6" Underdrain Behind 100% of Curb	112,984.00	0.00	28,246.00	0.00	28,246.00	25.00%	84,738.00	
1042	Pump Down Pond A & Modify Outfall Control Structure	8,090.00	8,090.00	0.00	0.00	8,090.00	100.00%	0.00	
1043	Install BEC Provided 2" Conduit	10,200.00	10,200.00	0.00	0.00	10,200.00	100.00%	0.00	
1044	Fine Grade Lots	37,361.60	3,736.16	13,076.56	0.00	16,812.72	45.00%	20,548.88	
1045	Fine Grade for Curb & Base	44,805.00	0.00	44,805.00	0.00	44,805.00	100.00%	0.00	
1046	4" Aggregate Base Under Curb	23,122.20	0.00	21,966.09	0.00	21,966.09	95.00%	1,156.11	
1047	24" Roll Curb	112,984.00	0.00	101,685.60	0.00	101,685.60	90.00%	11,298.40	
1048	8" Aggregate Base Course	196,618.50	0.00	167,125.73	0.00	167,125.73	85.00%	29,492.77	
1049	1.5" Asphalt Binder Course	85,705.50	0.00	0.00	0.00	0.00	0.00%	85,705.50	
1050	1.5" Type C Asphalt Surface Course	90,747.00	0.00	0.00	0.00	0.00	0.00%	90,747.00	
1051	4" NR Common Area Sidewalk 3000 psi	27,567.20	0.00	0.00	0.00	0.00	0.00%	27,567.20	
1052	4" Handicap Ramp Sidewalk 4000 Psi W/WWF	2,620.80	0.00	0.00	0.00	0.00	0.00%	2,620.80	
1053	Textured Handicap Ramp	7,600.00	0.00	0.00	0.00	0.00	0.00%	7,600.00	
1054	Backfill Curb & Dress	44,376.00	4,437.60	0.00	0.00	4,437.60	10.00%	39,938.40	
1055	Grass ROW & Easements	22,188.00	0.00	0.00	0.00	0.00	0.00%	22,188.00	
1056	Temporary Grass Lots	11,798.40	0.00	0.00	0.00	0.00	0.00%	11,798.40	
1057	Stop & Street Name Signs	3,885.00	0.00	0.00	0.00	0.00	0.00%	3,885.00	
1058	Thermoplastic Stop Bar	910.00	0.00	0.00	0.00	0.00	0.00%	910.00	
1059	Thermoplastic Arrow & Word 'ONLY'	535.00	0.00	0.00	0.00	0.00	0.00%	535.00	
1060	Thermoplastic 4" Line	416.00	0.00	0.00	0.00	0.00	0.00%	416.00	
1061	Traffic Control Signage	3,560.00	0.00	0.00	0.00	0.00	0.00%	3,560.00	
1062	Traffic Control Mallard Drive	17,000.00	7,650.00	1,700.00	0.00	9,350.00	55.00%	7,650.00	
1063	Silt Fence Along ROW Mallard Dr.	1,528.00	1,528.00	0.00	0.00	1,528.00	100.00%	0.00	



# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 6  
 Application Date : 05/20/20  
 To:  
 Architect's Project No.:

Invoice # : 30077 Contract : 5770- Pinewood Crossing **Phase 1**

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored.  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
<del>1064</del>	<del>Sediment Tube (10' Segment) Mallard Dr.</del>	<del>440.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>440.00</del>	
<del>1065</del>	<del>Strip &amp; Haul To Site Mallard Dr.</del>	<del>10,339.00</del>	<del>10,339.00</del>	<del>0.00</del>	<del>0.00</del>	<del>10,339.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1066</del>	<del>Cut To Fill Mallard Dr.</del>	<del>4,988.00</del>	<del>3,990.40</del>	<del>997.60</del>	<del>0.00</del>	<del>4,988.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1067</del>	<del>Offsite Borrow Fill Mallard Dr.</del>	<del>16,348.00</del>	<del>16,348.00</del>	<del>0.00</del>	<del>0.00</del>	<del>16,348.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1068</del>	<del>Offsite Borrow Top 18" Of Subgrade Mallard Dr.</del>	<del>7,904.00</del>	<del>7,904.00</del>	<del>0.00</del>	<del>0.00</del>	<del>7,904.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1069</del>	<del>Fine Grade For Base Mallard Dr.</del>	<del>4,576.00</del>	<del>4,576.00</del>	<del>0.00</del>	<del>0.00</del>	<del>4,576.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1070</del>	<del>AABC 600 Lb/sy Mallard Dr.</del>	<del>27,144.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>27,144.00</del>	
<del>1071</del>	<del>Intermediate Course 225 Lb/sy Mallard Dr.</del>	<del>12,428.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>12,428.00</del>	
<del>1072</del>	<del>Mill Existing Mallard Drive 2"</del>	<del>7,072.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>7,072.00</del>	
<del>1073</del>	<del>Leveling, Buildup, &amp; Slope Correction Mallard Dr.</del>	<del>11,040.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>11,040.00</del>	
<del>1074</del>	<del>Widening Surface &amp; Resurfacing 200 Lb/sy Mallard Dr.</del>	<del>24,164.50</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>24,164.50</del>	
<del>1075</del>	<del>Raised Concrete Median Mallard Dr.</del>	<del>6,120.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>6,120.00</del>	
<del>1076</del>	<del>Median Signage Mallard Dr.</del>	<del>570.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>570.00</del>	
<del>1077</del>	<del>Dress Shoulders &amp; Ditches Mallard Dr.</del>	<del>13,411.26</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>13,411.26</del>	
<del>1078</del>	<del>Grassing Shoulders Mallard Dr.</del>	<del>1,219.20</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>1,219.20</del>	
<del>1079</del>	<del>Traffic Control Orangeburg</del>	<del>31,570.00</del>	<del>3,157.00</del>	<del>11,049.50</del>	<del>0.00</del>	<del>14,206.50</del>	<del>45.00%</del>	<del>17,363.50</del>	
<del>1080</del>	<del>Silt Fence Along ROW Orangeburg</del>	<del>5,565.00</del>	<del>2,782.50</del>	<del>2,782.50</del>	<del>0.00</del>	<del>5,565.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1081</del>	<del>Sediment Tube (10' Segment) Orangeburg</del>	<del>1,870.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>1,870.00</del>	
<del>1082</del>	<del>Demc 18" RCP Orangeburg</del>	<del>2,501.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>2,501.00</del>	
<del>1083</del>	<del>Bevel Existing 18" Pipe End Orangeburg</del>	<del>380.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>380.00</del>	
<del>1084</del>	<del>Strip &amp; Haul To Site Orangeburg</del>	<del>27,648.00</del>	<del>0.00</del>	<del>27,648.00</del>	<del>0.00</del>	<del>27,648.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1085</del>	<del>Cut To Fill Orangeburg</del>	<del>9,918.00</del>	<del>0.00</del>	<del>9,918.00</del>	<del>0.00</del>	<del>9,918.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1086</del>	<del>Offsite Borrow Fill Orangeburg</del>	<del>32,488.00</del>	<del>0.00</del>	<del>32,488.00</del>	<del>0.00</del>	<del>32,488.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1087</del>	<del>Offsite Borrow Fill Top 18" Of Roadways Orangeburg</del>	<del>31,872.00</del>	<del>0.00</del>	<del>31,872.00</del>	<del>0.00</del>	<del>31,872.00</del>	<del>100.00%</del>	<del>0.00</del>	
<del>1088</del>	<del>Fine Grade For Base Orangeburg</del>	<del>16,362.50</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>16,362.50</del>	
<del>1089</del>	<del>AABC 600 Lb/sy Orangeburg</del>	<del>71,200.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>71,200.00</del>	
<del>1090</del>	<del>Intermediate Course 225 Lb/sy Orangeburg</del>	<del>34,160.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>34,160.00</del>	

# CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

Application No.: 6

In tabulations below, amounts are stated to the nearest dollar.

Application Date: 05/20/20

Use Column I on Contracts where variable retainage for line items may apply.

