



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SO. CAROLINA

ZONING BOARD OF APPEALS
MONDAY, MAY 24, 2021
4:00 PM

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

MEMORANDUM

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: MAY 19, 2021

SUBJECT: MEETING NOTIFICATION

WHERE: CITY HALL COUNCIL CHAMBERS

This is to remind everyone that the next meeting of the Zoning Board of Appeals is scheduled for Monday, May 24, 2021 at 4:00 p.m. at City Hall.

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



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ZONING BOARD OF APPEALS MEETING
APRIL 7, 2021 4:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairman Clift called the meeting to order at 4:00 p.m. and initiated the Pledge of Allegiance.

II. ROLL CALL

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

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

III. REVIEW OF MINUTES FROM FEBRUARY 1, 2021

MOTION: A motion was made to approve the February 1, 2021 minutes with correction regarding the date. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Fisk.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

Chairperson Clift made the decision to change the sequence of the agenda.

IV. PUBLIC HEARING: NEW BUSINESS

A. A REQUEST FOR A REAR BUILDING SETBACK VARIANCE FOR PARCEL IDENTIFIED AS TMS#235-10-04-023, LOCATED AT 168 VANGO DRIVE, GOOSE CREEK, SC.

MOTION: A motion was made to open the public hearing. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Stinson.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

Mr. Robert Hugo, owner of the parcel, spoke on behalf of his application. He is requesting a variance to encroach five (5) feet into the rear setback of the twenty (20) feet allowed. Mr. Hugo would like to construct a 10.3' (w) x 12.75' (d) building addition to be added onto the rear of the primary structure. He stated he will build this structure on the existing pad.

No one from the public spoke in favor or against the request. Board Member Volkmar reviewed the several criteria for a variance request with the applicant:

1. **There are extraordinary and exceptional condition pertaining to the particular piece of property:** Mr. Hugo stated his plan is to build the structure on the existing pad, he is not extending it over the pad.
2. **These conditions do not generally apply to other property in the vicinity:** Mr. Hugo stated there are a lot of porches that are built right on the pads.
3. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:** Mr. Hugo stated the pad that the builder poured when they built the house sits four (4) and ½ feet past the 20-foot set back.
4. **The authorization of the variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by granting of the variance:** Mr. Brodeur stated the city has not received communication in favor or opposed regarding this request.

The board decided this was poor planning on the builder and had no further questions for the applicant.

MOTION: A motion was made to close the public hearing. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Stinson.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

MOTION: A motion was made to approve the application for a variance request from the rear setback requirements to include the existing porch area, as requested, having found that the application satisfies four (4) criteria requirements set forth for a variance as outlined in section §151.171(c) of the Zoning Ordinance. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Stinson.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

MOTION: A motion was made to go into public session. **MOVED BY** Board Member Stinson. **SECONDED BY** Board Member Volkmar.

DISCUSSION: None

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

V. PUBLIC HEARING: OLD BUSINESS

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

Mr. Brodeur presented staff report. He stated this is the second time this item has come before the board as last time we did not have a quorum. Staff believes the proposed use of multi-family housing may be an appropriate conditional use for this property. He stated the property is zoned General Commercial (GC) and allowed uses in this zoning include vehicle repair shops, used auto sale shops, body and fender shops, emergency medical care, funeral homes and or gas stations. Mr. Brodeur stated those uses are permitted by right, meaning the establishment of their use is not at the discretion of a board or staff. He stated the ZBA may attached any conditions it feels appropriate, and staff has suggested conditions in this report. Mr. Brodeur stated at the last meeting the ZBA requested a traffic impact analysis to be completed by the applicant. Mr. Brodeur stated staff has reviewed the analysis. He stated the conclusion of that report is that the proposed project would generate less traffic than many of the uses that are permitted by right in the GC zone. He stated staff suggest the ZBA grants the conditional use with the following conditions.

1. Use a durable brick or stone waterboard around the base of the building (all sides).
2. Require the use of a very durable exterior wall surface that is low in maintenance such as a horizontal fiber cement siding or better.
3. The use of hip and gable roof forms shall be expressed on the building. A single hip roof is unacceptable.
4. Require the use of covered porch entries that extend outward from the façade.
5. Require the submittal of a landscape plan to City staff for review and approval by the Director.
6. Provide covered parking for all of the spaces (60) away from the building island/lease office.
7. Work with SCDOT to install a four-way stop at the corner of Marylin and Francis streets.
8. Provide a five-foot wide concrete sidewalk along Francis and Marilyn Street.

9. Enclose dumpster with six-foot masonry walls to match the perimeter wall.

Mr. Matt Sotirolou, the applicant, stated his takeaway from the last meeting was the neighborhood's concern with traffic. He stated he had a traffic study done and it concluded that his proposed use of multifamily would significantly produce less traffic than it is currently zoned. He stated the engineer came back with a weekday daily number of 330 trips. He stated as a comparison, the development alternative for a general office would produce 400 daily trips; a medical office would produce 1310 trips, and a free-standing discount store would produce 2550 trips a day. He stated this was favorable information.

Mr. Sotirolou called the Goose Creek Police department and asked them to provide collision data for the past ten (10) years of that area. He stated there was eleven (11) collisions over that time period and one (1) was a car vs. pedestrian collision.

Mr. Sotirolou stated another concern the board had was regarding a crosswalk. He stated he did start a conversation with SCDOT. He gave SCDOT's permitting department his information and they said they would consider a four-way stop. He stated SCDOT stated it looks good to have a crosswalk installed across Carolina Ave.

The board reviewed all the information the applicant provided and inquired what Mr. Sotirolou would do regarding separating the property. Mr. Sotirolou stated he would install a six-foot-high fence. He stated the affordability aspect of what we are trying to build is being encroached by the upgrades and stipulations staff has outlined. He stated having to do hardy plank, brick, and now being advised to cover sixty (60) or more spaces add to the cost of the total project. He stated this is causing issues with making it affordable. He stated hardy plank and covered parking is pretty tough to work with in this unit size. The original plan would have been a high-quality vinyl. The cost difference between hardy and vinyl is about \$80,000 as hardy has to be painted.

Mr. Sotirolou stated a compromise was made between him and staff to have the interior walkways be vinyl and the exterior be hardy. He stated it was agreed upon that the fence be wood. Mr. Sotirolou stated Ring doorbells will be included for security and the company Aldolase agreed to manage the current FARMS property as well as this proposed property.

The board required a fence to be installed around the retention pond. The board inquired if section eight would be allowed. The applicant stated it depends on the budget. He stated if we could afford to have units set aside to do that, then we will.

