



**Planning Commission Meeting**  
**Tuesday, October 4, 2016**  
**6:30 p.m.**

City of Goose Creek  
Marguerite H. Brown Municipal Center  
519 N. Goose Creek Blvd.  
Goose Creek, South Carolina



## MEMORANDUM

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**TO:** Members of the Planning Commission

**FROM:** Sarah Hanson  
Planning Director

**DATE:** September 29, 2016

**SUBJECT:** Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, October 4, 2016, at 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

### **\*\*\*NOTE:\*\*\* TWO PUBLIC HEARINGS**

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact me at 797-6220 ext. 1118. I look forward to seeing you Tuesday evening.

**AGENDA  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, OCTOBER 4, 2016, 6:30 P.M.  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519 N. GOOSE CREEK BLVD.**

- I. Call to Order - Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from August 2, 2016 Meeting
- IV. Review of Minutes from September 6, 2016 Meeting
- V. Approval of Street Name Change
  - Prescott Ct to Prescott Way
  - Village Market Dr to Comet Creek Lane
- VI. Discussion – Carnes Crossroads: Street side parking
- VII. Comments from the Commission
- VIII. Comments from Staff
- IX. Adjournment

*Please note this Agenda was posted at City Hall and on the City Website prior to meeting.*

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, AUGUST 2, 2016, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Chairman Allen Wall**

Chairman Wall called the meeting to order at 6:30 p.m.

Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson, Allen Wall, Barry Washington

Absent: Jeffrey Smith

Staff Present: Sarah Hanson

**II. Approval of Agenda**

*Motion:* Mr. Joshua Johnson made a motion to accept the Agenda as posted. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor. (6-0)

**III. Review of Minutes from June 7, 2016**

*Motion:* Mr. Connerty made a motion to accept the minutes as written with the addition of punctuation at the top of page 2. Ms. Fowler seconded.

*Discussion:* There was none.

*Vote:* All voted in favor. (6-0)

**IV. Public Hearing – Rezoning Request for property identified as: TMS#244-00-00-065; Request to Rezone from Planned Development for Mobile Home (PD-MH) to General Commercial (GC)**

Chairman Wall opened the public hearing for the rezoning of the property. Chairman Wall opened the floor to Staff to present the rezoning request. Ms. Hanson presented the rezoning request for the property identified as TMS#244-00-00-065. She noted the property location at the corner of Henry Brown Boulevard and Liberty Hall Road, adjacent to the Birch Hollow Mobile home community, and immediately adjacent to the Long Leaf subdivision. She added it is located directly across the street from the Brickhope community which is under current development. Ms. Hanson stated the applicant is the owner of the property, and has been the owner for quite some time. Staff described the property as 40.01 acres and is presently zoned Planned Development-Mobile Home (PD-MH). Ms. Hanson added the owner is no longer wishing to develop the property for mobile home use. She stated the owner has applied to request to rezone

to a General Commercial classification, and presented the uses by right to the Commission. Staff requested the Commission keep in mind that should this property be rezoned General Commercial and that any of the uses by right could be used for this property. Staff stated that another use, though not by right for General Commercial use, is multi-family. Ms. Hanson noted the City zoning ordinance requires that a Conditional Use Permit (CUP) be approved by the Zoning Board of Appeals (ZBA) within a General Commercial zoning classification. She added that if this property is rezoned to a General Commercial classification, and a prospective developer wished to develop multi-family, then they would still be required to get approval from the ZBA for a CUP. Staff mentioned the ZBA would have to determine if multi-family was a compatible use for this piece of property. Ms. Hanson presented the Commission with the uses by right, and CUP requirements. Staff noted the uses along Liberty Hall Road are very inconsistent. She added a portion of the parcels along Liberty Hall Road that are within the City limits, and the majority of the properties that are not. Staff stated there are development plans to widen the roads along Liberty Hall Road and Henry Brown Boulevard.

Ms. Hanson introduced Mr. Gordon Darby, the property owner, and Mr. Mike Ferrara, representative for Mr. Darby, to the Commission to present their comments. Mr. Ferrara explained the original intent of the property was to include a high density, single wide trailer community. He stated that as time has progressed, demand for a mobile home community has declined. Mr. Ferrara stated if the request to change the zoning classification was approved it would provide a better fit for the community.