To:

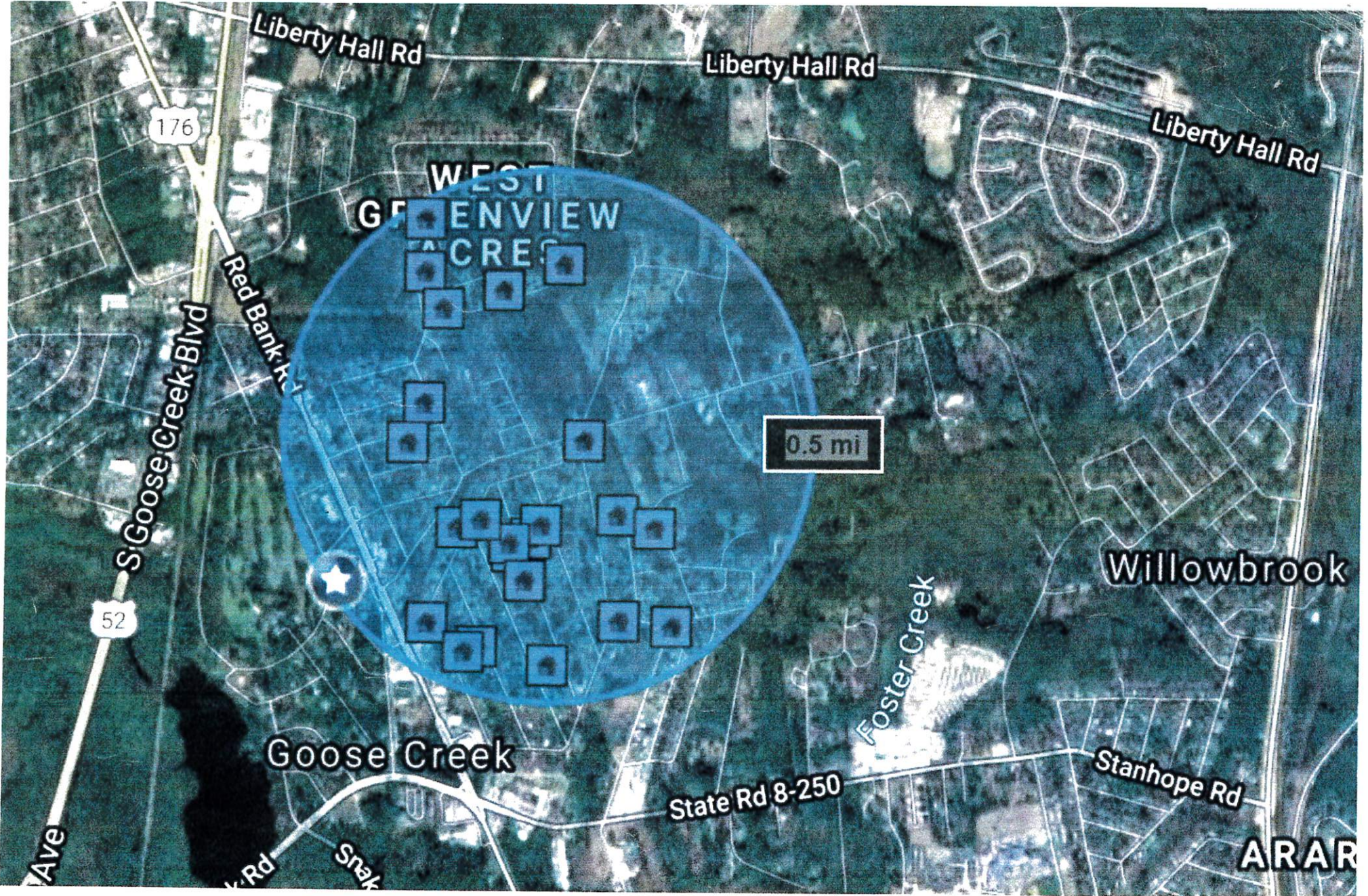
Architect's Project No.:

Invoice #: 30077

Contract: 5770- Pinewood Crossing *Phase 1*

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored  (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
<del>1091</del>	<del>Mill Existing Orangeburg Rd 2" Orangeburg</del>	<del>14,296.50</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>14,296.50</del>	
<del>1092</del>	<del>Leveling, Buildup &amp; Slope Correction Orangeburg</del>	<del>13,000.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>13,000.00</del>	
<del>1093</del>	<del>Widening Surface &amp; Resurfacing 200 Lb/sy Orangeburg</del>	<del>72,195.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>72,195.00</del>	
<del>1094</del>	<del>Dress Shoulders &amp; Ditches Orangeburg</del>	<del>31,000.90</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>31,000.90</del>	
<del>1095</del>	<del>Grass Shoulders &amp; Ditches Orangeburg</del>	<del>2,544.85</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>2,544.85</del>	
<del>1096</del>	<del>Temp Paint And Thermoplastic Pavement Marking Both Roads</del>	<del>12,740.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>12,740.00</del>	
<del>1097</del>	<del>Milled in Rumble Strip Both Roads</del>	<del>8,463.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>8,463.00</del>	
<del>5090</del>	<del>hydro excavate for utility conflicts</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00</del>	<del>0.00%</del>	<del>0.00</del>	
<b>Grand Totals</b>		<b>3,588,714.85</b>	<b>2,070,085.19</b>	<b>573,644.95</b>	<b>0.00</b>	<b>2,643,730.14</b>	<b>73.67%</b>	<b>944,984.71</b>	<b>264,373.01</b>

Charleston MLS Closings 6/19 - 6/20 - 1/2 Mile radius from property



Median Sales Price - \$165,000

6/26/2020

## Sales Info for Closings b/t June 2017 - May 2020

flexmls Web

MLS #	Current Price	Status	Address	Area	City	LP/SqFt	Apx. SqFt	Beds	Baths T/F/H	Year Built	Subdivision	Subsection	Sub-Type	List Office
19020619	225,000	Closed	105 Middleton Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	102.27	2,200	4	2/2/	1971	Oaks Estates		Single Family Detached	Keller Williams Realty Charleston
19024518	215,000	Closed	113 Harvey Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	94.92	2,265	4	2.5/2/1	1960	Forest Lawn		Single Family Detached	Keller Williams Realty Charleston
20005181	215,000	Closed	132 Matheny Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	115.65	1,859	4	2/2/0	1974	Forest Lawn		Single Family Detached	Omni Carolina Real Estate
20007920	202,500	Closed	165 Matheny Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	184.72	1,191	3	2/2/	2006	Forest Lawn		Single Family Detached	AgentOwned Premiere Group
20003213	199,000	Closed	427 S Pandora	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	157.6	1,250	3	2/2/	2020	West Greenview Acres		Single Family Detached	AgentOwned Premiere Group
19029918	194,999	Closed	122 Harvey Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	133.38	1,387	4	2/2/	1988	Forest Lawn		Single Family Detached	AgentOwned Premiere Group
19022396	180,000	Closed	114 Harvey Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	104.35	1,725	4	2/2/0	1981	Forest Lawn		Single Family Detached	RE/MAX FullSail
19025219	180,000	Closed	112 Weeks Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	135.2	1,324	3	2/2/0	1984	Forest Lawn		Single Family Detached	Sweet Carolina Realty
19021914	170,000	Closed	127 Matheny Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	125.09	1,399	3	1/1/0	1975	Forest Lawn		Single Family Detached	Carolina Life Real Estate & Auctions LLC
19013030	169,000	Closed	116 Pandora Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	169.13	975	3	1/1/0	1964	West Greenview Acres		Single Family Detached	InterCoast Properties, Inc.
19026607	167,000	Closed	110 Robert Road	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	118.35	1,428	3	1.5/1/1	1972	Greenview Acres		Single Family Detached	Jeff Cook Real Estate LLC
20000820	165,000	Closed	139 Keenan Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	155.81	1,075	3	1/1/0	1966	Forest Lawn		Single Family Detached	Carolina One Real Estate
19017050	160,000	Closed	79 Guerry Circle	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	139.04	1,150	3	1.5/1/1	1980	Forest Lawn	None	Single Family Detached	Brand Name Real Estate
19025937	160,000	Closed	101 Matheny Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	145.35	1,032	3	2/2/0	2002	Forest Lawn		Single Family Detached	Realty ONE Group Coastal
20009008	159,900	Closed	6 Henderson Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	152.58	1,048	3	1.5/1/1	1964	Forest Lawn		Single Family Detached	Nexthome Specialists
19025921	155,000	Closed	120 Cannon Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	162.39	985	3	1/1/0	1977	Forest Lawn		Single Family Detached	First Choice Real Estate, LLC
20007494	153,000	Closed	316 Price Street	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	106.38	1,410	4	2/2/0	1954	Forest Lawn		Single Family Detached	Realty One Group Coastal
19027345	152,500	Closed	112 Harvey Avenue	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	113.57	1,400	3	1/1/0	1962	Forest Lawn		Single Family Detached	Fred Holland Realty
19021201	149,000	Closed	329 E Pandora Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	142.38	1,050	3	1/1/	1968	West Greenview Acres		Single Family Detached	Jeff Cook Real Estate LLC
19033458	146,000	Closed	165 Giles Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	117.1	1,281	3	1.5/1/1	1970	Forest Lawn		Single Family Detached	Brand Name Real Estate
19029814	145,500	Closed	119 Englewood Road	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	130.91	1,142	3	1/1/	1970	West Greenview Acres		Single Family Detached	Carolina Elite Real Estate
17029234	145,000	Closed	45 Guerry	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	80.05	1,749	3	2/2/	1969	Forest Lawn		Single Family Detached	Century 21 Properties Plus

