



**CREEK
COMPASS**
City of Goose Creek

PLANNING COMMISSION

July 5, 2022

Regular Meeting 6:00 PM

Marguerite H. Brown Municipal Center

City Hall

519 N. Goose Creek Blvd., Goose Creek, SC



TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: July 23, 2022

SUBJECT: NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, July 5, 2022, at 6:00 p.m. This meeting will take place at Marguerite H. Brown Municipal Center in City Hall, 519 N. Goose Creek Blvd, Goose Creek, SC 29445.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at planning-zoning@cityofgoosecreek.com.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 2, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairwoman Edwards called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Heather Byrd; Judie Edwards; Gena Glaze; Anthony Jenkins; Josh Lilly

Absent: Lisa Burdick; Rob Wiggins

Staff Present: Assistant City Administrator Brian Cook; Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: There was none.

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

III. APPROVAL OF MINUTES: MARCH 1, 2022

Motion: A motion was made to approve the minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

Discussion: There was none.

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

IV. ACTION ITEMS

A. **2022-022MA:** MAP AMENDMENT – REZONE REQUEST FROM RESIDENTIAL MEDIUM DENSITY (R2) TO TOWNHOME DISTRICT (R4) FOR NINETEEN (19) PARCELS LOCATED OFF STEPHANIE DRIVE:

TMS 235-09-06-031	TMS 235-09-06-019
TMS 235-09-06-032	TMS 235-09-06-020
TMS 235-09-06-033	TMS 235-09-06-057
TMS 235-09-06-034	TMS 235-09-06-021
TMS 235-09-06-025	TMS 235-09-06-058
TMS 235-09-06-022	TMS 235-09-06-023
TMS 235-09-06-013	TMS 235-09-06-024
TMS 235-09-06-014	TMS 235-09-06-035
TMS 235-09-06-015	TMS 235-09-06-027
TMS 235-09-06-018	

Mrs. Wise presented staff report. She stated the proposal is to rezone nineteen (19) parcels from Medium Density Residential (R-2) to Townhome District (R-4). She stated the applicant is R. Chamberlain Chesnut II, the acreage is .644 and the current use is vacant. Mrs. Wise stated the City of Goose Creek's Comprehensive Plan designates the parcels as Moderate- Density Residential.

Mrs. Wise stated the subject property is currently zoned R-2 (Medium-Density Residential) and is surrounded by like zoning in the vicinity of the established single-family neighborhoods of Boulder Bluff, Borden Garden, and Quail Hill. She stated the R-4 (Townhome District) would require adherence to specific design requirements and any project would need review/approval by the Architectural Review Board. The purpose of the district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture.

Mrs. Wise stated gross density in R-2 is 5.4 units per acre and in R-4 it is twelve (12) units per acre. The minimum lot width/depth in R-2 is 60/100, and in R-4, it is 20/100. She stated the maximum height in R-2 is thirty-five (35) feet and is forty (40) feet in R-4.

Mrs. Wise stated Stephanie Drive is maintained by SCDOT from US Hwy 52 to Amy Drive where it turns into a Berkeley County maintained street in front of the subject parcel. The applicant is encouraged to coordinate with Berkeley County on the potential traffic related requirements for development. There are no sidewalks on Stephanie Drive. Records indicate a portion of the parcels are classified as a Freshwater Forested/Shrub Wetland.

Mrs. Wise stated staff recommends approval. Townhomes are a development type that may be considered in Moderate-Density Residential Land Use areas. It is desirable to make the R-4 designation in locations where there can be a transition from low to medium density neighborhoods to higher density residential and commercial areas, with access to trails, sidewalks, and public transportation. She stated in this specific case, a reasonable argument may be made for an infill development with existing access to US Hwy 52 in proximity, and in consideration of existing environmental restraints and adjacent neighbors in mind. She stated a rezoning request is not a site plan review, and no specific plan will be tied to the request; however, it is acceptable to consider all factors that could potentially result from a zoning change.

The applicant, Mr. Chesnut, stated this is a unique situation as the lots were originally set up as mobile home lots, and there is no water, sewer or access road provided. Most of these lots are owned by different owners, and the owners have written letters to the city expressing their will of wanting to sell. Mr. Chesnut stated pertaining to the properties that do not want to sell, he will provide water, sewer and electric to the lots in case they do decide that they want to build, they will have full access to all utilities.

No one from the public spoke in favor or against the request. The applicant answered questions from the board.

Motion: A motion was made to recommend to City Council the approval to rezone from Residential Medium Density (R2) to Townhome District (R-4) for nineteen parcels located off Stephanie Drive as listed in the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Glazed inquired if this request is in the Comprehensive Plan for Townhomes. Mrs. Wise stated correct. She stated townhomes are articulated as a type of use under the Comprehensive Plan for Moderate Density Residential Development.

