



THE CITY OF
GOOSE CREEK

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

**PLANNING COMMISSION
SUPPORTING DOCUMENTS**

TUESDAY, FEBRUARY 2, 2021

6:30PM

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

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: JANUARY 29, 2021

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, February 2, 2021, 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 Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



PLANNING COMMISSION REVIEW OF MINUTES

Minutes of January 5, 2021

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JANUARY 5, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.
Present: Josh Johnson; Heather Byrd; Paul Connerty; Judie Edwards; Gena Glaze; Rob Wiggins
Absent: Gary Berenyi
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Connerty.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: DECEMBER 1, 2020

Motion: A motion was made to approve the minutes as presented. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Edwards.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PRESENTATION:

A. TSW'S LATEST INFORMATION OF THE 2020 COMPREHENSIVE PLAN

Ms. Allison Sinyard thanked the Planning Commission for allowing her to present. She stated today she will present the second round of public input that was launched this morning.

Ms. Sinyard stated her objectives for tonight's presentation are as follows:

- Give an update to the planning process.
- Communicate what we learned at the first workshop.
- Walk the Commission through the second Virtual Public Workshop.

She stated the Agenda is as follows:

- Process + Schedule
- Scope
- Public Workshop #1 Review
- Public Workshop #2 Walkthrough
- Questions

Ms. Sinyard defined the term comprehensive plan as a road map that outlines how a city's long-term vision will be met over time. Comprehensive plans are continuously updated, usually every 5 to 10 years. She stated TSW is looking at

how Goose Creek changed over time. The main question is will Goose Creek continue to stay a bedroom community or is it going to become something more than that in the future. She stated the updated plan will include the following:

- Include new and updated goals, objectives, and strategies.
- Provide an ongoing framework for development decisions.
- Be reflective and responsive to the priorities and values of the city's residents and stakeholders.
- Make policy and project recommendations based on best practices for land use, economic development, transportation, infrastructure, and housing.

Ms. Sinyard presented the process and schedule:

- Research and Analysis
- Vision
- Draft Recommendations
- Final Recommendations

She stated TSW wrapped up the visioning phase at the end of 2020 and is now focusing on the draft recommendation phase which will be complete at the end of next month.

The draft recommendation phase will include the following:

- Finalize plan goals and policies
- Present draft recommendations
- Get input on draft recommendations from the community
- Refine ideas based on input
- Create project list
- Draft Plan Open House
- Priority investment

Final recommendations will follow the Draft recommendation and will include the following:

- Refine / finalize ideas based on input from the Draft Plan Open House and Planning Commission
- Prepare final plan document
- Adoption by City Council

Ms. Sinyard presented upcoming dates:

- Planning Commission Meeting #4 - February 2nd
- Draft Plan Open House - February 3rd
- City Council Meeting (Adoption) - March 9th

She walked the Commission through the results of the first public workshop:

- Thirty-Six (36) Live Presentation Views
- Sixty-Seven (67) Participants
- One Hundred and Eleven (111) Map Comments
- Two Hundred and Forty-Eight (248) Survey Responses

She presented the map that the community helped to create on the Social Pinpoint Page. TSW asked the community to pin the map with icons as to where they would like to see the following:

- Places to Preserve
- Transportation Concerns
- Places for Bike/Ped Improvements
- New Park
- Places to Change or Redevelop
- Places for a Town Center
- Areas to Annex
- Other Comments

Ms. Sinyard stated traffic was the biggest concern for the community. She stated the survey discussed the following:

- Presented fifty-three (53) goals across eight (8) topics
- Most responded neutrally or positively to the goals presented.
- Four (4) goals that got the most “disagree” responses:
 - “Goose Creek should encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.” (12%)
 - “Goose Creek should consider permitting higher density residential uses in and around underperforming commercial areas by right.” (27%)
 - “Goose Creek should promote development that is appropriate and compatible with neighboring developments.” (11%)
 - “Goose Creek should work harder to achieve a better live/work/play balance to move beyond its bedroom community status.” (17%)

Ms. Sinyard stated she learned the following from the first public workshop:

- Multi-family continues to be a hot-button issue for residents.
- Quality commercial (i.e. better restaurants) is desired.
- Traffic continues to be a chief transportation concern and it erodes quality of life for residents.
- General consensus that a location for a town center/downtown area needs to be established.
- Several aging commercial properties were identified as redevelopment opportunities.
- Appropriate scale of new commercial development is going to be important.
- Community is generally supportive of continuing annexation efforts and consolidating city boundaries.