MLS #	Current Price	Status	Address	Area	City	LP/SqFt	Apx. SqFt	Beds	Baths T/F/H	Year Built	Subdivision	Subsection	Sub-Type	List Office
19026437	145,000	Closed	410 S Pandora Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	105.92	1,369	4	2/2/0	1987	West Greenview Acres		Single Family Detached	RE/MAX FullSail
19033062	125,000	Closed	117 Cuthbert Drive	72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River	Goose Creek	120.93	1,075	3	2/2/	1967	Greenview Acres		Single Family Detached	Jeff Cook Real Estate LLC

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6/26/2020

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317 Old Back River Road Road, Goose Creek, SC 29445

18033518 Residential Closed

LP:\$70,000 SP: \$65,000

**Sub-Type:** Mfg/Mobile Home  
**Area:** 72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River  
**County:** Berkeley  
**Tax District:** 28 - Goose Creek Parks & Playgrounds  
**Bedrooms:** 4  
**Baths - Total:** 2  
**Baths - Full:** 2  
**Baths - Half:** 2  
**Stories:** 1  
**Stories/Levels:** 1 Story  
**Subdivision:** Poplar Bluff  
**Elementary School:** Howe Hall  
**Middle School:** Sedgefield  
**High School:** Goose Creek

**Apx. SqFt:** 1,500 **Src:** List Agent  
**Tax Map #:** 2441405045  
**Year Built:** 2000  
**Zip Code:** 29445  
**Acres:** 0.21  
**Ownership:** Fee Simple  
**Possession:** At Closing; Tenants Rights  
**New Owned:** Pre-Owned  
**Ground Level:** Yes  
**Legal Description:** Goose Creek



**Style:** Double Wide; Vinyl Skirting  
**Roof:** Architectural  
**Fireplace:** One; Family Room  
**Foundation:** Other (Use Remarks)  
**Heat:**  
**Special Floors:** Vinyl; Wall to Wall Carpet  
**Utility Suppliers:** BCW & SA; Berkeley Elect Co-Op; City of Goose Creek  
**SqFt Source:** List Agent  
**List Price/SqFt:** 46.67  
**Garage/Parking:** Off-Street Parking  
**Auction:** No  
**Reserve Amount:**  
**Exterior:** Vinyl Siding  
**Master Bedroom:** Ceiling Fan; Downstairs; Garden Tub/Shower; Split  
**Lot Description:** 0 - .5 Acre; High; Level; Wooded  
**Rooms:** Family; Formal Living; Separate Dining; Other (Use Remarks)  
**Misc Interior:** Garden Tub/Shower  
**Misc Exterior:**  
**Water/Sewer:** Public Sewer; Public Water  
**Amenities:** Cable TV Available; Trash Pickup  
**Equipment/Appliances:** Ceiling Fan; Dryer Connection; Electric - Range; Refrigerator; Washer Connection  
**Green Features:**

**Directions:** From Red Bank turn onto Old Back River Road, through the stop sign and down the curve. The home will be on your left.

**Showing Instructions:**

**Remarks:** Great opportunity to own in Goose Creek with a tenant already in place, its instant equity! This 4 bedroom, 2 bath mobile home has a newer 30 year architectural roof, newer windows, newer vinyl siding and newer carpet with waterproof padding that was all recently installed in 2015. The hot water tank is newer too and installed in 2014, along with a beautiful and inviting new sturdy front door. There is plenty of room in this home with a large working area kitchen, bar for seating, a built in extra storage wood shelf, a family room with a built in cabinets plus a fireplace. There is also a formal living room as you enter plus a separate dining room, and laundry room/utility area. The yard offers has plenty of room for outside entertaining with front and side parking available.

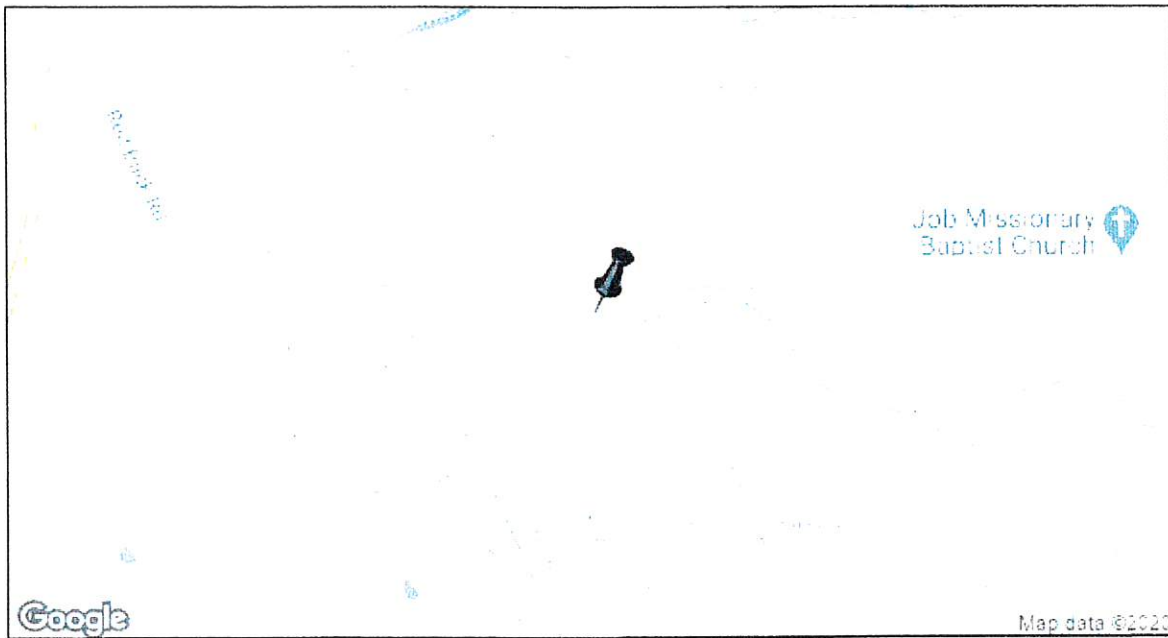
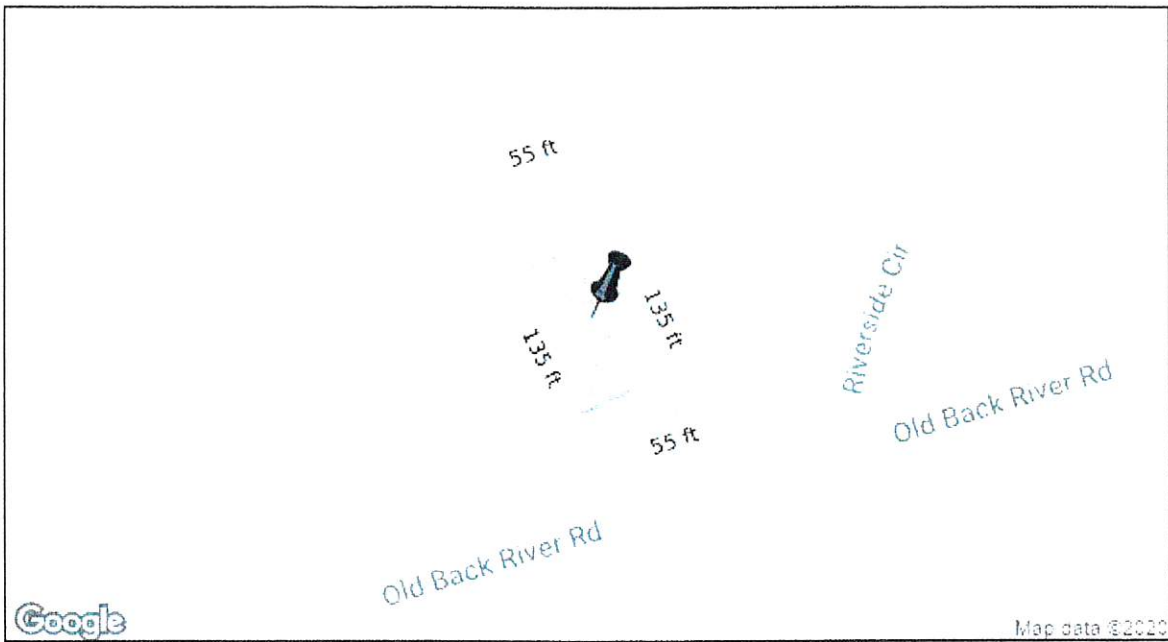
**Lease Purchase:** No      **HOA Fee:** No      **Proposed Financing:** Cash      **Potential Short Sale:** No  
**Taxes:**                      **Regime Fee:** No      **Assessment Ratio:**                      **Special Assessment:** No  
**C/R:** No  
**DUC:**