One person from the audience spoke in favor of the request.

Mr. Brodeur stated staff suggested approving the project with the condition's outlined in staff report but with modifications. The modified conditions are outlined in the motion.

MOTION: A motion was made to close the public hearing. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Stinson.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

MOTION:

A motion was made to approve the CUP for a multi-family development for the parcels identified as TMS#243-08-06-001/002/003/004/005 located off of Marilyn Street, Goose Creek, SC having found the application satisfies the fifteen criteria for a conditional use permit as outline in section 151.71 (c) of the zoning ordinance with the following conditions to be added:

1. Use a durable brick or stone waterboard around the base of the building (all sides). A waterboard is the lowest portion of the exterior wall from the ground upward to a maximum height of 42 inches.
2. Require the use of a very durable exterior wall surface that is low in maintenance such as a horizontal fiber cement siding or better. The use of T111 or vinyl is prohibited.
3. The use of hip and gable roof forms shall be expressed on the building. A single hip roof is unacceptable.
4. Require the use of covered porch entries that extend outward from the façade. To add architectural interest and provide weather protection.
5. Require the submittal of a landscape plan to City staff for review and approval by the Zoning Administrator.
6. Continue to work with SCDOT to install a four-way stop at the corner or crosswalk and Marylin and Francis streets.
7. Provide a five-foot wide concrete sidewalk that is ADA compatible along Francis and Marilyn Street.
8. Enclose dumpster with six-foot masonry walls to match the project wall.
9. Install four-foot fencing around the retention pond.

MOVED BY Board Member Volkmar. **SECONDED BY** Board Member Fisk.

DISCUSSION:

None

VOTE:

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

MOTION:

A motion was made to open the public hearing. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Fisk.

DISCUSSION:

None

VOTE:

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

VI. CLOSING REMARKS AND ADJOURNMENT

Mr. Brodeur stated the comp plan will go to City Council for review and approval later this month.

MOTION: A motion was made to adjourn. **MOVED BY** Board Member Fisk.
SECONDED BY Board Member Fisk.
DISCUSSION: None
VOTE: All in favor (5-0). Motion carried.

The meeting ended at 4:53 p.m.

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



NEW BUSINESS: CAROLINA AVENUE CUP REQUEST



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Department of Planning and Zoning

Mark Brodeur

DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Staff Report

TO: Members of the Zoning Board of Appeals
FROM: Mark Brodeur, Planning and Zoning
Director, City of Goose Creek
DATE: May 24, 2021
SUBJECT: Marilyn Street Apartments Part II

Proposal:

The applicant, Glucore, LLC, has requested to come before the Board (ZBA) to request issuance of a Conditional Use Permit (CUP) to combine two vacant parcels of land that are currently zoned General Commercial (GC). The applicant is combining two parcels together to create a subject 1.2-acre (52,611 sq.ft.) project site. The Conditional Use proposal is for 20 multi-family units (apartments).

Background:

The members of the Zoning Board may remember a project nearly identical being approved last month by Glucore. This proposal sits directly across the street on the corner of Marilyn Street and Carolina Avenue.

Discussion:

City Staff would request that the same conditions of approval for the previously approved multi-family project be assigned to this proposal as well.

Recommendation:

Approve the Conditional Use request with conditions.

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



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

Agenda Item 2031-032 CUP			
Request #:	Conditional Use Permit		
Applicant:	Sotirolou, Matthew		
Location/Address:	Marilyn Street, Goose Creek, SC 29445		
Property Owner:	Gloucore LLC		
Tax Map Number:	243-08-05-009/010		
Current Zoning:	General Commercial (GC)		
Proposed Site:	Development of a 20-unit, single building apartment complex		
Parcels combined:	1.21 acres		
Property Zoning to the:		Property Uses to the:	
North:	General Commercial (GC)	North:	Apartments
South:	General Commercial (GC)	South:	Undeveloped
East:	General Commercial (GC)	East:	Commercial Businesses
West:	Residential Medium Density (R2)	West:	Residential Single-Family Neighborhood

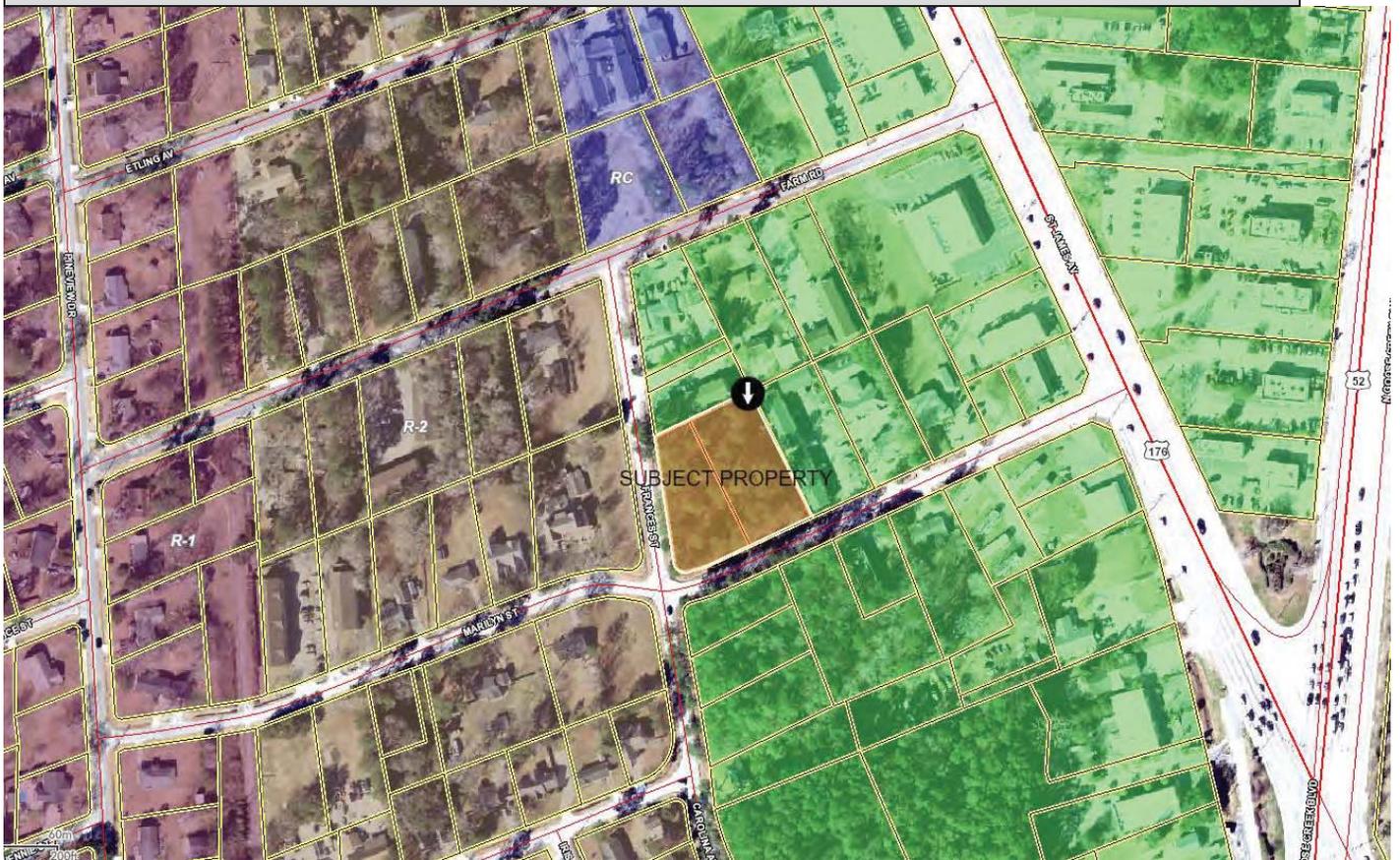
Satellite Imagery of Subject Property located at the corner of Frances St. and Marilyn St.