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

V. ACTION ITEMS

- A. **2022-013SN:** STREET NAME APPROVAL – CARNES CROSSROADS PHASE XI: ASHWORTH LANE TO ASHWORTH DRIVE; DENHAM LANE TO DENHAM STREET; MEDFORD LANE TO MEDFORD STREET

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XI: Ashworth Lane to Ashworth Drive; Denham Lane to Denham Street; Medford Lane to Medford Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

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

- B. **2022-014SN:** STREET NAME APPROVAL – CARNES CROSSROADS PHASE XIII: EAST MORTON LANE TO EAST MORTON STREET; WEST MORTON LANE TO WEST MORTON STREET; YALTON LANE TO YALTON STREET; ORWELL LANE TO ORWELL STREET; WITHERSPOON LANE TO WITHERSPOON STREET

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XIII: East Morton Lane to East Morton Street; West Morton Lane to West Morton Street; Yalton Lane to Yalton Street; Orwell Lane to Orwell Street; Witherspoon Lane to Witherspoon Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None

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

- C. **2022-021SN:** STREET NAME APPROVAL – OLD BACK RIVER BEND: RIVER HILL ROAD; RIVERSWING ROAD; RIVER BRIDGE TRAIL

Mrs. Moneer stated according to Berkeley County the developer’s request to use the street name River Bridge Trail is not available for use. She stated River Hill Road is available or Riverswing Road. She stated Berkeley County would prefer Riverswing Road to be two words. Commissioner Byrd clarified that only one name needs to be chosen.

Motion: A motion was made to approve the street name request River Hill Road **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Byrd.

Discussion: None

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

- D. **2022-015RES:** RESOLUTION - RESILIENCY ELEMENT (COMPREHENSIVE PLAN)

Mrs. Wise stated this is the Resiliency Element Addendum which will be added to the City of Goose Creek Comprehensive Plan. The State of South Carolina passed the ‘Disaster Relief and Resilience Act’ (DRRA) in September of 2020 to expand the state’s planning efforts for resilience to natural disaster and flooding events; new requirement to include a Resiliency chapter in comprehensive plans. The City of Goose Creek contracted with BCDCOG to complete a Resiliency chapter addendum to comply with DRRA requirements.

Mrs. Wise stated the Planning Commission is being asked to approve a Resolution to recommend to City Council the adoption of the Resiliency Element. Any recommendations for edits to the document will be provided to City Council. As a refresher, a comprehensive plan serves as a “roadmap” for planning and development and is not considered zoning code, but rather a principal guiding planning document that requires continual evaluation. A draft version of the plan has been provided.

Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Lilly shared concerns with the following requirements listed in the Resiliency Element: buffers; green infrastructure; and stormwater.

Commissioner Lilly shared his comments on the recommendation which had to do with buffers that were put in the charts. He stated there was a recommendation for a 50 to 100-foot buffer around FEMA flood zones. He stated another recommendation was for a 50 to 100-foot buffer on wetlands. He stated he does not want to come across as someone who does not care about the wetlands, they are important, and the report does a good job of explaining that. Commissioner Lilly wants to understand what a 100-foot buffer to any wetlands is and what it means from a restriction of development. He stated The Core of Engineers continually changes the definition of a wetland. He stated there are sites now that a ditch is considered a wetland. He stated if we adopt a 50 to 100-foot buffer on a wetland we must understand that ditches could possibly be buffered. He provided an example pertaining to the new park that is under construction on Mt. Holly Road. He stated there is a ditch that runs through the park, if this ordinance was in place at the timing of the park’s conception, we now have to stay 100-feet from that ditch which would be a significant impact to that site plan. My recommendation would be that the Planning Department considers buffers on wetlands and leave it up to their interpretation. Commissioner Lilly summarized his recommendation:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.
- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek’s relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Amended Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan) with the following recommendations:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.

- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek's relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Moved by Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Vote: All voted in favor. Motion carried (7-0).

VI. CLOSING REMARKS & ADJOURNMENT

Mr. Cook stated a meeting will be held on May 16, 2022 at 5 p.m. with the ARB to discuss the Red Bank Overlay District.

Motion: A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None

Vote: All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 6:40 p.m.

Judie Edwards, Chair

Date: _____



2022-031MA
MUNGO



PLANNING COMMISSION

July 5, 2022, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment Old Moncks Corner Road/Thurgood Road

Tax Map:	234-08-00-018
Proposal:	Annex and assign zoning from Berkeley County Single Family Residential (R-1) to High Density Residential (R-3)
Applicant:	Scott Hebebrand for Hebe Land LLC
Acreage:	+/- 25.89 acres
Current Use:	Vacant
Proposed Use:	Residential
Land Use Classification:	Low-Density Residential (Comprehensive Plan)
Current Zoning:	Berkeley County Single Family Residential (R-1)
Proposed Zoning:	High Density Residential (R-3)
Staff Recommendation:	Denial

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Low-Density Residential (Comprehensive Plan).