**List Office:** 9672 Carolina One Cane Bay/ Nexton

**Sold Price:** \$65,000      **New Mortgage Type:** Cash  
**Sold Price/SqFt:** \$43.33  
**Original List Price:** \$70,000  
**Sold Date:** 01/15/2019

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- Most recent sales adjacent to the property



161 Mapleridge Drive, Goose Creek, SC 29445 16023833 Residential Closed LP:\$109,900 SP: \$109,900

**Sub-Type:** Mfg/Mobile Home  
**Area:** 72 - G.Cr/M. Cor. Hwy 52- Oakley-Cooper River  
**County:** Berkeley  
**Tax District:** 28 - Goose Creek Parks & Playgrounds  
**Bedrooms:** 4  
**Baths - Total:** 3  
**Baths - Full:** 3  
**Baths - Half:** 1  
**Stories:** 1  
**Stories/Levels:** 1 Story  
**Subdivision:** Maple Ridge  
**Elementary School:** Howe Hall  
**Middle School:** Sedgefield  
**High School:** Goose Creek

**Apx. SqFt:** 2,342 **Src:** Tax Records  
**Tax Map #:** 2440907030  
**Year Built:** 2005  
**Zip Code:** 29445  
**Acreage:** 0.2  
**Ownership:** Fee Simple  
**Possession:** At Closing  
**New Owned:** Pre-Owned  
**Ground:** Yes  
**Level:**  
**Legal Description:** ASSESSMENT DISTRICT: 069MAPLE RIDGE



**Style:** Aluminum Skirting; Vinyl Skirting  
**Roof:** Architectural  
**Cooling:** Central  
**Garage/Parking:**  
**Auction:** No  
**Lot Description:** 0 - .5 Acre; Wooded

**Fireplace:** One; Living Room  
**Foundation:** Crawl Space  
**Heat:** Electric  
**Reserve Amount:**  
**Exterior:** Vinyl Siding

**Special:**  
**Floors:** Vinyl; Wall to Wall Carpet  
**Utility Suppliers:** Berkeley Elect Co-Op  
**SqFt Source:** Tax Records  
**List Price/SqFt:** 46.93  
**Master Bedroom:** Ceiling Fan; Downstairs; Garden Tub/Shower; Walk-In Closets

**Rooms:** Great; Laundry; Separate Dining  
**Misc Interior:** Ceiling - Blown; Kitchen Island; Walk-In Closets  
**Misc Exterior:** Storage/Outbuilding; Storm Doors  
**Water/Sewer:** Public Sewer; Well  
**Amenities:**  
**Equipment/Appliances:** Ceiling Fan; Dishwasher; Dryer; Dryer Connection; Gas - Range; Refrigerator; Washer; Washer Connection  
**Green Features:**

**Directions:** Red Bank Road to Mapleridge Drive. Last house on the left  
**Showing Instructions:**

**Remarks:** Welcome home to this spacious 4 bedroom 3 full bath home with over 2000sqft of living space. Enjoy sitting in the living room by the fireplace while watching the birds outside of your living room window. Enjoy cooking in your open kitchen with gas range. Host family dinners in your formal dining room. The master bedroom has its own bath with a dual vanity and walk in closet. There are three more large bedrooms on the other side of the house. One of the bedrooms has its own private bathroom. The other two bedrooms share a Jack and Jill bathroom. This home is conveniently located to shopping and interstate access.

**Lease Purchase:** No  
**Taxes:** 43.57  
**C/R:** No  
**DUC:**

**HOA Fee:** No  
**Regime Fee:** No

**Proposed Financing:** Any  
**Assessment Ratio:** .04 Res of Owner to 5 Ac

**Potential Short Sale:** No  
**Special Assessment:** No

**List Office:** 9057 Keller Williams Realty Charleston West Ashley

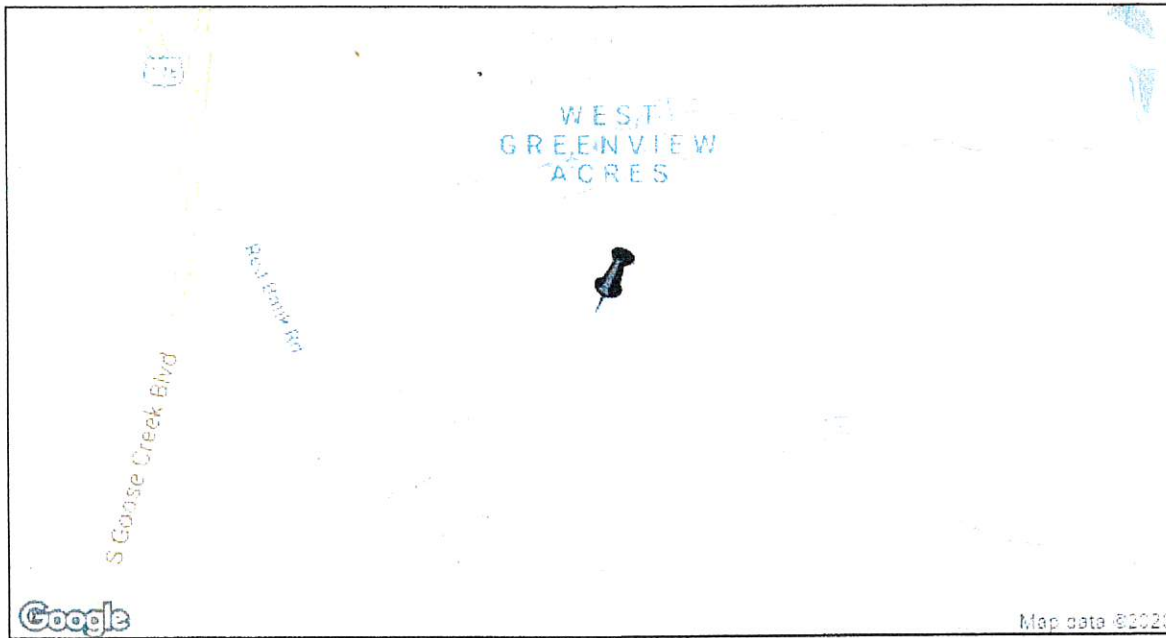
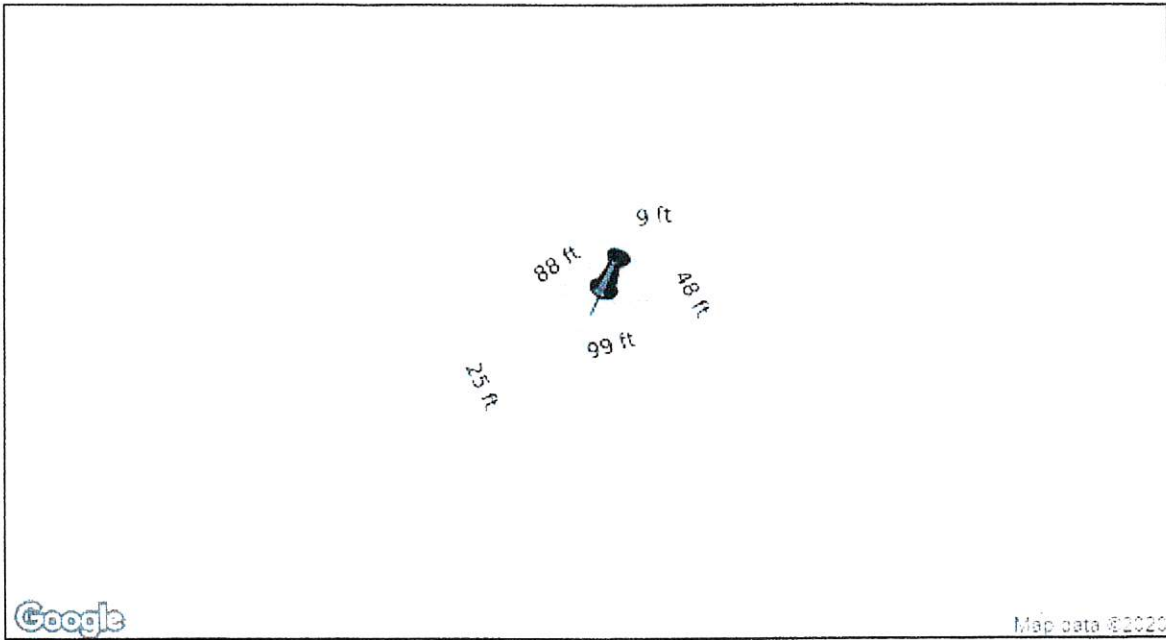
**Sold Price:** \$109,900  
**Sold Price/SqFt:** \$46.93  
**Original List Price:** \$117,000  
**Sold Date:** 07/21/2017