LEGEND

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

Zoning Map of Subject property located at Corner of Frances St. and Marilyn St.



Street View of Subject Property to the left of intersection Frances & Marilyn Street looking east.



Street view of Subject Property from Carolina Avenue - looking north



Street View of Subject Property to the right from Marilyn Street looking West.





**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 4-13-2021

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: CAROLINA AVENUE Apartments

2. Street Address: n/a

3. TMS #: 243 - 08 - 05 - 009 & 010

4. Zoning Classification: GC
Requested Classification: _____ (For rezoning only)

5. Total Site Acres: 1.21

GOOSE CREEK ZONING DISTRICTS

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

PART III. CONTACT INFORMATION

Owner/Developer Name: GLAUCORE LLC

Street Address: 100 CROWFIELD RD City: GOOSE CREEK St: _____ Zip: 29445

Telephone: 843-693-7615 Cell Phone: ← Fax: _____

E-mail Address: matte@glaucore.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: MULTIFAMILY Apartment

Proposed Total Building Area (gross sq. ft.): 10,080 SF 9,502 SF ^{MMS 3 APR. 21}

Max. Building Height: 35' Total Number of Buildings/Units/Lots: 1 Building / 18 units ^{20 MMS 3 APR. 21}

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 Matt Setraglen 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: Matt Setraglen Date: 13 April 21

Signature: [Handwritten Signature]

Revised October 2019

April 30, 2021

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

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

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

SITE LOCATION

The project site (TMS# 243-08-05-009 & -010) is generally located with the northeast quadrant of the existing Marilyn Street at Frances Street/Carolina Avenue intersection and is within the City of Goose Creek municipal limits.

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

CURRENT DEVELOPMENT PLAN

Development Overview

As currently proposed, the overall site (approximately 1.14-acres) will be developed to provide a total of 20 residential apartment units.

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

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

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



NOT TO SCALE

Figure 1
SITE LOCATION MAP
Carolina Avenue Apartment Project
Goose Creek, South Carolina



PARKING REQUIRED = 48 SPACES
 PARKING PLANNED = 49 SPACES
 LAND COVERAGE PLANNED = 33,256 sq.ft.
 TOTAL AREA = 52,611 sq.ft.
 BERKELEY COUNTY TMS:
 243-08-05-000
 243-08-05-010