Ms. Sinyard walked through the process for the second public workshop. She presented a QR code and the website (www.tinyurl.com/goosecreekcompplan) that will be used for this phase of the comprehensive plan. She stated TSW will be looking for the following in this phase:

- Future Land Use
- Transportation
- Redevelopment Areas
- Forum

She stated phase two (2) of the comprehensive plan will conclude on January 26th. She asked the community to spread the word on upcoming workshops to friends and neighbors. She stated the more participants they have, the

more input and feedback they will receive which will provide a better-quality plan. She provided her contact information.

V. DISCUSSION:

A. SIGN ORDINANCE LANGUAGE – SPECIFICALLY REWRITE SECTION 151.084 IN ITS ENTIRETY

Mr. Brodeur stated the decision to redo the sign code is based on his findings of working for the City for the last two (2) years. He stated his department has had a number of issues with the sign code. The sign code is terribly outdated and needs to be updated to what new sign technology is being called. One of the biggest challenges is going out and alleviating or removing what we call outdated signs or signs where the property has lapsed into dormancy.

The purpose of the revision is as follows:

- Remove internal inconsistencies. Add Clarity.
- Address new sign types such as feather and bandit.
- Beautify the community by restricting use of ugly sign types.
- Add signs to “prohibited “column.
- Exempt more sign types.
- Limit ARB review on existing buildings.
- Minimize changes to allow sign size.

He stated the City would like to limit the tenants on freestanding signs and encourage logo signs to simplify the visual environment.

Mr. Brodeur stated the City would like to prohibit the following signs:

- Roof Signs
- Bandit and Feather Signs
- CAN signs (CAN signs with opaque field is permitted)
- Internally Illuminated Awning Signs
- Pole Signs

Mr. Brodeur stated he encouraged comments on what was presented, and he plans on bringing a revised version in a Public Hearing format so the commission can make changes. He stated we are trying to improve the visual environment of the commercial corridors.

The Commission shared their concerns with Mr. Brodeur. Chairman Johnson suggested holding off on adding this to a Public Hearing until the language is agreed upon.

B. DRAFT DESIGN GUIDELINES

Mr. Brodeur stated the design guidelines are included for the ARB as they need a reference guide. At a later date he will bring a full packet of design guidelines before the commission.

VI. NEW YEAR BUSINESS

A. ELECTION OF CHAIRMAN FOR 2021

Motion: A motion was made to nominate Chairman Josh Johnson for another term. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Wiggins.
Discussion: There was none.
Vote: All voted in favor. Motion carried (6-0).

B. ELECTION OF VICE CHAIRMAN FOR 2021

Motion: A motion was made to nominate Commissioner Judy Edwards. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.
Discussion: There was none.
Vote: All voted in favor. Motion carried (6-0).

VII. COMMENTS FROM THE COMMISSION

Commissioner Byrd inquired about the St. James Ave Safety Project. Chairman Johnson stated SCDOT has awarded this project to Palmetto Site Prep with an estimated completion date for the end of July 2021. Chairman Johnson inquired if the parking and industrial zoning will make it to City Council next week.

VIII. COMMENTS FROM STAFF

Mr. Brodeur ask the Commission to participate in the online process of the Comprehensive Plan.

IX. ADJOURNMENT

Commissioner Edwards made a motion to adjourn, Commissioner Connerty seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:31 pm.

Mr. Josh Johnson, Chairman

Date: _____



PUBLIC HEARING

Rezoning Request for Parcels at

STEPHANIE DRIVE PLANNED DEVELOPMENT

*Identified as TMS#235-13-02-060, 004
& TMS#235-13-02-019 upon annexation*

Stephanie Drive Zone Change

City Planning Staff Recommendation(s)

The project before you this evening will have several varied planning actions before it can be developed. Part of the project is located within the County of Berkeley and will need to petition the City Council for annexation. The proposal to be acted upon this evening is the rezoning of the property (four parcels) from GC & R-3 to Planned Development. As you may know, in order to qualify for Planned Development zoning, the master plan must include a mixture of commercial and residential uses. This project is proposing an appropriate land use mix.

City Planning Staff has reviewed the proposed **Stephanie Drive Townhomes Planned Development Guidelines** and offers the following suggested modifications by the Planning Commission.