**New Mortgage Type:** Conventional

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6/26/2020

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407 S Pandora Drive, Goose Creek, SC 29445 17018148 Residential Closed **LP:\$140,000 SP: \$140,000**

**Sub-Type:** Single Family Detached  
**Area:** 72 - G.Cr/M. Cor. Hwy 52-  
Oakley-Cooper River  
**County:** Berkeley  
**Tax District:** 18 - City of Goose Creek  
**Bedrooms:** 3  
**Baths - Total:** 2.5  
**Baths - Full:** 2  
**Baths - Half:** 1  
**Stories:** 1  
**Stories/Levels:**  
**Subdivision:** West Greenview Acres  
**Elementary School:** Goose Creek Primary  
**Middle School:** Sedgefield Intermediate  
**High School:** Goose Creek

**Apx. SqFt:** 1,689 **Src:** Appraisal  
**Tax Map #:** 2440906036  
**Year Built:** 1990  
**Zip Code:** 29445  
**Acres:** 0.18  
**Possession:**  
**New Owned:** Pre-Owned  
**Ground:** Yes  
**Level:**  
**Legal Description:** ASSESSMENT DISTRICT:  
280WEST GREENVIEW

**Style:** Traditional  
**Roof:**  
**Cooling:**  
**Garage/Parking:**  
**Auction:**  
**Lot Description:**  
**Rooms:**  
**Misc Interior:**  
**Misc Exterior:**  
**Water/Sewer:** Public Sewer; Public Water  
**Amenities:**  
**Equipment/Appliances:**  
**Green Features:**

**Fireplace:**  
**Foundation:**  
**Heat:**  
**Reserve Amount:**  
**Exterior:**

**Special:**  
**Floors:**  
**Utility Suppliers:**  
**SqFt Source:** Appraisal  
**List Price/SqFt:** 82.89  
**Master Bedroom:**

**Directions:** Hwy 52 to Redbank Rd. Left past the Wendy's. Turn right on Belknap, turn on Pandora  
**Showing Instructions:**  
**Remarks:**

**Lease Purchase:** **HOA Fee:** **Proposed Financing:** Cash; FHA Loan **Potential Short Sale:** No  
**Taxes:** 1,221.29 **Regime Fee:** **Assessment Ratio:** **Special Assessment:**  
**C/R:**  
**DUC:**

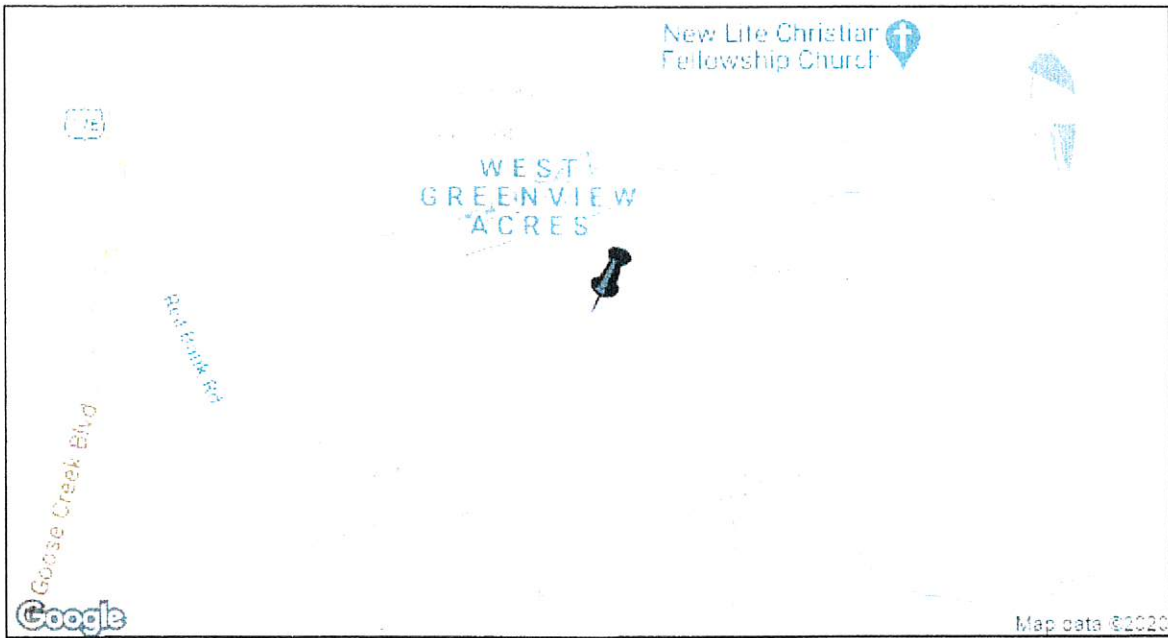
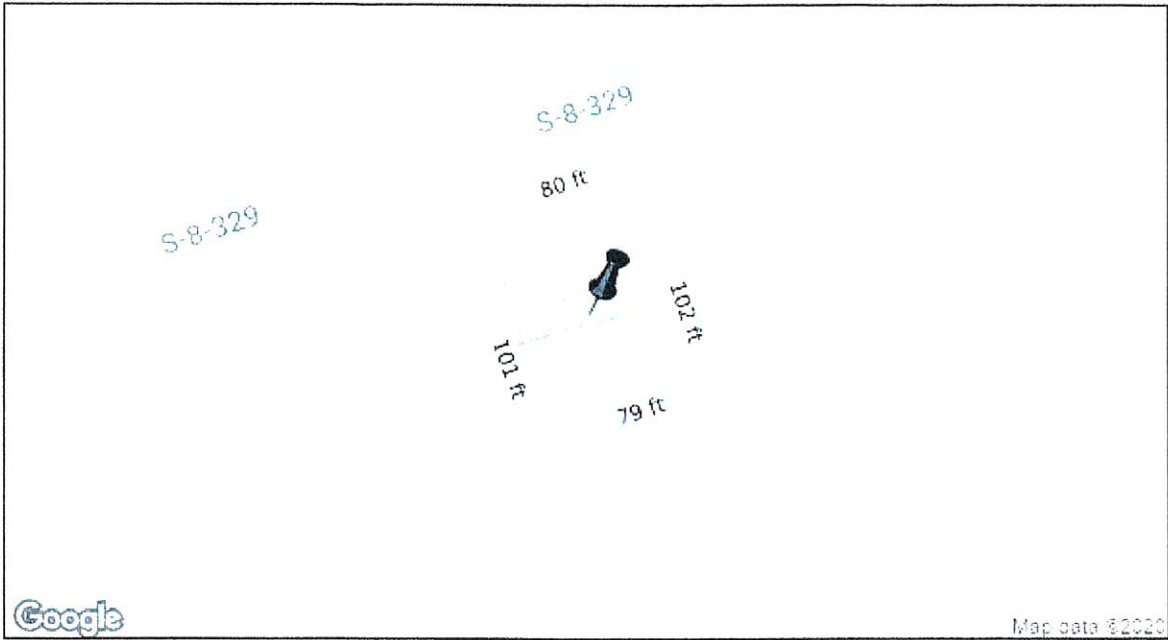
List Office: 9999 NON MEMBER