Chairman Wall opened the floor to the public to speak for the issue. A resident inquired as to the impact the development would have on the residents of Birch Hollow, and if there would be any changes to Birch Hollow. Mr. Ferrara stated he hoped it would bring further amenities and housing opportunities for those interested. Mr. Darby stated he understood the two projects to be separate. Another Birch Hollow resident inquired if the zoning classification was required to be a different zoning for residential or commercial use, such as a gas station. Mr. Ferrara stated that the zoning is specific to the use. The resident expressed concerns for a 3 story condo development at the entrance to Birch Hollow. Mr. Ferrara stated that was not the plan at this time. There was some discussion in regards to the concerns of neighboring properties, and the access road to Birch Hollow. Ms. Hanson noted that the zoning for the Birch Hollow community would remain the same, and the entrance would stay the same. Staff stated the difference the Birch Hollow residents would see, would be rimmed in a landscaped buffer along with fencing regulations and requirements that have been added to the ordinance language. She also mentioned that the determination for access to the property would be taken into consideration at the time a plan was submitted for development, and determined by SCDOT and/or Berkeley County Roads and Bridges. Chairman Wall asked the format return to the routine of the public hearing in order to give an opportunity to hear from those that would like to speak for the issue at this time, stating there would be an opportunity for questions later. He inquired if anyone else would like to speak for the issue. There was none.

Chairman Wall inquired if anyone from the public that wished to speak against the issue. A resident from Brickhope Greens stated concerns for the current volume of traffic, and how this development would impact traffic. A resident of sixteen years from Birch Hollow stated the current traffic congestion is an issue, and therefore opposes the request to change the zoning classification. Chairman Wall inquired if there were any further comments against the issue. Mr.

Darby commented that the development could stay mobile homes, or another type of development which would still create additional traffic. Mr. Ferrara stated concerns for the traffic as well, and the development would create a positive impact for the community. A resident stated concern for the future development, and the opportunity to say what would be considered an approved use for that parcel. There was a resident with concerns for drainage at Brickhope, along with the impact of this development. There was discussion in regards to the wetlands, and also widening Liberty Hall Road.

Chairman Wall closed the public hearing.

Chairman Wall inquired if Staff had a recommendation for the Commission. Ms. Hanson inquired with Chairman Wall if she could address some of the questions for the Commission in order to clarify some of the confusion. Chairman Wall agreed. Staff noted the property is 40.1 acres, and a survey showing 20 acres of wetlands. She noted, in regards to concerns of visibility, the wetlands tend to run along the perimeter of the property, both along Liberty Hall Road and Henry Brown Boulevard. Ms. Hanson added that development would be limited because of the location, and the amount of wetlands on the property. Staff added that any redevelopment on this property will be required to have their own new storm water design, with the Engineers of Berkeley County. Ms. Hanson also clarified that when a property in a specific zoning classification has a use by right, the developer has the right to develop the property as the use permits. She gave examples of different commercial business's that could develop under the General Commercial (GC) classification, and noted there would be no additional requirements for approval of the use. Staff did mention that the developer would be required to come back for additional approval if they wanted to develop it for multi-family use. Ms. Hanson stated Staff recommends the approval of this recommendation, noting that the property owners can be required or considered to have to hold onto a property forever, and traffic engineers state that single family residential or a mobile home community creates the highest volume of traffic. Staff asked the Commission to consider; the uses by right, the owner having the right to develop the property, the size and location of the property, along with the City's vision for development, and the comprehensive plan, along with the best and highest use of this property. Staff stated approval of the request to have this property rezoned to General Commercial (GC), and approved to send the recommendation to City Council.

Chairman Wall opened the floor to the Commission for questions or comments. Ms. Fowler inquired if the developer had a timeframe in mind, in regards to before or after the road is widened. Mr. Ferrara stated there was not a timeline at this time. Chairman Wall inquired with Mr. Darby if his plans were to sell the property with the intent for it to be used as a commercial property, and not develop it. Mr. Darby stated yes. Mr. Ferrara added that Mr. Darby has a right to; however, at this time that is not the primary objective. There was an inquiry if Mr. Darby had been approached for the development of the property. Mr. Darby stated he had been. Chairman Wall inquired to Staff to clarify if the wetlands were on the outer perimeter. Staff stated they were. There was discussion in regards to the buffer, location of the wetlands, and size of available land to develop. Chairman Wall inquired if Mr. Darby had anything he would like to add to the comments. Mr. Darby stated he felt all the bases had been covered. Chairman Wall inquired if the Commission had any further questions.

- Motion:* Mr. Connerty made a motion to approve the request to rezone the property identified as: TMS#244-00-00-065, from Planned Development for Mobile Home (PD-MH) to General Commercial (GC). Mr. Washington seconded.
- Discussion:* Mr. Berenyi noted development needs the support of the residence in the area.
- Vote:* All voted in favor. (6-0) the motion carried.

Chairman Wall thanked everyone for their input. Chairman Wall inquired when it would be on the City Council Agenda. Staff stated it would be on the second Tuesday in September.

Chairman Wall requested to continue with the meeting.