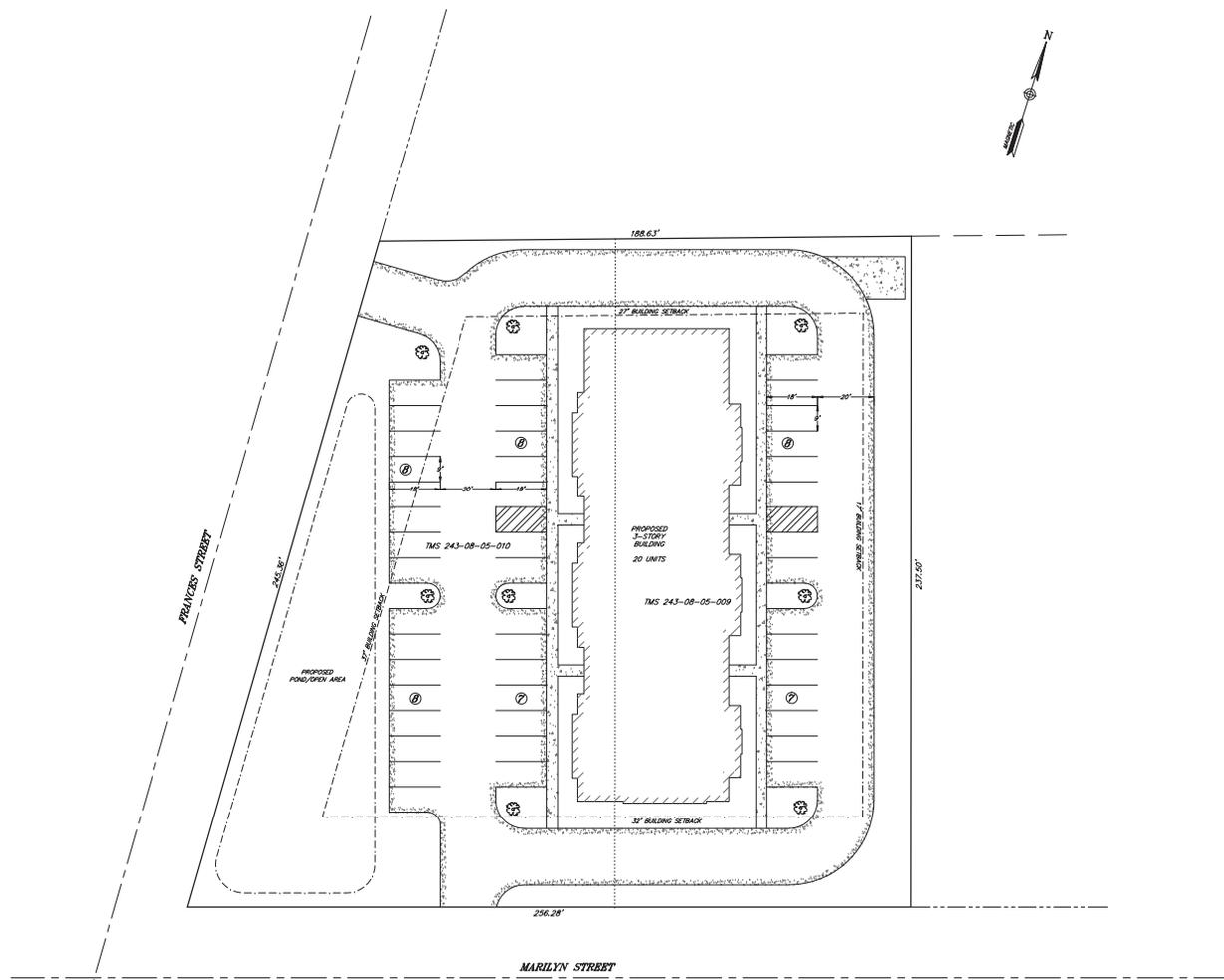


Figure 2
CONCEPTUAL SITE PLAN

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



CONCEPTUAL PLAN
 PROPOSED APARTMENT - CAROLINA AVENUE
 GOOSE CREEK
 BERKELEY COUNTY
 SOUTH CAROLINA
 APRIL 12, 2021 1" = 30'
 20 0 10 20 40 80
 (IN FEET)
 1 inch = 20 Ft.

Trip Generation Characteristics

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

Table 1
PROJECT TRIP-GENERATION ¹
Carolina Avenue Development Site
Current Development Plan

Time Period	Residential Apartment ² 20-Units
Weekday Daily	110
AM Peak-Hour	
Enter	3
<u>Exit</u>	<u>8</u>
Total	11
PM Peak-Hour	
Enter	9
<u>Exit</u>	<u>6</u>
Total	15

1. ITE Trip Generation manual, Tenth Edition.

2. ITE Trip Generation manual - LUC 220.

Weekday Daily rounded up to nearest applicable 10.

As shown in Table 1, the Current Development Plan can be expected to generate a total of **110** two-way vehicular trips on a weekday daily basis, of which a total of **11** trips (**3** entering, **8** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **15** total trips (**9** entering, **6** exiting) can be expected.

ALTERNATIVE DEVELOPMENT PLAN(S)

Development Alternatives

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

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

Based on information provided by the site/civil engineer for the project, assuming the above-cited uses, a building size of 42,000 square-feet (sf) could be provided and maintain compliance with all applicable parking/circulatory requirements, landscaping requirements, etc.

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

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

Based on information provided by City staff, assuming the above-cited use, a building size of 21,044 sf could be provided and maintain compliance with all applicable parking/circulatory requirements, landscaping requirements, etc.

Trip Generation Characteristics

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

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

Table 2
TRIP-GENERATION PROJECTION ¹
Carolina Avenue Development Site
Alternative Development Plans

	DEVELOPMENT ALTERNATIVE #1	DEVELOPMENT ALTERNATIVE #2	DEVELOPMENT ALTERNATIVE #3
	General Office ² 42,000 sf	Medical Office ³ 42,000 sf	Free-Standing Discount Store ⁴ 21,044 sf
Time Period	(a)	(b)	(c)
Weekday Daily	460	1,530	1,120
AM Peak-Hour			
Enter	57	81	17
<u>Exit</u>	<u>9</u>	<u>23</u>	<u>8</u>
Total	66	104	25
PM Peak-Hour			
Enter	8	41	51
<u>Exit</u>	<u>42</u>	<u>104</u>	<u>51</u>
Total	50	145	102

1. ITE Trip Generation manual, Tenth Edition.
 Weekday Daily estimates rounded up to nearest 10.
2. ITE Trip Generation manual - LUC 710.
3. ITE Trip Generation manual - LUC 720.
4. ITE Trip Generation manual - LUC 815.

As shown in Table 2, Alternative Development Plan #1 (*General Office*) can be expected to generate a total of **460** two-way vehicular trips on a weekday daily basis, of which a total of **66** trips (**57** entering, **9** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **50** total trips (**8** entering, **42** exiting) can be expected.

As shown in Table 2, Alternative Development Plan #2 (*Medical Office*) can be expected to generate a total of **1,530** two-way vehicular trips on a weekday daily basis, of which a total of **104** trips (**81** entering, **23** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **145** total trips (**41** entering, **104** exiting) can be expected.

As shown in Table 2, Alternative Development Plan #3 (*Free-Standing Discount Store*) can be expected to generate a total of **1,120** two-way vehicular trips on a weekday daily basis, of which a total of **25** trips (**17** entering, **8** exiting) can be expected during the AM peak-hour. During the PM peak-hour, **102** total trips (**51** entering, **51** exiting) can be expected.

SUMMARY OF FINDINGS

Based on the information presented in Tables 1 & 2, it can be stated that the Current Development Plan (20 residential apartments) will generate a noticeably lower volume of traffic during both the AM & PM peak-hour time period as compared to any of the defined/feasible Alternative Development Plans.

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

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

Regards,

SHORT ENGINEERING & CONSULTING, LLC



Matt Short, P.E.
Principal/Owner



4/30/21



NEW BUSINESS: FOXBOROUGH HOUNDS RUN II CUP REQUEST



Department of Planning and Zoning

Mark Brodeur
DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Staff Report

TO: Members of the Zoning Board of Appeals
FROM: Mark Brodeur, Planning and Zoning
Director, City of Goose Creek
DATE: May 24, 2021
SUBJECT: Hounds Run 2

Proposal:

The property owner, Steven Vaughn is appearing before the Zoning Board of Appeals (ZBA) for a Conditional Use Permit to construct 15 townhouse units in the R-3 Zoning District along St. James Avenue.

Background:

The subject parcel TMS number is 234-11-04-020 and is approximately 43,000 square feet. The site is vacant but infrastructure for the project was installed several years ago. The property is zoned R-3 and Multi-family development is allowed with a Conditional Use Permit. The property is adjacent to other R-3 zoning with similar townhouses. Across the street, R-1 zoning is prevalent. The property faces St. James Avenue and side loads off Brush Boulevard.

R-3 is an appropriate zoning district for multi-family uses in most cities. Our Code still requires the owner obtain a Conditional Use permit to construct townhomes.