- 1.) A 10-foot landscaped easement with an 8-foot high masonry wall shall be provided and maintained by the HOA between the proposed development and adjacent residential parcels to the south and east. The PD proposed NO buffer in this location and that is in direct conflict with the Zoning Code requirements for buffers.
- 2.) A perimeter 8-foot masonry wall shall be provided and maintained by the HOA along the railroad rights of way to the west to provide some sound attenuation for the residents. The buffer shall consist of at least four canopy trees, eight understory trees, and 30 shrubs per 100 feet of buffer yard width;
- 3.) A landscape plan shall be submitted to City Staff for approval which mitigates the loss of Protected and Grand Trees.
- 4.) The Tree Protection chapter of the PD is inadequate and should include a provision for the replacement of "Protected Trees" which are hardwoods at least 8 inches in diameter.
- 5.) The Stormwater Pond shall include a 5-foot paved path around the perimeter for pedestrians.
- 6.) The Commercial outparcel shall include an 8-foot high masonry wall maintained by the HOA between the proposed commercial parcel and the residential part of this Planned Development.
- 7.) The 50 foot ROW for the Residential street portion of the development shall include a five-foot concrete sidewalk along both sides of the street.
- 7.) The PD shall be amended to include Residential Architectural Standards to include the following guidelines.
 - No more than 7 units shall be attached
 - Façade materials may not include vinyl or T-111 siding. Fiber cement siding is preferred.
 - Brick or other masonry shall be used on facades below the first-floor windows for long term durability.
 - Porches/stoops shall be incorporated on all front facades to create a neighborly look.
 - A combination of hip and gable roofs shall be incorporated in roof design to avoid monotony.
 - Flat roofs are prohibited on townhome units.
 - Front yards shall be landscaped prior to closing

- Front and side elevations and high visibility rear elevation treatments shall avoid large expanses of flat, vertical wall through the use of such elements as trim boards on window frames, arched elements, decorative panels, balconies, bay windows and/or projections.
- All exposed wood shall be stained or painted, and any exposed supporting columns shall be cased with finished covering/trim. All elevated decks that expose an area greater than 10 inches above the finished yard shall be covered with lattice or other suitable material such that the inside/underside of structure is not seen.
- Permitted roof materials shall be cedar shakes, tile, slate, synthetic slate, standing seam metal or, dimensional look asphalt or fiberglass shingles.
- Color Palette: Earth tones, muted and natural tones are required. Trim colors may include white or black or similar. Accent colors in brighter hues are permitted and encouraged for building accent features only such as awnings, doors, window frames, limited trim, etc.
- Decks and balconies should be incorporated into the massing of the home, rather than protruding out of the home, in order to enhance privacy.
- Primary vehicular entries into the residential project should be through an entry driveway using identifiable colored, textured, and/or permeable paving treatments.
- A clearly visible and well-designed project entry should be created by incorporating low walls, decorative paving, accent landscaping, and signage to visually link the project site entry to the building(s)
- Architectural elements consistent with the chosen style should be applied on all sides of the building(s), not just the front facade.
- Deep eaves, overhangs, canopies, and other architectural features that provide shelter and shade are encouraged.
-



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: December 22, 2020

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Stephanie Drive Townhome Planned Development
2. Street Address: 200 Stephanie Drive Goose Creek, SC 29445
3. TMS #: #235-13-02-004 & #235-13-02-060
4. Zoning Classification: R3
Requested Classification: PD (For rezonings only)
5. Total Site Acres: 6.25 acres

GOOSE CREEK ZONING DISTRICTS

- | | |
|---------------------------------|-----------------------------|
| CO: Conservation Open Space | GC: General Commercial |
| LI: Light Industrial | NC: Neighborhood Commercial |
| R-1: Residential Low Density | RC: Restricted Commercial |
| R-2: Residential Medium Density | PD: Planned Development |
| R-3: Residential High Density | PD-MH: PD for Mobile Home |

PART III. CONTACT INFORMATION

Owner/Developer Name: STYO Development

Street Address: 1 Cool Blow Street Suite 122 City: Charleston St: SC Zip: 29403

Telephone: _____ Cell Phone: 843-367-6755 Fax: _____

E-mail Address: cyoung0479@outlook.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Residential & Commercial

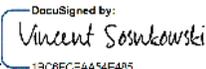
Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: 78 townhomes + commercial parcel