## **V. Discussion - Miscellaneous**

Chairman Wall opened the floor to Staff. Ms. Hanson noted she would prepare additional materials and put information together regarding the recent land use buffer ordinance for the commission. Staff stated that the commission would be tasked with reviewing the City's sign ordinance in the future, due to a recent question that had come up regarding a specific regulation within the current sign ordinance. Ms. Hanson noted it would involve electronic digital signs, and what the Commission feels is appropriate for development within the City and how to regulate it. There was a brief discussion about the content, restrictions, and current allowed uses. Ms. Hanson explained the Commission would have an opportunity to review and give feedback on how and if they would like to see these types of signs used. There was some discussion on the aesthetics and how the ordinance language can regulate the electronic digital signage and use.

## **VI. Comments from the Commission**

Chairman Wall opened for comments from the Commission. Chairman Wall inquired about the development of Waffle House on Red Bank Road, and if they determined whether or not they would be installing a fence. Ms. Hanson stated they were going to start and the permit had been picked up. She also stated there would be a fence and it would be tree lined between the waffle house and the residential community behind it. There was some discussion in regards to the entry access point approval with SCDOT.

Chairman Wall inquired about training. Staff mentioned a possible one night training at some point in October for veteran members, and training that would be required for new members. Mr. Johnson suggested residents approach the podium to state comments or concerns. Chairman Wall inquired about the language that was deleted within the overlay district that would be added at a future date. Ms. Hanson stated that would be addressed at the time that section of the general ordinance is reviewed. There was some discussion about if there is a defined used for residential development over commercial development.

**VII. Comments from Staff**

Ms. Hanson mentioned the official retirement of Mr. Dennis Harmon, formerly the City Administrator; and stated that Mr. Jake Broom, formerly the Assistant City Administrator, has now assumed the position of City Administrator.

**VIII. Adjournment**

Mr. Washington made a motion to adjourn, and Ms. Fowler seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:50 p.m.

\_\_\_\_\_  
Allen Wall, Chairman

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



**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, SEPTEMBER 6, 2016, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Chairman Allen Wall**

Chairman Wall called the meeting to order at 6:31 p.m.

Present: Gary Berenyi, Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry Washington

Absent: Paul Connerty

Staff Present: Sarah Hanson

**II. Approval of Agenda**

*Motion:* Mr. Jeffrey Smith made a motion to accept the Agenda as posted with the deletion of the review of the minutes from August 2<sup>nd</sup> due to no minutes provided. Mr. Joshua Johnson seconded.

*Discussion:* Staff noted due to a FEMA audit, Staff had been occupied with preparing the information for the audit, and therefore was unable to prepare the minutes.

*Vote:* All voted in favor. (6-0)

**III. Street Naming – Persimmon Hill Storage – Prescott Way**

Chairman Wall opened the discussion to Staff. Ms. Hanson stated the Planning Commission is the sole body to approve of street names. Staff presented the location to the Commission, pointing out various existing landmarks within the community, along with the location of the Climate Controlled Self Storage project. Ms. Hanson mentioned the road that will front this development does not have a street name or an address. Staff proposed the name Prescott Way, and mentioned that Prescott Court would also need to be changed to Prescott Way. Ms. Hanson stated Prescott Way is available, has been approved of by Berkeley County, and requested the Planning Commission consider naming the street Prescott Way, and changing Prescott Court to the same.

There was a brief discussion in regards to no properties currently addressed on Prescott Court. Chairman Wall requested Staff restate the location of the property. Ms. Hanson described the location of the property for the storage, and the street that would need a name, along with the location of Prescott Court. Ms. Fowler inquired to Staff if the road was already there, and if the other projects have St. James Avenue addressing. Staff confirmed the road is already in place and the Dental and Arby's have St. James Avenue addresses.

*Motion:* Ms. Fowler made a motion to change Prescott Court to Prescott Way and to continue the service road as Prescott Way. Mr. Smith seconded.

*Discussion:* Mr. Berenyi recused himself from the vote as a result of his involvement in the project.

*Vote:* All voted in favor. (5-0) the motion carried.

Chairman Wall thanked everyone for their input. Chairman Wall inquired when it would be on the Council Agenda. Staff stated it would be on the second Tuesday in September.

Chairman Wall requested to continue with the meeting.

#### **IV. Street Naming – Cobblestone Village: E Village Lane, NE Village Lane, NW Village LN, and W Village LN**

Chairman Wall opened the discussion to Staff. Ms. Hanson presented the Commission the plat of Cobblestone Village. She explained that the development was created with a different concept than what is built to date. Staff pointed out the development on the plat with Phase I, II and the proposed Phase III, with the location for the Alley's. Ms. Hanson presented East Village Lane, West Village Lane, NE Village Lane and NW Village Lane as suggestions for the alleys to the Commission as available names in working with Berkeley County.