Discussion:

At this point, the applicant has not fully developed site plans and architectural elevations for Hounds Run. Since this is a Conditional Use, the ZBA may place conditions of approval on the ultimate development of the site. Staff has the following recommendation to the ZBA to be placed as conditions of approval.

1. Any access to St. James Avenue is taken through existing curb cuts. No new curb cuts along St. James shall be allowed. We are sure SCDOT will require same.
2. If parking is to be located between the dwellings and St. James Avenue (as shown on Plat), then a 20-foot wide landscaped buffer shall be installed and meet the requirement of the Buffer 1 requirements.
3. All required parking shall not utilize paved surfaces from adjacent sites to maneuver unless a reciprocal access agreement is executed.
4. The applicant shall state for the record what the "Future Development" site has, if any, to the relationship with subject site.
5. Direct the applicant to return with plans, specifications and architectural drawings for approval by the Zoning Administrator.

Recommendation:

Approve the Conditional Use request with conditions.

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



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

Agenda Item 2031-032 CUP			
Request #:	Conditional Use Permit		
Applicant:	Vaughn, Stephen M.		
Location/Address:	Corner of St. James Av. And Brush Blvd., Goose Creek, SC 29445		
Property Owner:	Vaughn, Stephen M.		
Tax Map Number:	234-11-04-020		
Current Zoning:	High Density Residential (R3)		
Proposed Site:	Development of a 15 Townhomes		
Parcels combined:	1.0 acres		
Property Zoning to the:		Property Uses to the:	
North:	Low Density Residential (R1)	North:	Single Family Homes
South:	High Density Residential (R3)	South:	Townhomes
East:	High Density Residential (R3)	East:	Apartments
West:	Planned Development (PD) Crowfield	West:	Residential Single-Family Neighborhood

Satellite Imagery of Subject Property located at the corner of Branchwood Dr. and St. James Ave.



LEGEND

- R1 – Low Density Residential
- R2 – Medium Density Residential
- R3 – High Density Residential
- PD – Planned Development (Crowfield Plantation)
- CO – Conservation Open Space
- Subject Property – Condition Use Permit Application

Zoning Map of Subject property located at Corner of Brush Blvd. and St. James Ave.



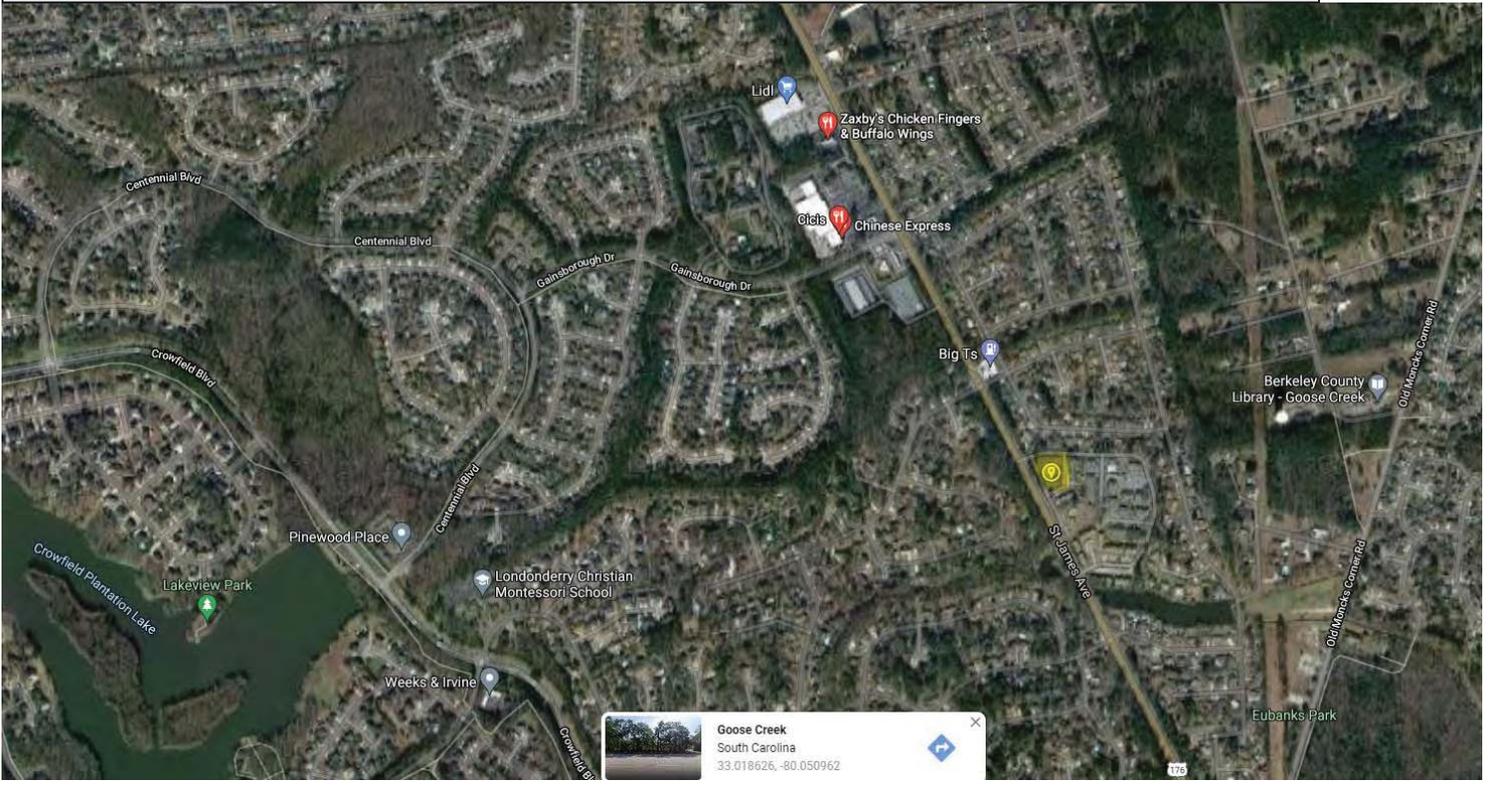
Street View of Subject Property heading North on St. James Ave.



Street view of Subject Property heading South on St. James Ave.