**Sold Price:** \$140,000 **New Mortgage Type:** FHA  
**Sold Price/SqFt:** \$82.89  
**Original List Price:** \$140,000  
**Sold Date:** 06/26/2017

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**413 S Pandora Drive, Goose Creek, SC 29445 17018141 Residential Closed LP:\$165,000 SP: \$165,000**

**Sub-Type:** Single Family Detached  
**Area:** 72 - G.Cr/M. Cor. Hwy 52-Oakley-Cooper River  
**County:** Berkeley  
**Tax District:** 18 - City of Goose Creek  
**Bedrooms:** 4  
**Baths - Total:** 2  
**Baths - Full:** 2  
**Baths - Half:** 1  
**Stories:** 1  
**Stories/Levels:** 1 Story  
**Subdivision:** West Greenview Acres  
**Elementary School:** Goose Creek Primary  
**Middle School:** Sedgewood  
**High School:** Goose Creek

**Apx. SqFt:** 1,850 **Src:** List Agent; Tax Records  
**Tax Map #:** 2440906033  
**Year Built:** 1978  
**Zip Code:** 29445  
**Acreage:** 0.18  
**Ownership:** Fee Simple  
**Possession:** At Closing  
**New Owned:** Pre-Owned  
**Ground Level:**  
**Legal Description:** Lot 20, Block B



**Style:** Ranch; Traditional  
**Roof:** Asphalt Shingle  
**Fireplace:**  
**Foundation:** Slab  
**Special:**  
**Floors:** Ceramic Tile; Vinyl; Wall to Wall Carpet  
**Utility Suppliers:** BCW & SA  
**SqFt Source:** List Agent; Tax Records  
**List Price/SqFt:** 89.19  
**Garage/Parking:** Off-Street Parking  
**Auction:** No  
**Reserve Amount:**  
**Exterior:** Brick - Solid; Brick - Veneer; Vinyl Siding  
**Master Bedroom:** Ceiling Fan; Downstairs; Walk-In Closets  
**Lot Description:** 0 - .5 Acre; High; Inside; Wooded  
**Rooms:** Eat-In-Kitchen; Family; Formal Living; Foyer; Game; Great; Laundry; Living/Dining Combo; Media; Office; Pantry; Separate Dining; Study; Utility  
**Misc Interior:** Converted Garage; Walk-In Closets  
**Misc Exterior:** Fence - Private; Fence - Wooden Enclosed; Patio; Patio - Covered; Porch - Front Porch; Some Storm Wnd/Doors; Stoop; Storage/Outbuilding; Storm Doors; Thermal Windows/Doors; Workshop  
**Water/Sewer:** Public Sewer; Public Water  
**Amenities:** Bus Line; Cable TV Available; Central TV Antenna; Extra Storage; RV; Trash Pickup  
**Equipment/Appliances:** Ceiling Fan; Dishwasher; Dryer Connection; Electric - Range; Garbage Disposal; Microwave Built-In; Security System; Washer Connection  
**Green Features:**

**Directions:** Hwy 52 and take Red Bank Rd. Turn left onto Robert Rd. Take left on Cuthbert dr. continue straight onto Pandora. take a right S-8-329/Morrison Dr. Turn right onto S-8-329 and house will be on the right.

**Showing Instructions:**

**Remarks:** Amazing home in great location close to I-526 and Highway 52, hospital, North Charleston in the center of Goose Creek. This subdivision has great brick homes and is secluded for a complete private feel with no HOA so bring your boat and RV with you. You will notice the home features two driveways, one to the home and another for you recreational vehicle parking and this portion of the driveway is partially fenced-in. The backyard is surrounded by a wooded buffer and is completely fenced-in with a privacy fence and has a 12X10 tool shed that will convey. Once inside the home, you are greeted by a large foyer that leads to a living room that is updated with tile flooring. The flooring continues into the wonderful kitchen with lots of counterspace, cabinets and great appliances.

**Lease Purchase:** No **HOA Fee:** No **Proposed Financing:** Cash; Conventional Loan; FHA 203K; FHA Loan; VA Loan **Potential Short Sale:** No  
**Taxes:** 1,197 **Regime Fee:** No **Assessment Ratio:** .04 Res of Owner to 5 Ac **Special Assessment:** No  
**C/R:** No  
**DUC:**

**List Office:** 9386 The Real Estate Firm

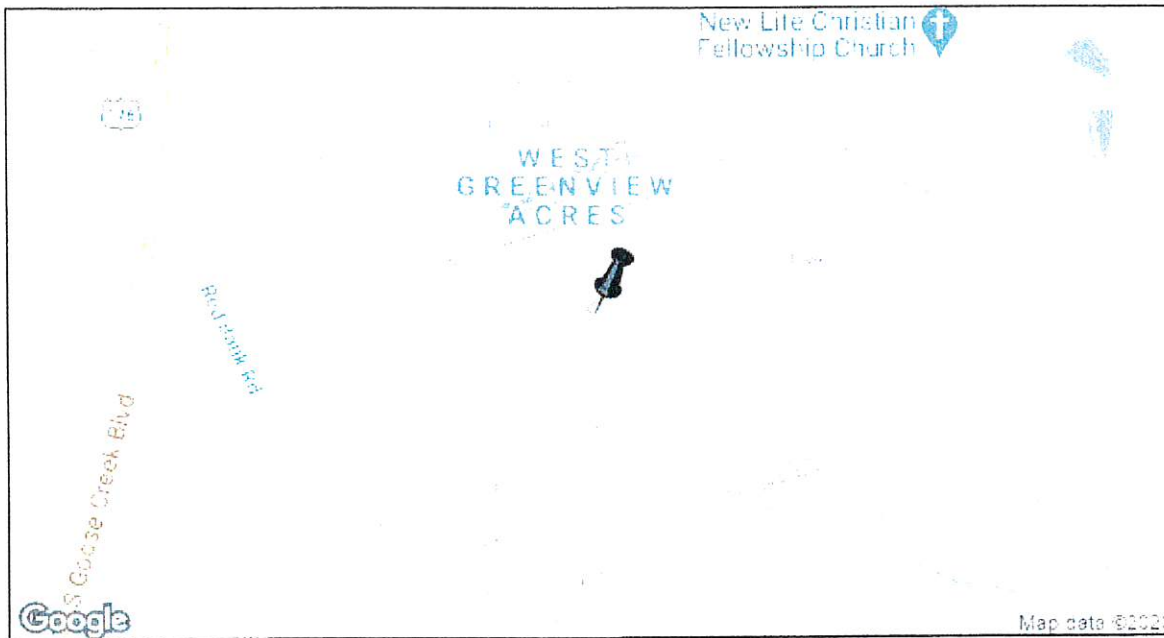
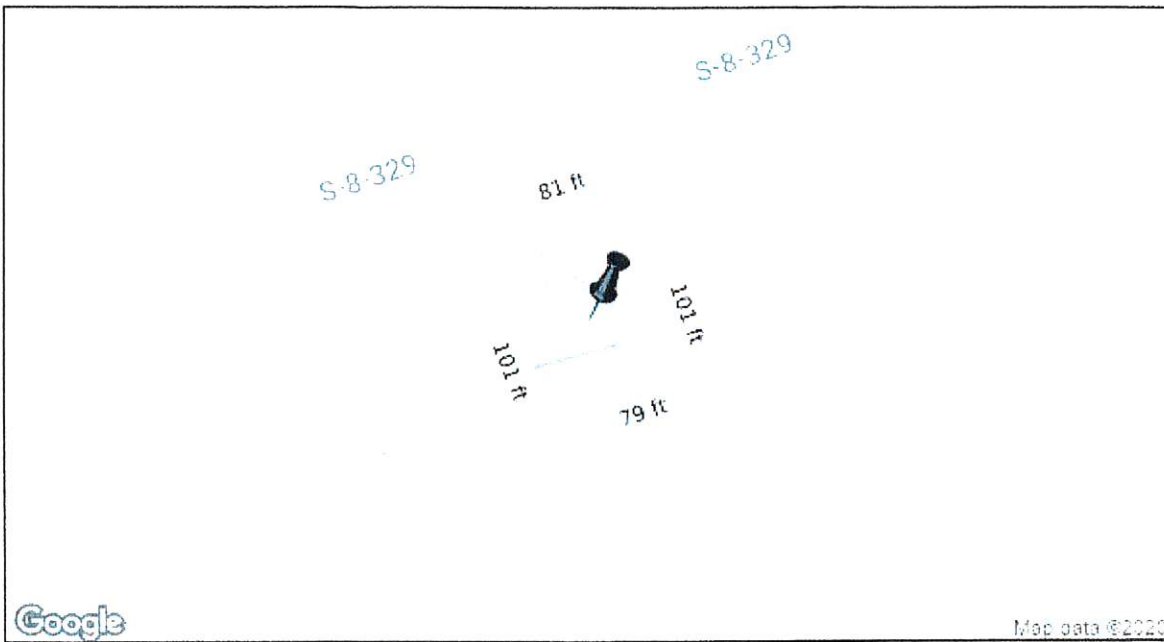
**Sold Price:** \$165,000  
**Sold Price/SqFt:** \$89.19  
**Original List Price:** \$165,000  
**Sold Date:** 08/22/2017