There was discussion in regards to the type of addressing as proposed and what types of addressing could be used, along with concern for the use of direction for street signage. Staff suggested that the Commission come up with names that they feel are suitable and then Staff could request approval from Berkeley County.

*Motion:* Mr. Berenyi made a motion to disapprove the names as submitted. Mr. Smith seconded.

*Discussion:* Chairman Wall inquired with the Commission if they had any suggestions for the street names, or if the Commission would like to ask the developer to come back with a recommendation. There was discussion about the street names preferred, and not preferred, by the Planning Commission.

*Motion:* Mr. Berenyi withdrew his motion. Mr. Smith withdrew his second

*Motion:* Mr. Smith made a motion to submit new names for the alley's to include Anson Village Lane, Blakely Village Lane, Claymoor Village Lane, Dunmoor Village Lane. Mr. Berenyi seconded.

*Discussion:* There was discussion in regards to the specific streets to be named. Chairman Wall suggested starting with the street labeled as East and name it Anson. Staff noted the Commission would be recommending the names and Staff would assign the placement.

*Vote:* All voted in favor. (6-0) the motion carried.

#### **V. Discussion – Flood Zone Ordinance**

Chairman Wall inquired to Staff if the Flood Zone could be an added topic for training material. Staff noted all educational training has to be approved through the educational committee of the State legislature, and suggested DNR come speak to the Commission about the local area. There was discussion about the new maps not becoming effective until 2018, and a 90 day appeal to be advertised to the general public. Ms. Hanson mentioned FEMA had provided the Planning Department with preliminary maps showing flood hazard areas, and more detailed flood zone information than the maps from 2003. Staff stated that she had reached out to the BCDCOG to set up training, but had not heard back at this time. Ms. Hanson stated that DNR is the contact for South Carolina, and had recently audited the files of permits processed over the past five years. She added that during the audit DNR reviewed the City flood zone ordinance that was revised and amended around 2005. Staff stated that many things have changed since then, so DNR is requiring the City to revise its ordinance. She added that DNR had provided a template to model the ordinance if the Commission elects to do so, and if the City uses the template, the flood zone ordinance will be in compliance. Ms. Hanson stated that portions of the template were over and beyond some of what the requirements are, with some of it being repetitious to the current ordinance, and some of the information not being applicable to our area. Staff committed to compare it to the current ordinance in place, along with the FEMA regulations, and then prepare an ordinance to present to the Commission. Ms. Hanson noted the audit went extremely well, and Staff visited sites prone to flooding with the representative from DNR. There was some discussion about the current ordinance, and the maps as provided by FEMA. Mr. Berenyi inquired about the base flood elevations height requirements. Staff stated that the standard at this time is one foot, and is what is included in the City ordinance consisting of nine pages. There was discussion about the "A" flood zones, and the established base flood elevations.

## **VI. Comments from the Commission**

Chairman Wall inquired about the recommendation to be heard by City Council to rezone the Darby Tract. Staff stated the Council would hear it next Tuesday evening.

## **VII. Comments from Staff**

Ms. Hanson explained that South Carolina law states that in order to change a street name, you must advertise for a minimum of fifteen days, and then bring it to the Planning Commission. She stated that when Cobblestone was platted, the name of an access for a future road was shown on the plat as Village Market Drive. Staff noted that when Comet Creek apartments were platted, this street was designated as Comet Creek Lane. Ms. Hanson mentioned a public hearing would be required to change the name from Village Market Drive to Comet Creek Lane, and noted it would be on the agenda for October. Mr. Smith inquired about the Berkeley County postings off of Old Mt. Holly in front of the JW Aluminum plant. Ms. Hanson stated JW Aluminum was going before Berkeley County Council to request a setback variance for the location of the new building. There was some discussion in regards to annexation, and combining the lots that are within the City.

## VIII. Adjournment

Mr. Smith made a motion to adjourn, and Mr. Washington seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:40 p.m.

\_\_\_\_\_  
Allen Wall, Chairman

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



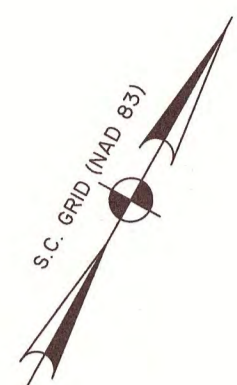
Road that fronts the property to be developed as the Persimmon Hill CCSSF. Also the access that is located behind the New Dental office.