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 STYO Development 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: 

Date: 1/17/2021 | 10:58 AM PST

Signature: _____



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: December 22, 2020

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Stephanie Drive Townhome Planned Development
2. Street Address: 110 Stephanie Drive Goose Creek, SC 29445
3. TMS #: #235-13-02-019 - _____
4. Zoning Classification: GC
Requested Classification: PD (For rezonings only)
5. Total Site Acres: 3.00 acres

GOOSE CREEK ZONING DISTRICTS

- | | |
|---------------------------------|-----------------------------|
| CO: Conservation Open Space | GC: General Commercial |
| LI: Light Industrial | NC: Neighborhood Commercial |
| R-1: Residential Low Density | RC: Restricted Commercial |
| R-2: Residential Medium Density | PD: Planned Development |
| R-3: Residential High Density | PD-MH: PD for Mobile Home |

PART III. CONTACT INFORMATION

Owner/Developer Name: STYO Development

Street Address: 1 Cool Blow Street Suite 122 City: Charleston St: SC Zip: 29403

Telephone: _____ Cell Phone: 843-367-6755 Fax: _____

E-mail Address: cyoung0479@outlook.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Residential & Commercial

Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: 78 townhomes + commercial parcel

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 STYO Development 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.

Elizabeth Baker

1/19/2021

Print Name: _____ Date: _____

Signature: _____
DocuSigned by:
Elizabeth Baker
AB54272101044D3... _____



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: December 22, 2020

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Stephanie Drive Townhome Planned Development
2. Street Address: 108 Stephanie Drive Goose Creek, SC 29445
3. TMS #: #235-13-02-053
4. Zoning Classification: GC
Requested Classification: PD (For rezonings only)
5. Total Site Acres: 0.24 acres

GOOSE CREEK ZONING DISTRICTS

- CO: Conservation Open Space
- LI: Light Industrial
- R-1: Residential Low Density
- R-2: Residential Medium Density
- R-3: Residential High Density
- GC: General Commercial
- NC: Neighborhood Commercial
- RC: Restricted Commercial
- PD: Planned Development
- PD-MH: PD for Mobile Home

PART III. CONTACT INFORMATION

Owner/Developer Name: STYO Development

Street Address: 1 Cool Blow Street Suite 122 City: Charleston St: SC Zip: 29403

Telephone: _____ Cell Phone: 843-367-6755 Fax: _____

E-mail Address: cyoung0479@outlook.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Residential & Commercial

Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: 78 townhomes + commercial parcel

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 STYO Development 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: Hamzeh darawsheh Date: 1-16-202

Signature: _____




HIGHWAY 52

RAILROAD ROW

BEVERLY DRIVE

CLARINE DR

ANNETTE DR

ANITA DR

ADELINE DR

STEPHANIE DRIVE



Stephanie Drive Townhomes Planned Development Guidelines

City of Goose Creek

December 22, 2020



OWNED BY:

STYO Development
1 Cool Blow St
Suite 122
Charleston, SC 29403

PREPARED BY:

Stantec
4969 Centre Pointe Drive
Suite 200
North Charleston, SC 29418

Contents

	Page
A. OBJECTIVES	1
B. DEVELOPMENT STANDARDS	1
C. LAND USE	2
D. IMPACT ASSESSMENT & ANALYSIS	2
E. SCHEDULE	3
F. COORDINATION LETTERS	3
G. ACCESS	3
H. OPEN SPACE	3
I. GENERAL GUIDELINES	4
Site Lighting	4
Signage	4
Parking Requirements	4
Building Height	4
Landscaping & Buffer Requirements	4
Tree Protection	4
J. APPENDICES	5-14
Location Map	5
Current Zoning Map	6
Plat of Record	7
Conceptual Site Plan	8
BEC	TBD
Goose Creek Water	TBD
Berkeley County Water & Sanitation	TBD
Water & Sewer Utility Plan	TBD
Stormwater Drainage Plan	TBD
Traffic Engineering Report	TBD

A. Statement of Objectives

The goal of the Stephanie Drive Townhome Development plan is to expand within the existing residential area with an affordable townhome neighborhood. The total acreage of the development is 9.25 acres and the site is bound by railroad right of way and commercial parcels to the west, single family homes to the east, and south, and Stephanie Drive to the north. Site access will be provided via Stephanie Drive which ties to 52/N Goose Creek Blvd. The proposed development plan will provide much needed affordable housing in the area. The townhomes are clustered to allow for larger contiguous areas of open space, with proposed commercial use fronting on Stephanie Drive. The neighborhood will complement the existing adjacent commercial and residential uses and will help propel further enhancement of the surrounding area.