Local Development around Subject property (highlight in yellow)





**LAND USE APPLICATION
CITY OF GOOSE CREEK**

RECEIVED
APR 29 2021

BY:

TODAY'S DATE: 4-29-2021

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Foxborough Hounds Run II
2. Street Address: 0 Brush Blvd.
3. TMS #: 234 - 11 - 04 - 020
4. Zoning Classification: R-3
Requested Classification: _____ (For rezoning only)
5. Total Site Acres: 1.0

GOOSE CREEK ZONING DISTRICTS

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

PART III. CONTACT INFORMATION

Owner/Developer Name: Steve Vaughn

Street Address: 558-B College Park Rd. City: Ladson St: SC Zip: 29456

Telephone: 843-764-2681 Cell Phone: 843-514-0123 Fax: 843-764-2685

E-mail Address: jlewis@vhomes.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Town Homes

Proposed Total Building Area (gross sq. ft.): 12,960

Max. Building Height: 35 Total Number of Buildings/Units/Lots: 15

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 Steve Vaughn 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: Steve Vaughn Date: 4-29-2021

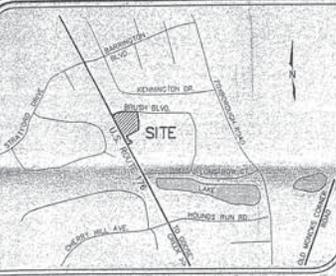
Signature: [Handwritten Signature]

CONDITIONAL USE PERMIT	Applicant comments are shown in red.
According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:	
To permit conditional uses subject to the terms and conditions for the uses as set forth below. (See CONDITIONAL USE.) Conditional uses may be allowed after determination by the ZBA of additional controls required, and after the holding of a public hearing. A listed conditional use (Appendix B) is eligible for location within the subject zoning district, if all of the following conditions can be clearly demonstrated to exist:	
<input type="checkbox"/> (1) Setbacks, buffers, fences or planting strips protect adjacent properties from adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors;	
<i>Structures will adhere to minimum setbacks which will sufficiently protect adjacent properties from adverse influence of items listed. Natural buffer exists along Saint James Avenue / Highway 176, and a combination of natural and planted buffer exists along Brush Boulevard. Both buffers have existed for many years and will effectively screen the newly constructed structures.</i>	
<input type="checkbox"/> (2) Vehicular traffic flow would not increase, and pedestrian movement would not be diminished or endangered;	
<i>Two points of ingress / egress were originally designed and installed for this development; therefore, traffic flow and pedestrian movement would not be adversely impacted.</i>	
<input type="checkbox"/> (3) Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity and design;	
<i>Parking is in accordance to city ordinance guidelines: 35 spaces based on 9' x 18' parking stalls.</i>	
<input type="checkbox"/> (4) Property values, general character and welfare of nearby areas will not be deteriorated;	
<i>Construction of the new townhouses will increase the property value of existing townhouses and be built in a manner complementary to the existing townhouses. Additionally, the overall appearance will be improved with all driving and parking areas being re-asphalted. The completion of this townhouse project would alleviate issues with this developed land that is currently susceptible to litter, loitering, trespassers, etc.</i>	
<input type="checkbox"/> (5) The proposed use shall be in accordance with the purpose and intent of the city's Comprehensive Plan, this chapter and other rules and regulations;	
<i>The completion of this development would address a need for more townhouses within the city limits while affording an additional tax base for the city.</i>	
<input type="checkbox"/> (6) The proposed use shall be compatible with the existing neighborhood character and be consistent with the character and purpose of the applicable zoning district;	
<i>The property is zoned R-3 and has already been approved by the City of Goose Creek. The project is in conformity with permissible structures to be built in a R-3 district, and the townhouses are being built in a townhouse only development that conforms to the general character of the existing townhouses.</i>	
<input type="checkbox"/> (7) The proposed use shall not adversely affect surrounding land use, as measured in terms of its physical size, intensity of use, visual impact and proximity to other structures;	
<i>The project is compatible and in line with existing buildings—which are townhouses.</i>	
<input type="checkbox"/> (8) The proposed use complies with all applicable development standards of the city;	
<i>Complies with the City's development standards.</i>	
<input type="checkbox"/> (9) The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens;	
<i>The use does not pose a threat to public health, safety or general welfare, but does in fact offer additional housing opportunity to the public in an additional form in short supply. Additionally, the site offers emergency personnel two routes of ingress / egress to the property.</i>	

<input type="checkbox"/> (10) The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, of noise or fumes or of the type of physical activity;
<p><i>The configuration of the project accounts for the necessary parking lot size and number of parking stalls to mitigate the above factors.</i></p>
<input type="checkbox"/> (11) The proposed use shall not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site;
<p><i>The parking and pedestrian traffic is contained within the development. Curb and sidewalk has already been installed from the City's approval of the plat. Sidewalks giving access to residents and emergency personnel to each townhouse.</i></p>
<input type="checkbox"/> (12) The proposed use shall not create glare from vehicular and stationary lights and the extent to which the lights will be visible from the adjacent zoning districts;
<p><i>Existing buffers will screen between properties and mitigate above factors. Exterior lighting installed will only be lighting to illuminate the townhouses' entry doors as required by building code. Such lighting does not produce enough lumens to create vehicular glare factors or infringe on adjacent zoning districts.</i></p>
<input type="checkbox"/> (13) The proposed use shall not destroy, create a loss or cause damage to natural, scenic or historic features of significant importance;
<p><i>There are not any such features on the property.</i></p>
<input type="checkbox"/> (14) In the consideration of a conditional use, the ZBA shall not grant permission based on the circumstances of the applicant, or on unnecessary hardship;
<input type="checkbox"/> (15) The ZBA reserves the right to revoke any conditional use permit that it has issued if it determines that the applicant or operator has failed to maintain and conduct the use in accordance with the conditions imposed on the conditional use. The ZBA shall give the applicant written notice of its intent to revoke the conditional use permit, and, if within ten calendar days of receipt of the notice the applicant submits a request for a hearing to the Secretary, the ZBA shall schedule a public hearing and provide the applicant with the opportunity to be heard prior to deciding whether to revoke the permit;
<input type="checkbox"/> (16) The provisions for revocation of conditional use permits shall not be deemed to preclude any other legal remedy with respect to violation of the provision of this chapter or other rules and regulations of the city; and
<input type="checkbox"/> (17) In approving a conditional use, the ZBA may impose the conditions and restrictions as in its opinion will accomplish the intent of this chapter.