VICINITY MAP

# PRESCOTT COURT TO PRESCOTT WAY

**NOTES**

- TAX MAP NO. (PARENT TRACT): 222-00-00-154
- ACCORDING TO F.I.R.M. MAP NO. 4501SC, PANEL 0590D, REVISED 10/16/03, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES.
- THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE CITY SHALL HAVE NO OBLIGATION TO ISSUE A CERTIFICATE OF OCCUPANCY UNTIL (1) THE WATER AND SEWER SERVICES ARE OPERATIONAL AND APPROVED BY BCWS & GCDPW AND (2) THE CURBING, GUTTERING, BASE ROAD BED AND FINAL WEARING SURFACE HAS BEEN CONSTRUCTED AND APPROVED BY THE CITY.
- THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ACCOMMODATES MARRINGTON VILLA'S DRAINAGE ONLY (TRACTS C-1 AND C-2). MARRINGTON VILLAS HOA IS TO BE RESPONSIBLE FOR ALL O&M UPKEEP OF AREAS SHOWN ON PLAT. MARRINGTON VILLAS HOA IS NOT RESPONSIBLE FOR FUTURE PLATTED EASEMENTS UNLESS SPECIFICALLY DESIGNATED AS RESPONSIBLE PARTY.
- THE WETLANDS SHOWN HEREON ARE SHOWN BASED ON A SURVEY BY HORNER, EELMAN, & GEARHART, LLC (REF. COE SAC No. 81-2004-1648(Y)) AND HAVE NOT BEEN FIELD VERIFIED BY THOMAS & HUTTON ENGINEERING CO. THESE WETLANDS MAY BE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. O.C.R.M.
- CURVES MAY NOT BE TANGENT.
- CURRENT ZONING: GOOSE CREEK - PD.
- PHASE 3 TOTAL AREA 7.16 ACRES.



**\*\*\* SPECIAL NOTES \*\*\***

- THE INTENT OF THIS PLAT IS TO REDEFINE SOLELY THE LOT LINES SHOWN ON A PLAT PREPARED BY THOMAS & HUTTON, ENTITLED "SUBDIVISION PLAT OF MARRINGTON VILLAS AT COBBLESTONE PHASE 3, 7.16 ACRES" DATED JULY 7, 2016 AND RECORDED IN PLAT CABINET S AT PAGES 172-1 THROUGH 174-1 IN THE ROD FOR BERKELEY COUNTY. ALL OF THE EASEMENTS DEFINED AND SHOWN ON AFOREMENTIONED PLAT ARE TO REMAIN UNALTERED.
- THE ADDRESSES SHOWN HEREON SUPERCEDE THOSE ADDRESSES SHOWN ON AFOREMENTIONED PLAT.

TMS# 222-00-00-050  
CARNES CROSSROADS  
ASSOCIATES, LLC  
P.B. B, Pg. 034

**REFERENCES:**

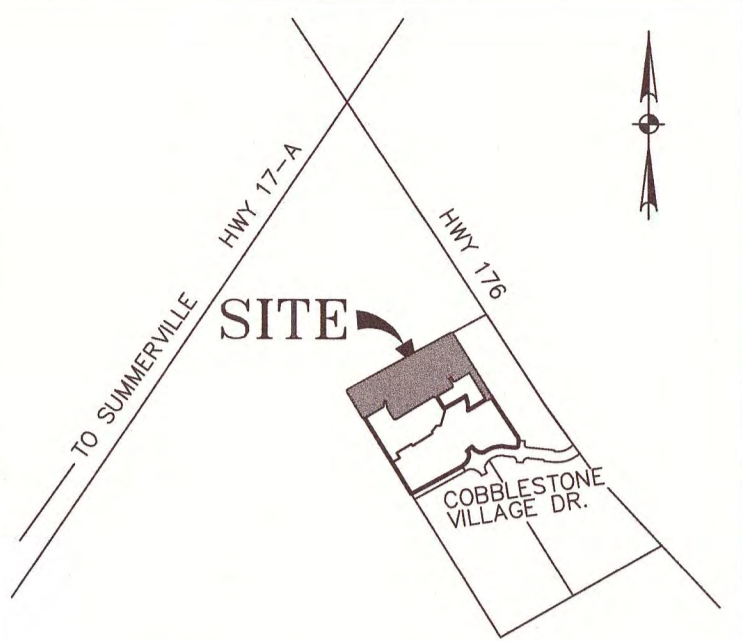
- PLAT BY THOMAS & HUTTON DATED MARCH 17, 2014 PLAT CABINET R, PAGE 231P
- PLAT BY THOMAS & HUTTON DATED JUNE 16, 2014 PLAT CABINET R, PAGE 296P
- PLAT BY THOMAS & HUTTON DATED JULY 7, 2016 PLAT CABINET S, PAGES 172-174