B. Development Standards

Property Address:	200 Stephanie Road Goose Creek, SC 29445
TMS/Site Area:	Located within the City of Goose Creek & Berkeley County, SC TMS#235-13-02-004 (3.20 acres) TMS#235-13-02-019 (3.00 acres) TMS#235-13-02-060 (3.05 acres)
PD Area:	9.25 Acres
Existing Zoning:	<u>R-3 High Density Residential (Goose Creek)</u> TMS#235-13-02-004 (3.20 acres) TMS#235-13-02-060 (3.05 acres) <u>GC General Commercial (Berkeley County)</u> TMS#235-13-02-019 (3.00 acres)
Proposed Zoning:	Planned Development (Stephanie Road Townhomes) <u>Residential Development</u> (8.50 acres) & <u>GC General Commercial Outparcel</u> (0.75 acres)
Existing Use:	Undeveloped / Commercial and Residential
Proposed Use:	Single Family Residential-Attached & Commercial
Minimum Lot Area:	1,700 Square Feet
Maximum Density:	10 Units per Acre
Maximum Building Height:	45 Feet to Peak of Roof (From Average Foundation Grade)
Maximum Building Coverage:	75% of Lot
Open Space Calculation:	9.25 AC x .20 = 1.86 AC minimum.
Open Space Description:	A minimum of 20% of the site is dedicated to active open space, centralized within the community, and perimeter buffers.

C. Land Use

Land Use Table	
Total Acreage	9.25 Acres
Commercial Acreage	0.75 Acres
Residential Acreage	8.50 Acres
Total Lots	78
Maximum Density	10 units/acre
Total Right of Way	1.20 Acres
Total Lot Area	4.15 Acres
Total HOA	3.15 Acres
Wetland Area	N/A
Wetland Buffer	N/A
Open Space	2.35 Acres
Pond Area	0.80 Acres
List of Permissible Uses	Townhomes / Commercial

Lot Dimensional Standards	
Minimum Lot Area	1,700 Square Feet
Minimum Lot Width	19' Feet
Minimum Lot Depth	90 Feet
Setbacks	
Front	18' Feet (<i>Stairs & roof overhang allowed in setback</i>)
Side (on end units)	5 Feet (<i>10' minimum between building units</i>) (<i>Roof overhangs, HVAC units, meters & electric panels allowed in setbacks</i>)
Rear	15' Feet (<i>HVAC units allowed in setbacks</i>)
Maximum Building Coverage	75%
Maximum Height	45 Feet to Peak of Roof (From Average Foundation Grade)

D. Impact Assessment/Analysis

The impact of this development on existing public facilities and services will be minimal since utility mains are stubbed to the project limits and the surrounding properties are single family, or rail right of way. Primary access will be via Stephanie Drive from Highway 52/N Goose Creek Blvd. Water and sewer service for this development will tie into existing public water mains and sewer manholes adjacent to the site. The existing mains will be extended within the new road right of way to service the proposed homes. Water will be provided by Goose Creek Water and sewer service will be provided by Berkeley County Water & Sanitation.

The proposed roadway section throughout the development is shall have a 50' right-of-way, which includes 5' sidewalks along both sides of the roadway. Applicant will coordinate with SCDOT regarding any transportation impacts. There are no delineated jurisdictional wetlands present on the property.

Stormwater: The overall site area is 9.25 acres of undeveloped land combining three adjacent parcels in the City of Goose Creek & Berkeley County, SC. Most of the site is wooded and relatively flat. Post-development stormwater

for the entire development will be collected and conveyed via a piped drainage system to the proposed central stormwater pond. Site drainage will be masterplanned to ensure the shared pond is adequately sized to handle runoff from both the residential and commercial portions of the development and meet all applicable stormwater requirements. This pond will outfall into the existing ditch to the west. Public drainage easements shall be 20' and private HOA easements can be reduced to 10'.

E. Schedule

Upon approval of annexing one parcel into the City of Goose Creek, preliminary platting through the City, and approved utilities in place, construction would begin with installation of infrastructure and will develop in a single phase, beginning with the road and HOA being finalized before certification of occupancy on lots.