**Foxborough Hounds Run II
15 Townhouse Development
General Information**

- Previously approved developed property for townhouses by City of Goose Creek. See attached approved plat by City of Goose Creek dated November 30, 1983 (1-pdf), and Berkeley County GIS map (2-pdf). For clarification Brush Boulevard was changed to Branchwood Drive some time in the past.
- Continuation and completion of existing townhouse development. Townhouses to be constructed in the existing townhouse only development.
- All water and sewer line infrastructure physically installed on property per the approved plat by the City of Goose Creek. Verification of water line ownership through City of Goose Creek Public Works Department. Verification of sewer line ownership through Berkeley County Water & Sewer Authority (BCW&SA), and the existence of a general utility easement survey by Cornerstone Surveying & Engineering dated May 27, 1996 for BCW&SA. See attached BCW&SA General Utility Easement Survey (3-pdf).
- The design and location of water and sewer lines are specific and unique to the site plan approved by the City of Goose Creek, and such design and location would only be relevant and constructed and installed after the site plan was approved by the City of Goose Creek. See attached BCW&SA General Utility Easement Survey (3-pdf).
- Drainage infrastructure already in place for townhouses shown on approved plat by the City of Goose Creek. Drainage pipe connecting catch basin on the lot and parking lot catch basins was uncovered by Goose Creek Public Works while digging to verify water line. See 2 attached photos (Drainage Infrastructure: 5 & 6 jpeg) showing drain pipe and catch basin with grate.
- All required parking—including curb, pavement, and sidewalk—has been installed per the approved plat by the City of Goose Creek and in accordance with the City of Goose Creek’s ordinance pertaining to number of parking spaces requirement. Ordinance requirement of 2 spaces per unit plus 12% of total for overflow parking. See attached Appendix A: Table of Parking and Loading Space requirements (4-pdf), and see 3 attached photos (Site Improvement: 7, 8, & 9 jpeg) of installed curb, pavement, and sidewalk.
- Parking calculation for Foxborough Hounds Run II–15 Townhouse Development.
Required ordinance parking: 15 units x 2 spaces per unit = 30 spaces
Total required ordinance parking: 30 spaces x 12% = 3.6 spaces rounded to 34 spaces
Parking space areas designed for spaces of 9 feet wide by 18 feet long
Parking area adjacent to units 1 - 6: 140 feet divided by 9 feet = 15 spaces
Parking area adjacent to units 7 - 15: 185 feet divided by 9 feet = 20 spaces
Actual site parking: 15 spaces plus 20 spaces = 35 spaces
- Two points of ingress and egress currently in place for existing townhouses and for townhouses shown on approved plat by the City of Goose Creek. See 2 attached photographs (Ingress & Egress: 10 & 11 jpeg) of property’s ingress and egress.



BCW&SA PARCEL DESCRIPTIONS:

BCW&SA PARCEL	T.M.S. # 234-	BLOCK	LOT	P.E. STATUS	GRATE 1 P.F. WIDTH	P.E. LENGTH (ft)	G.U.E. AREA ACQUIRED (SF)
5012-A	11-04-020	N/A	A-1	NEW	12'	112	1,347
5012-B	11-04-021	N/A	-	NEW	12'	113	1,354
5012-C	12-04-017	N/A	-	NEW	12'	217	2,408

Cornerstone Surveying & Engineering, Inc.
 280 Boone Ridge Rd., Matthews, NC 28105
 Phone: 704.841.7776
 Fax: 704.841.7775

CORNERSTONE SURVEYING & ENGINEERING, INC.
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- NOTES:**
- THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE REGISTERED LAND SURVEYOR. ADDITIONS OR DELETIONS TO DRAWING OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 - ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS PLAT IS FOR INFORMATION PURPOSES ONLY.
 - THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE LAND PARCELS SHOWN HEREON. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. NOR DO THE LINES DELINEATING THE LAND PARCELS SHOWN CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
 - ALL PLAT & DEED REFERENCES ARE FROM THE BERKELEY COUNTY R.L.M.C. OFFICE.
 - THIS PLAT HAS BEEN PREPARED FOR THE BERKELEY COUNTY WATER & SANITATION AUTHORITY IN ACCORDANCE WITH THEIR PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREON. ALL OTHER PARTIES ARE CONSIDERED TO PUT ON NOTICE AS TO THE LATEST RECORD OF RECORDS UPON THIS PLAT BY THIRD PARTIES.
 - THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY, ETC.) WHICH WERE NOT NOTED EITHER IN THE REFERENCE DEED OR REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, R/W CONDITION, NO SUBSURFACE MEASUREMENTS OR INSPECTIONS WERE MADE.
 - THE GENERAL UTILITY EASEMENT DELINEATED ON THIS PLAT AS G.U.E. PARCELS 5012-A, 5012-B, AND 5012-C, WAS ESTABLISHED BY A 32 (6) FOOT OFFSET ON BOTH SIDES OF A CALCULATED CENTER LINE BETWEEN THE EXISTING SANITARY SEWER MAINS FOUND WITHIN THE SUBJECT PROPERTY AND THE ADJOINING PARCELS, WHERE THE GENERAL UTILITY EASEMENT LINE INTERSECTS THE EXISTING RIGHT-OF-WAY LINE, AND FOR AN EXISTING PROPERTY BOUNDARY LINE, THE RIGHT-OF-WAY OR BOUNDARY LINE THEN CONTROLLED THE POSITION AND LOCATION OF THE GENERAL UTILITY EASEMENT BOUNDARY. TYPICALLY, THE GENERAL UTILITY EASEMENT IS 12 FEET WIDE, EXCEPT IN THE CASE OR CONDITION NOTICED ABOVE. HOWEVER, THE LIMITS OF THE G.U.E. PARCELS 5012-A THROUGH -C) ARE FULLY DESCRIBED BY THE BEARINGS AND DISTANCES SHOWN HEREON.