**New Mortgage Type:** FHA

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OLD BUSINESS & PUBLIC HEARING

Heavy Industrial District

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## 151.135 HEAVY INDUSTRIAL DISTRICT.

### (A) *Purpose.*

(1) To develop and reserve areas for heavy industrial uses that involve industrial and intensive manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

### (B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.* Residential uses which are incidental or accessory to a principal use or to another accessory use or which are for caretakers, security personnel, managers, or other persons whose physical proximity to a principal use ~~or to a principal use~~ or to another accessory use is reasonably required. (Examples of such accessory uses include, but are not limited to, caretaker cottages, temporary guest facilities, on-site residence for supervisory personnel, ~~conference centers, and meeting rooms with overnight accommodations.~~)

(2) *Office, governmental, institutional uses, agricultural uses.*

(a) Any publicly owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substations, associated gas pipes/lines, transmission lines, distribution lines and any other associated infrastructure.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(e) Air monitoring devices.

(f) Recreational uses, indoor and outdoor.

(g) ~~Agricultural uses, both animal and plant and including~~ Timbering operations.

(h) ~~Institutional uses such as, colleges, schools, worship,~~ Governmental uses, utilities, ~~and~~ including any utility electric substation infrastructure.

~~(i) Private/public institutional uses such as child and elder care.~~

(i) Office uses as standalone or part of another allowed use.

(j) Communication towers.

(3) *Commercial uses.*

(a) Animal shelter/kennels

(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

~~(c) Commercial, general services.~~

(d) Commercial, transportation (**Fleet hub**) ~~(truckstop).~~

(e) Emergency medical care facility.

(f) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(g) Gun range

(h) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(i) ~~Storage uses, interior and exterior.~~ **Storage uses associated with aluminum production or timbering**

(j) **Vehicle storage**

(k) Wholesale sales.

(4) *Commercial industrial uses.*

(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure, and/or where damaged vehicles or equipment are stored outside.

(b) Automotive towing/storage.

(c) Commercial laundry/dry cleaning plant facility.

(d) Heavy equipment, machinery, heavy truck sales, service, and repair.

(e) Mini warehouses.

(f) Storage of recreational vehicles.

(5) *Light industrial uses.*

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(e) Research facility.

(f) Materials handling.

(g) Warehousing/distribution.

(6) ~~Heavy~~ **General** industrial uses.



- (a) Cold storage plant.
- (b) Concrete production plant.
- (c) Freight container storage yard.
- (d) Fuel storage facility.
- (e) Light and heavy manufacturing **including but not limited to aluminum production/reduction.**
- (f) **Manufacturing services (construction and others).**
- (g) **Mining/resource extraction in compliance with DHEC reclamation regulations.**
- (h) Natural resource production (excavation of mineral deposits).
- (i) Research or storage facilities, with potentially hazardous or flammable materials.
- (j) Sanitary landfills.
- (k) Scrap yards, scrap service.
- (l) Stockpiling of sand, gravel or other materials.
- (m) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
- (n) Waste disposal/recycling centers. All commercial waste disposal facilities shall comply with the "Berkeley County and Dorchester County Solid Waste Management Plan 1993-2013 and **the "Berkeley County Water and Sanitation Authority 2000 Update to the Solid Waste Management Plan"** **applicable County solid waste management plan(s)**. All industrial waste disposal facilities shall be lined with materials permitted by SCDHEC as appropriate for the specific waste disposal site.
- (o) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property

**(7) Heavy Industrial Uses**

**(a) Aluminum production, reduction, smelting and refining facilities**

**(b) Manufacturing services**

**(c) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property.**

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D but are provided here for ease of review. *(NOTE: The following standards shall be incorporated into the appropriate Zoning Code Appendices.)*

- (1.) Minimum lot area: Five acres.
  - (2.) Minimum lot frontage: **Two hundred Forty** feet
  - (3.) Minimum front yard setback: **Fifty Forty** feet\* (\* not applicable to utility poles, public utility substations, fencing and infrastructure elements)
  - (4.) Minimum side yard setbacks: Twenty feet\* (\* not applicable to utility poles, public utility substations fencing and infrastructure elements)
  - (5.) Minimum rear yard setback: Forty feet\* (\* not applicable to utility poles, public utility substations, fencing and infrastructure elements)
  - ~~(6.) Minimum second street frontage: Thirty feet~~
  - (7.) Minimum pervious coverage: **Fifty Twenty** percent
  - (8.) Maximum building height: Three hundred feet, **except that no office space above seventy feet shall be permitted**
  - (9.) Chimney/antennas/vents: Three hundred feet
  - (10.) Church spires/bell towers/flagpoles: One hundred five feet
  - (11.) Parking Standards: One space per TWO employees for the largest shift; plus 25% to allow for shift change overlap
  - (12.) Land Use Buffers: Existing City buffering requirements shall apply, provided that no buffering shall be required for timbering or existing industrial uses unless there is new development or expansion of the existing uses.
- (D) *Accessory uses.* Other necessary and customary accessory uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property.
- (E) *Temporary uses.* Other necessary and customary temporary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property
- (F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
- (1) **Cell towers** ~~Radio/television station or studio, with transmission tower on premises.~~



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DISCUSSION:

Parking Regulations

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## § 151.086 PARKING AND LOADING SPACE.

Paved off-street automobile parking shall hereafter be required in all zoning districts at the time of initial construction of any principal building, or when changes in a principal building require more parking. Off-street parking shall have direct access to a street and shall in all respects conform to this chapter.

(A) *Required space.* The minimum number of off-street parking spaces, or loading space, shall be calculated on the basis of land use, or use of the principal building, as specified in Columns 2 and 3 of [Appendix A](#). The number of off-street parking spaces shall not exceed 150 percent of the required minimum number of spaces. For those uses not specifically identified in the annexation, required space shall be determined by the Zoning Administrator.

(B) *Application of parking requirements.*

(1) All required parking spaces shall be located on the same lot with the principal building or use, except as provided in division (D) below.

(2) In the case of mixed or joint use of a building or lot, the required spaces shall be equal to the sum of the spaces required for each use individually. However, where the peak operating hours of adjoining uses do not overlap, the uses may share up to 50 percent of required parking spaces.