LINE	BEARING	LENGTH
L1	S 58°36'46" W	25.00'
L2	S 58°40'08" W	25.00'
L3	S 58°40'08" W	25.00'
L4	S 31°19'52" E	8.64'
L5	N 31°39'48" W	13.93'
L6	S 31°19'52" E	5.33'
L7	N 31°19'52" W	5.33'
L8	S 31°19'52" E	5.33'
L9	N 6°07'14" E	5.21'
L10	N 28°52'46" W	0.46'
L11	S 6°07'14" W	5.33'
L12	S 6°07'14" W	14.10'

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	75.00'	71.20'	N 04°07'59" W	68.56'	54°23'45"
C2	125.00'	60.92'	S 09°06'10" W	60.32'	27°55'26"
C3	81.8'	53.92'	N 42°05'34" E	52.94'	38°03'21"
C4	95.00'	145.16'	S 75°06'19" E	131.45'	87°32'54"
C5	70.00'	105.96'	N 75°06'19" W	96.85'	87°32'54"
C6	56.18'	17.6'	S 60°13'23" W	17.6'	1°47'42"
C7	56.18'	35.56'	S 49°14'33" W	34.97'	36°15'39"
C8	106.18'	60.98'	N 39°31'00" E	60.15'	32°54'15"
C9	106.18'	9.55'	N 58°32'41" E	9.54'	5°09'06"
C10	120.00'	2.38'	N 61°41'18" E	2.38'	1°08'08"
C11	120.00'	100.88'	N 86°20'18" E	97.93'	48°09'53"
C12	120.00'	57.27'	S 59°54'22" E	56.73'	27°20'46"
C13	120.00'	22.83'	S 36°46'56" E	22.80'	10°54'07"
C14	90.00'	35.66'	S 49°46'11" W	35.43'	22°42'06"
C15	90.00'	30.64'	S 28°40'00" W	30.49'	19°30'17"

APPROVED:  
CITY OF GOOSE CREEK, S.C.  
OFFICIAL: *[Signature]*  
DATE: *5/19/16*

2016029350  
BK: PLAT CABS  
PG: 2291  
PRESENTED & RECORDED:  
09-08-2016 03:10:55 PM  
CYNTHIA B FORTE  
REGISTER OF DEEDS  
BERKELEY COUNTY, SC



**VICINITY MAP** not to scale

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**LEGEND**

- IRON OLD (3/4" REBAR UNLESS NOTED)
- CONCRETE MONUMENT FOUND
- ROAD CENTERLINE POINT (MAG NAIL SET)
- IRON PIPE OLD (3/4" OPEN PIPE WITH CAP)
- IRON NEW (3/4" OPEN PIPE WITH CAP)
- FRESHWATER WETLAND
- EXISTING COMMON ACCESS EASEMENT
- BCWS BERKELEY COUNTY WATER & SANITATION
- GCDPW GOOSE CREEK DEPARTMENT OF PUBLIC WORKS
- G.U.E. GENERAL UTILITY EASEMENT



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

F. ELLIOTTE QUINN III  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10292

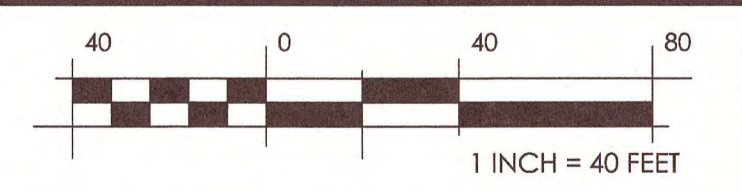
**A REVISED  
SUBDIVISION PLAT  
OF  
MARRINGTON VILLAS  
AT COBBLESTONE  
PHASE 3  
7.16 acres**

CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA

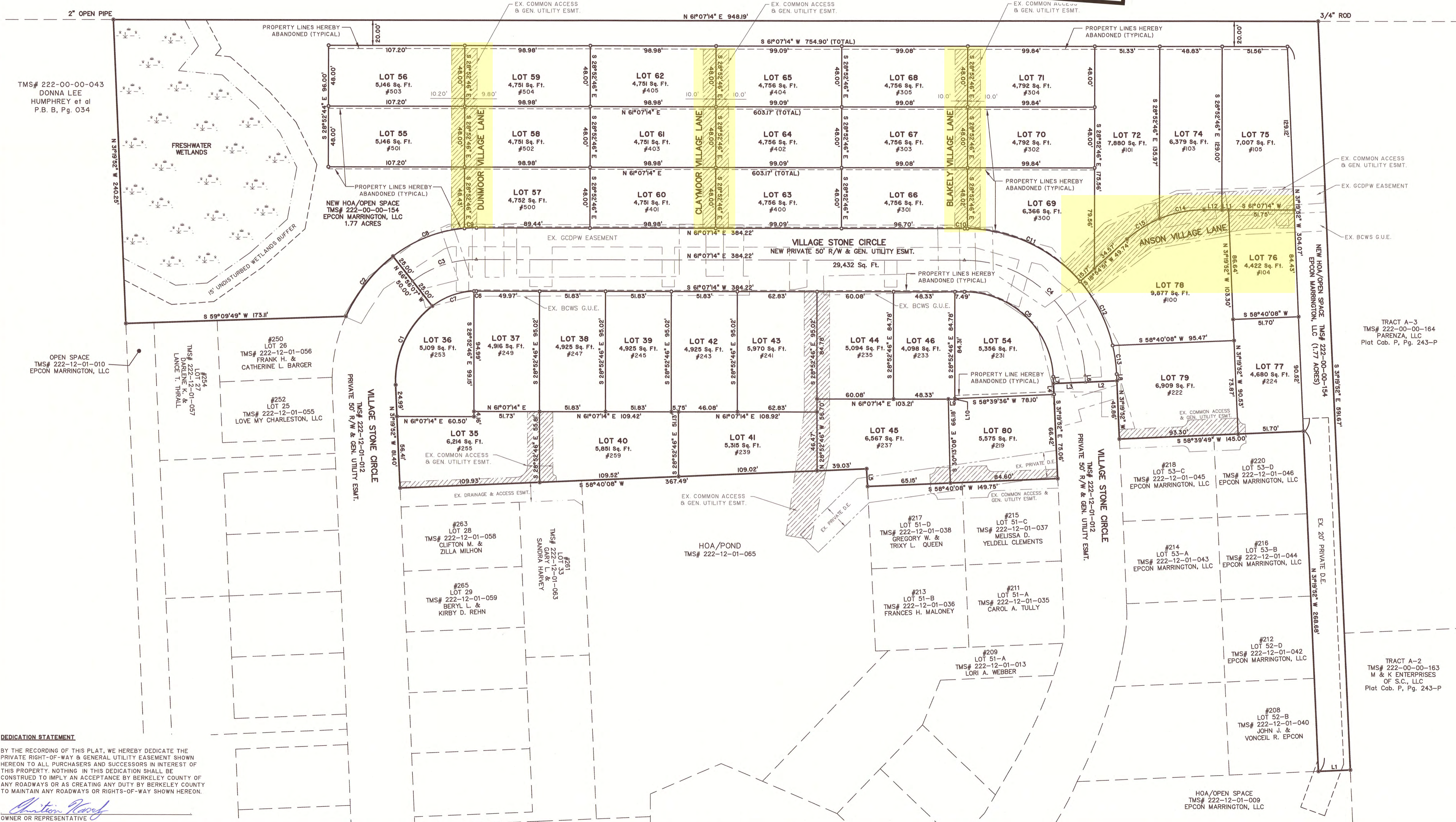
prepared for  
**EPCON MARRINGTON, LLC**

No.	Revision	By	Date

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting  
682 Johnnie Dodds Blvd., Suite 100  
PO Box 1522  
Mt. Pleasant, SC 29465-1522  
p 843.849.0200 f 843.849.0203  
www.thomasandhutton.com



plot 08/10/16  
drawn Jp/sc/ffe  
reviewed feq  
field  
crew



**DEDICATION STATEMENT**

BY THE RECORDING OF THIS PLAT, WE HEREBY DEDICATE THE PRIVATE RIGHT-OF-WAY & GENERAL UTILITY EASEMENT SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN INTEREST OF THIS PROPERTY. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAYS OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAYS OR RIGHTS-OF-WAY SHOWN HEREON.

*[Signature]*  
OWNER OR REPRESENTATIVE

HOA/OPEN SPACE  
TMS# 222-12-01-009  
EPCON MARRINGTON, LLC

GRID - NAD83(2011)

MATCH LINE - SHEET 2  
MATCH LINE - SHEET 1

Carnes Crossroads West Tract  
Carnes Crossroads Associates, LLC  
TMS#222-00-00-051  
New Area  
1,877.92 acres  
Original Area  
1,887.97 acres

**PLANNING USE ONLY**

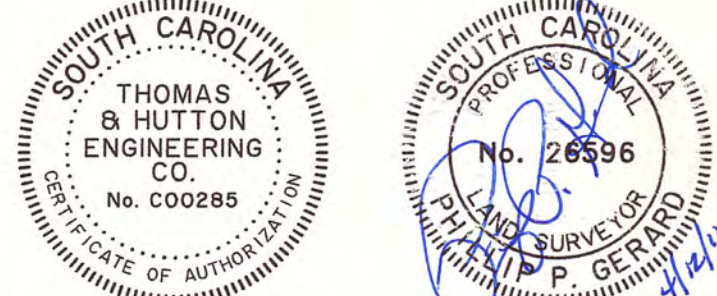
APPROVED: [Signature]  
CITY OF GOOSE CREEK, S.C.  
OFFICIAL: [Signature]  
DATE: 09/21/11