CURVE TABLE

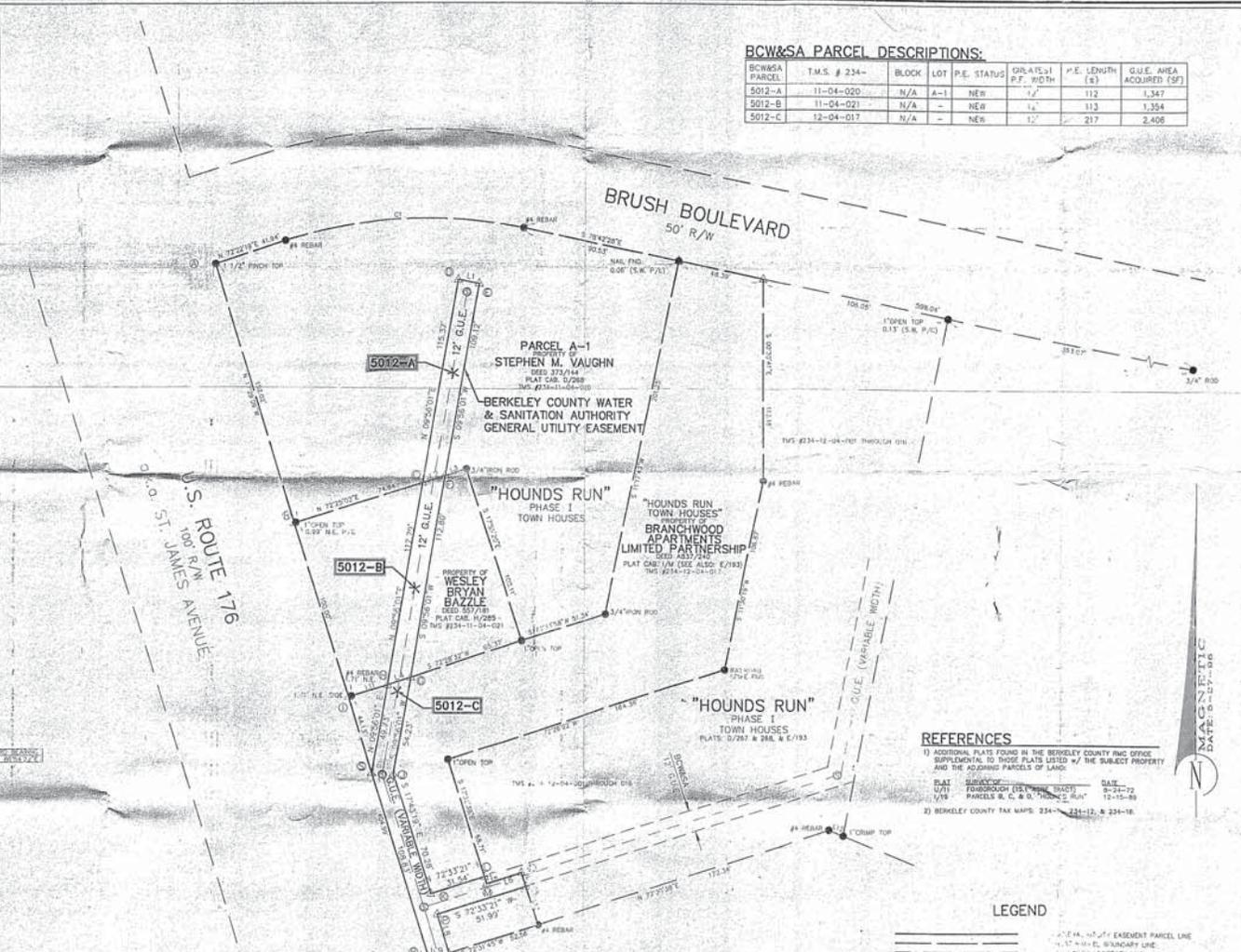
CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE	DELTA	DELTA BEARING	DELTA DISTANCE
112.74	32.27	112.74	112.74	112.74	112.74	112.74

LINE TABLE

LINE NO.	BEARING	DISTANCE	POINT NO.
1	S 112° 12' 00" W	112.74	1
2	S 112° 12' 00" W	112.74	2
3	S 112° 12' 00" W	112.74	3
4	S 112° 12' 00" W	112.74	4
5	S 112° 12' 00" W	112.74	5
6	S 112° 12' 00" W	112.74	6
7	S 112° 12' 00" W	112.74	7
8	S 112° 12' 00" W	112.74	8
9	S 112° 12' 00" W	112.74	9
10	S 112° 12' 00" W	112.74	10

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE EXISTING SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. THE ATTACHED REGULATION 42B-71 THAT THIS PLAT IS INTENDED ONLY TO SHOW THE LOCATION OF A UTILITY EASEMENT; THAT EASEMENT IS LINES SHOWN ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF CLASS "D" SURVEY AS SPECIFIED THEREIN.

Robert Duell Branton, PLS & P.E. South Carolina Registration Number 11053



- REFERENCES**
- ADDITIONAL PLATS FOUND IN THE BERKELEY COUNTY RMC OFFICE SUPPLEMENTAL TO THOSE PLATS LISTED IN THE SUBJECT PROPERTY AND THE ADJOINING PARCELS OF LAND.
 - BERKELEY COUNTY TAX MAPS: 234-11-02-045, 234-11-02-046, 234-11-02-047, 234-11-02-048, 234-11-02-049, 234-11-02-050, 234-11-02-051, 234-11-02-052, 234-11-02-053, 234-11-02-054, 234-11-02-055, 234-11-02-056, 234-11-02-057, 234-11-02-058, 234-11-02-059, 234-11-02-060, 234-11-02-061, 234-11-02-062, 234-11-02-063, 234-11-02-064, 234-11-02-065, 234-11-02-066, 234-11-02-067, 234-11-02-068, 234-11-02-069, 234-11-02-070, 234-11-02-071, 234-11-02-072, 234-11-02-073, 234-11-02-074, 234-11-02-075, 234-11-02-076, 234-11-02-077, 234-11-02-078, 234-11-02-079, 234-11-02-080, 234-11-02-081, 234-11-02-082, 234-11-02-083, 234-11-02-084, 234-11-02-085, 234-11-02-086, 234-11-02-087, 234-11-02-088, 234-11-02-089, 234-11-02-090, 234-11-02-091, 234-11-02-092, 234-11-02-093, 234-11-02-094, 234-11-02-095, 234-11-02-096, 234-11-02-097, 234-11-02-098, 234-11-02-099, 234-11-02-100, 234-11-02-101, 234-11-02-102, 234-11-02-103, 234-11-02-104, 234-11-02-105, 234-11-02-106, 234-11-02-107, 234-11-02-108, 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APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

<i>Table of Parking Space Requirements</i>		
	<i>Required Spaces</i>	<i>Additional Requirements</i>
Residential		
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/boarded 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
Religious		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
Educational		
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	
Recreational		
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	
Office		
Public or private office building	1 space per 300 square feet of floor area (4 spaces	

Done

3 of 3

DRAINAGE INFRASTRUCTURE

LOT DRAINAGE PIPE CONNECTING LOT AND PARKING LOT CATCH BASINS



DRAINAGE INFRASTRUCTURE
PARKING LOT DRAINAGE CATCH BASIN & GRATE



SITE IMPROVEMENTS
CURB & PAVEMENT



SITE IMPROVEMENTS SIDEWALK



SITE IMPROVEMENTS
CURE PAVEMENT & SIDEWALK