F. Letters of Coordination

BEC- Forthcoming

Goose Creek Water - Forthcoming

Berkley County Water & Sanitation - Forthcoming

G. Access

All proposed lots will have direct driveway access to the proposed 50' road rights-of-way. The residential portion of the overall development will have one point of access to Stephanie Drive and the commercial parcel will have one direct point of access to Stephanie Drive.

H. Open Space

This development has been designed to maximize open space and is laid out to ensure this space is easily accessible for the residents to enjoy. In lieu of providing small, interconnected ponds, this site centers around a single large pond that will serve as an amenity to the homeowners. The developer is proposing to install a walking trail throughout this green space and around the pond, as well as installing a playground area to activate this open space. Benches will also be added to make this a place for gathering. Buffers, consistent with the City of Goose Creek requirements, will be provided around the perimeter of the development and between the residential and commercial uses.

A Home Owner's Association (*HOA*) Board of Directors will be created for the planned development which would manage the residential roads, the drainage system, and all other common/amenity areas including open space areas. The HOA will be managed by the developer, collecting all fees and handling HOA responsibilities until all lots within the residential development are sold, at which time duties will be turned over to a successor chosen by the HOA. A minimum of 20% open space will be maintained by the HOA for the development.

The HOA is responsible for maintaining all common areas, associated furnishings, pathways and improvements. They will also fund any private lighting repairs, landscaping, buffers, ponds and the overall drainage system which serve the development. All of these items will be maintained by the developer until the ongoing maintenance is assumed by the HOA. Since the roadway will be private for the subdivision, the HOA must be setup along with typical required escrow account for proper maintenance of infrastructure, with the to be agreed upon by the developer and the City.

I. General Guidelines

Each building within this Planned Development will be clustered so that each will have a reasonable views and privacy. Consideration will be given to topography, the protection of existing trees, and/or other aesthetic or environmental conditions. Tree protection and mitigation requirements to be satisfied per the City of Goose Creek Zoning Ordinance current standards at the time of development.

Exterior Lighting

Exterior Site Lighting shall provide security while avoiding light pollution. There should be no spillover to adjacent properties and a lighting plan must be approved through the HOA and comply with the City of Goose Creek standards.

Signage

Signage for the development will be compliant with the City of Goose Creek standards.

Parking Requirements

Parking is to be provided per the City of Goose Creek Zoning Ordinance current standards at the time of development. Two off-street spaces shall be provided per unit. The minimum driveway length for each residential unit shall be 18 ft measured from back of sidewalk to front of garage door, as to not impeded pedestrian travel on proposed site sidewalks. Guest/overflow parking is very desirable in townhome developments and will be provided onsite to benefit homeowners.

Building Height

Section B of this document describe building height. Building height is measured from the average foundation grade, to the top of the roof. Unoccupied portions of building, including decorative cupolas and/or fireplace chimneys may exceed this height, with prior approval from the developer or HOA.

Offsite Improvements

This proposed development will ultimately have two access points onto Stephanie Drive – a dedicated right-of-way connection to the residential portion and a driveway for the commercial outparcel. To enhance the community, the developer is proposing streetscape improvements along the Stephanie Drive frontage. This shall include re-establishing the Stephanie Drive roadway by eliminating the abandoned Blossom Street access point and provide fluid transitions to the two new curb cuts. These beautification efforts will also include providing lighting and landscaping along the frontage of Stephanie Drive. A 20' wide landscape buffer shall be provided along the residential portion of the Stephanie Drive frontage and a 10' wide buffer shall be provided along the commercial portion.

Landscaping & Buffering Requirements

Existing trees shall be preserved to serve as a perimeter buffer between differing land uses adjacent to the site. A perimeter 8' stockade fence shall be provided and maintained by HOA along the railroad rights of way to the west. There shall be no required landscaped buffer between the proposed development and adjacent residential parcels to the south and east. The developer shall maintain a minimum 10' wide buffer of existing vegetation along the south and east property lines. A 20' wide landscape buffer shall be provided along the residential portion of the Stephanie Drive frontage and a 10' wide buffer shall be provided along the commercial portion of the Stephanie Drive frontage.

Street trees will be installed on each side of the street at a minimum of interval of one tree per proposed building. Street tree caliper inches provided shall count towards mitigation inches. Landscaping plan shall be provided and submitted to the City of Goose Creek as part of the full agency design review process.