00004809  
PLAT CABINET 0 PAGE 232-P  
Filed and Recorded  
Apr 12, 2011 03:25P  
Cynthia C. Forke  
Register of Deeds Berkeley Co. SC



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- LEGEND**
- IRON OLD (3/4" OPEN WITH CAP)
  - IRON NEW (3/4" OPEN WITH CAP)
  - ROAD CONTROL (PK NAIL SET)
  - G.U.E. GENERAL UTILITY EASEMENT
  - ESMT. EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.E. WATER EASEMENT
  - EX. 100' ACCESS EASEMENT (SEE REF. #7)



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

PHILLIP P. GERARD  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 26596

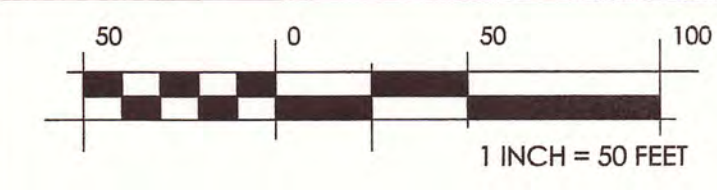
**A SUBDIVISION PLAT OF  
CARNES CROSSROADS  
WEST TRACT (1887.97 Ac.)  
TO CREATE  
ST. THOMAS PARK  
PARCEL A, PHASE 1A  
&  
CARNES CROSSROADS WEST  
TRACT (RESIDUAL)  
(1877.92 Ac.)**

CARNES CROSSROADS  
CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA  
owned by  
**CARNES CROSSROADS  
ASSOCIATES, LLC**

No. Revision	By	Date

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

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- REFERENCES:**
- TMS NO. 222-00-00-051
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED AUGUST 29, 2007 CABINET N, PAGE 102-H ROD, BERKELEY COUNTY
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED AUGUST 8, 2007 CABINET N, PAGE 87-H ROD, BERKELEY COUNTY
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED SEPTEMBER 6, 2007 CABINET N, PAGE 295-H ROD, BERKELEY COUNTY
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED JANUARY 23, 2008 CABINET N, PAGE 355-H ROD, BERKELEY COUNTY
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED MAY 20, 2009 PLAT CABINET N, PAGE 178-P ROD, BERKELEY COUNTY
  - PLAT BY THOMAS & HUTTON ENGINEERING CO. DATED AUGUST 7, 2009 PLAT CABINET N, PAGE 347-P ROD, BERKELEY COUNTY

**AREA TABLE**

TOTAL LOTS THIS PHASE =	25
TOTAL AREA IN LOTS =	4.34 ac.
TOTAL AREA IN OPEN AREAS =	1.08 ac.
TOTAL AREA IN ROAD RIGHT-OF-WAY =	4.82 ac.
TOTAL AREA THIS PHASE =	10.04 ac.
(A D-14) MAXIMUM LOT SIZE =	8.94 sq. ft.
(A D-9 THRU 12) MINIMUM LOT SIZE =	6,380 sq. ft.

- NOTES:**
- THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
  - THIS PROPERTY LIES IN FLOOD ZONE X, AS DETERMINED BY SCALING FROM FEMA FIRM MAPS 4505C050(B) & 901D, DATED 10/16/03. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
  - THE WETLANDS SHOWN HEREON WERE LOCATED USING GPS TECHNOLOGY. THIS IS AN ACCURATE REPRESENTATION OF THE DELINEATED AND FLAGGED LINES AND MEETS OR EXCEEDS THE ALLOWABLE POSITIONAL TOLERANCE BY THE NATIONAL MAP ACCURACY STANDARDS. THESE WETLANDS ARE UNDER THE JURISDICTION AND PERMITTING AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT.
  - REFERENCE WETLAND SAC No. 81-2005-1734

TMS#222-07-00-002  
Richard R. & Jeanne R. Loya  
Cab. W, Page 039

TMS#222-07-00-010  
Espinosa & Wainwright  
Cab. W, Page 049-5

TMS#222-07-00-011  
John F. & Gwendolyn M. Vaughan  
Cab. W, Page 205

TMS#222-07-00-012  
James R. & Lane E. Stackley  
Cab. W, Page 205

TMS#222-07-00-013  
Thomas & Tina Moore  
Cab. W, Page 205

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