(3) Uses not specifically listed in [Appendix A](#) shall require parking spaces equal to a listed use of similar parking demand generation, as determined by the Administrator.

(4) The total number of spaces required may be reduced up to 10% when the reduction is warranted by unusual circumstances, as determined by the Administrator.

(5) The number of employees used for determining parking requirements shall be the average number on the shift of greatest employment.

(6) If fractional numbers result from parking space computations, the next highest whole number (as to number of spaces required) shall be used.

(C) *Area and paving required for parking spaces.* Each automobile parking space shall measure nine feet by 18 feet minimum (162 square feet), excluding any aisle or maneuvering space. However, the paved length of a 90-degree parking stall may be reduced to 17 feet, provided that curbing or anchored concrete wheel stops are furnished at the edge of paving to allow the vehicle to overhang the landscape area. Areas in public rights-of-way shall not be used in providing parking or maneuvering space. Curb cuts shall be as specified in § [151.082\(F\)\(2\)](#). Parking plans shall be submitted in the form of a scale drawing of the proposed parking and loading spaces, with landscaped areas and demonstrated conformance with these regulations. Approved parking spaces shall be paved.

(D) *Exceptions to off-street parking areas.* Required off-street parking for one and two-family residences shall be located on the same lot as the principal building served. In unusual circumstances or hardships, however, the Commission may approve off-site parking for all other permitted areas, provided the parking area is not more than 300

feet from the principal building or use served, and that the owner of the parking site relinquishes development rights of the property until parking is provided elsewhere. Where the off-site parking is proposed, recorded covenants as to parking use and development rights shall be provided.

(E) *Joint use off-street parking areas.* Two or more principal uses may utilize a common off-street area in compliance with divisions (B)(2) and (D) above. Total spaces required may be reduced by the Commission if a reduction is warranted by the particular grouping of uses.

(F) *Off-street loading area required.* Areas suitable for loading and unloading motor vehicles in off-street locations, and specifically designated for this purpose, shall be required upon initial construction, alteration or conversion of any building intended for commercial, industrial or governmental purposes. The off-street loading area shall have access to a public street and be provided as specified in [Appendix A](#) in addition to the preceding off-street parking requirements.

(G) *Area required per loading space.* Each off-street loading space shall be at least 12 feet wide, 40 feet long and 14 feet high, maintained clear of obstructions at all times.

(H) *Location of off-street loading areas.* Off-street loading areas shall be located on the same lot as the structure served, and in no case counted as part of the off-street parking requirements.

(I) *Adequacy of off-street loading area.* Whether specified in this chapter or not, all uses shall provide off-street loading areas sufficient for their requirements that no vehicle being loaded or unloaded shall stand in, nor project into, any public way.

(J) *Fire lanes required.* Commercial or light industrial facilities which have a floor area greater than 7,000 square feet or whose setback is 100 feet or greater from the road right-of-way, are required to establish and maintain fire lanes in compliance with § 3-2 of the State Fire Code. Fire lanes must be a minimum of 20 feet in width and be posted with signs which specifically state "No Parking - Tow Away Zone".

(K) *Parking requirements for the disabled person(s).* All governmental buildings, public buildings, commercial facilities and places for public uses, including churches and private clubs, with the exception of single-family and two-family residences, shall have parking spaces designated and signs posted in accordance with the following requirements.

(1) The international symbol of access to the physically disabled person(s) shall be permanently displayed (marked) on the ground for parking spaces that are reserved for such use. In addition, a sign bearing the international symbol of access to the physically disabled person(s) shall be posted facing each reserved parking space for the disabled person(s). Examples of the signs included one foot by one and one half foot in dimension, with the international symbol and "reserved parking" clearly marked on the sign.

(2) Parking spaces shall measure 13 feet by 18 feet minimum (234 square feet), including a five feet minimum access aisle. Parking spaces for the disabled person(s)

shall be near main building entrances. Parking spaces and passenger loading zones for the disabled person(s) shall be as follows.

(3) Parking spaces and passenger loading zones for the disabled person(s):

<b>Total Spaces Or Zones</b>	<b>Required Number To Be Reserved For The Disabled Persons(s)</b>
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000
One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (eight feet) wide minimum and shall be designated "van accessible".	

## APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

<i>Table of Parking Space Requirements</i>		
	<i>Required Spaces</i>	<i>Additional Requirements</i>
<b>Residential</b>		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Multi-family dwelling	2 spaces per unit	+12% of total for overflow parking
Mobile home in mobile home park	2 spaces	+ 1 space per employee
Mobile home park	2 spaces per lot/space	+ 1 space per employee
Rooming/boarding house	1 space per sleeping room	+ 1 space per 2 employees
Group dwelling	1 space per 2 bedrooms	
Nursing home/sanitarium	1 space per 5 patient beds	+ 1 space per each 2 employees on largest shift
<b>Religious</b>		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
<b>Educational</b>		
Public/private school, trade or business school, or college	greater of: 1 space per 4 seats in assembly hall, or 5 spaces per classroom	+ 1 space per employee
Library, museum, art gallery, arts, crafts, or dance studio	10 spaces	+ 1 space per employee
Nursery or pre-school/day-care	1 space per classroom (5 space minimum)	+ 1 space per employee
Places of public assembly	1 space per 100 sq. ft. in main assembly hall	
<b>Recreational</b>		
Country club, tennis club, swim club, golf course	1 space per 5 members	+ 1 space per each 2 employee
Private recreation facility	1 space per 5 members	+ 1 space per employee
Club, fraternity, sorority, lodge or union hall	1 space per active member	
Places of public assembly	1 space per 100 square feet in main assembly hall	

**Recreation and community center	minimum of 1 space per 200 square feet of floor area	
<b>Office</b>		
Public or private office building	1 space per 300 square feet of floor area (4 spaces minimum)*	
Advertising agency, realty office, insurance office	1 space per 300 square feet of floor area (4 spaces minimum)*	
Radio/television station or studio	1 space per 500 square feet of floor area (4 spaces minimum)*	+1 space per employee
<b>Commercial</b>		
Bank, savings and loan assoc. or similar lending institutions	1 space per 200 square feet of floor area *	
Service or repair establishment, not otherwise mentioned	1 space per 250 square feet of floor area excluding storage *	
Retail business not otherwise mentioned	1 space per 200 square feet of floor area excluding storage (3 space min.)*	+ 1 space per employee
Theatre, night club, and similar places of assembly	1 space per each 4 seating accommodations	+ 1 space per each 3 employees on largest shift
Automotive repair	1 space per employee	+ 1 space per each service bay; 10 space minimum***
Motel, hotel, tourist home	1 space per sleeping room or suite	+ 1 space per each 3 employees
Furniture, appliance, equipment, automotive, boat sales and the like	1 space per 300 square feet retail floor area (3 min.)	Except that auto sales and service have 10 space min.
Bowling alley or center	5 spaces per lane	
Funeral home or mortuary	1 space per 50 sq. ft. of floor area minus work & storage areas *	
Planned shopping center	5 spaces per 1,000 sq. ft. of leaseable area *	
Sit down restaurant	1 space per each 4 seats	+ 1 space per employee on the largest shift
Drive-in restaurant	1 space per 35 sq. ft. of bldg. area *	+ 1 space per employee on largest shift



Take-out restaurant	1 space per 100 sq. ft. of bldg. area *	+ 1 space per employee on the largest shift
Hospital or extended care medical facility	1 space per every 5 patient beds	+ 1 space per each 2 regular employees on the largest shift
Common carrier transportation and/or passenger terminal	1 space per 100 sq. ft. of waiting room (10 space min.)	+ 1 space per employee on the largest shift
Other uses not otherwise specifically mentioned	Established by the Zoning Administrator	Established by the Zoning Administrator
Manufacturing, processing, bulk warehousing, brick/block/coal yard, lumber mill	1 space for each 2 employees on the largest shift (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Transportation terminal for heavy vehicles, commercial freight distribution and transfer	1 space for each employee (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
*** NOTE: Amended as of March 14, 2017. Ordinance Number 17-005		
** NOTE: Amended as of February 14, 1995. Ordinance Number 95-01		
* NOTE: Amended as of March 14, 1995, Ordinance No. 95-02		