Tree Protection

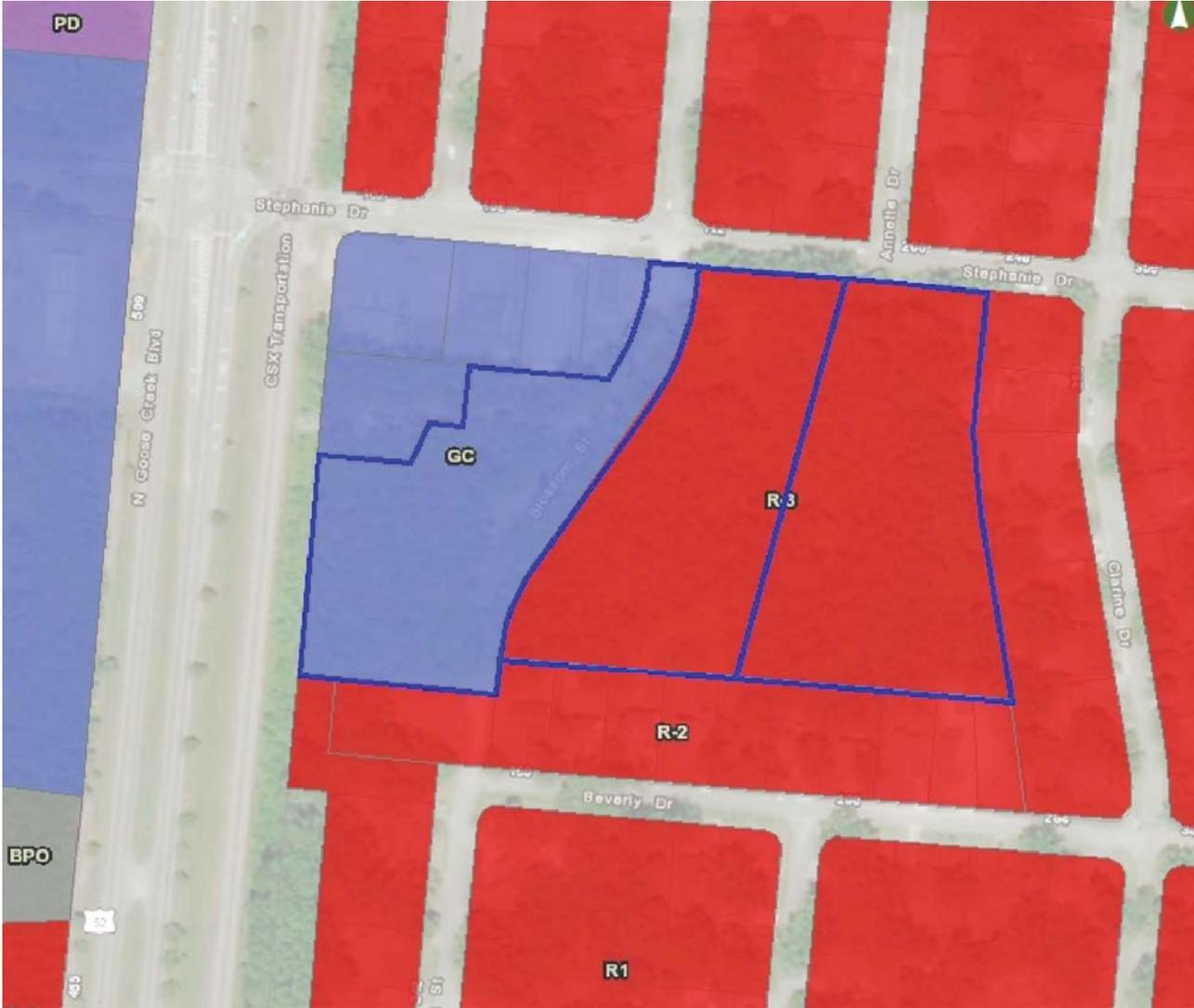
The proposed planned development is located on undeveloped parcels and the developer shall make every reasonable effort comply with the provisions of the City of Goose Creek Tree Protection and Preservation requirements regarding Grand Trees of 24" DBH or greater. Any proposed removal of a Grand Tree shall be approved by the City of Goose Creek at staff level. All tree removals between 16" and 24" DBH shall be allowed and mitigated at 50%. Pines and gums are excluded from any removal restrictions and will not require mitigation. Existing trees within the site perimeter buffers to remain shall be preserved.

J. Appendices

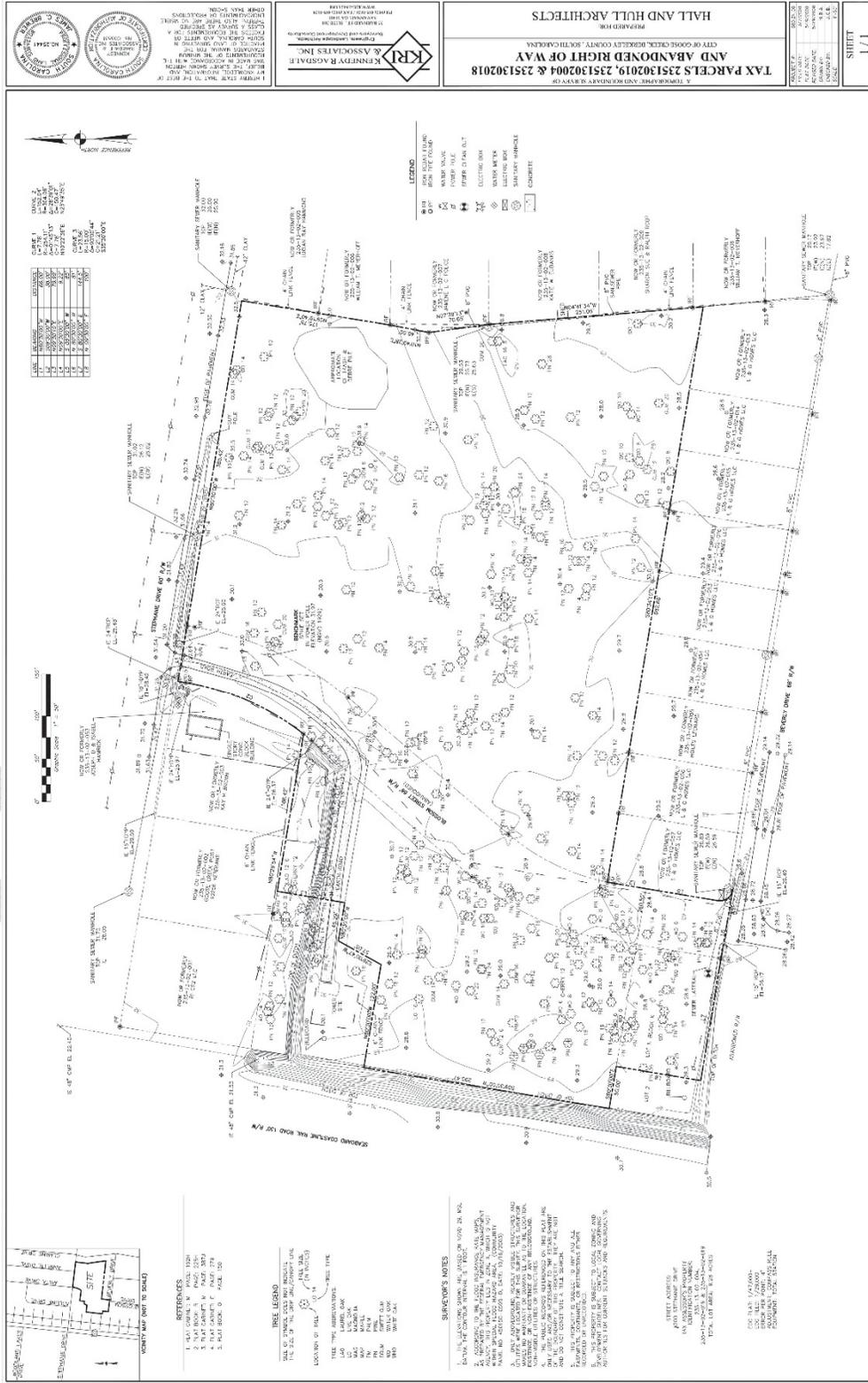
Location Map



Current Site Zoning Map (City of Goose Creek R-3/ Berkeley County GC)



Plat of Record



Conceptual Site Plan



BEC

DRAFT

Goose Creek Water

DRAFT

Berkeley County Water & Sanitation

DRAFT

Water & Sewer Utility Plan

DRAFT

Stormwater Drainage Plan

DRAFT

Traffic Engineering Report

DRAFT