ZONING DISTRICT SUMMARY

The subject property is currently zoned Berkeley County Single Family Residential (R-1) in an area of larger single-family and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek. The surrounding properties located within unincorporated Berkeley County are zoned as Berkeley County Single Family Residential (R-1) and Berkeley County Manufactured Residential District (R-2). The surrounding properties within the City of Goose Creek are zoned as Low Density Residential (R-1), Medium Density Residential (R-2), and Conservation Open Space (CO). Records indicate areas of wetlands on the subject parcel and general vicinity. The zoning district maps are included in the packet.

The purpose of R-3 (High Density Residential District) is to provide areas suited for a variety of housing types to include single-family residential units and duplexes. Gross density in R-3 permits a minimum lot area of 6,500 square feet for single-family residence and a minimum area of 8,000 square feet for duplex. Under R-3 zoning, the maximum number of single-family residential units permitted under gross density would be 173, and the maximum number of duplex lots would be 140 with a maximum of 280 dwelling units. These figures are based on maximum gross density and will be reduced by additional considerations such as wetlands and infrastructure.

Old Moncks Corner Road is maintained by SCDOT and Thurgood Road by Berkeley County. The applicant is encouraged to coordinate with SCDOT and Berkeley County on the potential traffic related requirements for development. There are currently no sidewalks along either Old Moncks Corner Road or Thurgood Road.



STAFF RECOMMENDATION


Staff does not recommend approval for the annexation with the request to assign zoning from Berkeley County Single Family Residential (R-1) to High Density Residential (R-3) based on the Comprehensive Plan Future Land Use Map and current use/zoning in the vicinity. While staff would not be opposed to the annexation, staff would recommend consideration of Low Density Residential (R-1) zoning to be consistent with the future land use map and the unique nature of the surrounding properties.

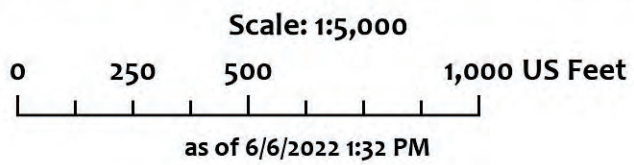
Under R-1, each lot would have a required minimum density of 10,000 square feet, and the maximum number of residential units that could be permitted under gross density would be 112. This figure is based on maximum gross density and will be reduced by additional considerations such as wetlands and infrastructure.

A rezoning request is not a site plan review, and no specific plan will be tied to the request.



-  Parcel of Interest
-  Goose Creek Parcels


Old Moncks Corner Rd./Thurgood Rd.
 City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270
 City of Goose Creek




**PRODUCT IS FOR PLANNING/
 INFORMATIONAL PURPOSES ONLY.
 ALL INFORMATION SHOULD ALWAYS
 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**

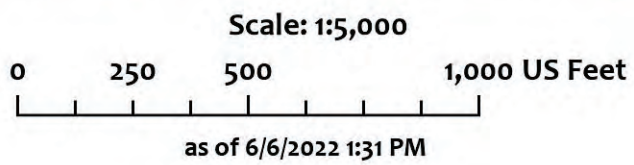




234-08-00-013

	Parcel of Interest		R-5
	Goose Creek Parcels		GC
City Zoning			
	CO		RC
	R-1		NC
	R-2		BPO
	R-3		LI
	R-4		GI
			PD
			PD-MH

 **Old Moncks Corner Rd./Thurgood Rd.**
 City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270



**PRODUCT IS FOR PLANNING/
 INFORMATIONAL PURPOSES ONLY.
 ALL INFORMATION SHOULD ALWAYS
 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**

LOW-DENSITY RESIDENTIAL



Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development



STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All those certain parcels of land-containing 24.30 acres and 1.59 acres, more or less, as shown on a plat entitled "Plat Prepared for and May be Relied Upon By: Walter Gillins, Property Located 3.28 Miles North West of the City of Goose Creek, Berkeley County, South Carolina" prepared by Carolina Land Surveying, LLC (Thomas M. Graham, Jr., RLS) dated October 8, 2019 and recorded on March 5, 2020 in Plat File 20200080309 in the Office of the Register of Deeds for Berkeley County, South Carolina. This being the same property conveyed to Jerry Gillins, Pamela Jett, Deborah Mays, Debbie Gillins, and Walter Gillins by deed of distribution of the Estate of Sarah Gillins dated June 3, 2021 and recorded June 25, 2021 In Book 3864 at Page 263 in the Register of Deeds Office for Berkeley County, South Carolina.

Berkeley County TMS: 234-08-00-018


Berkeley County Land Use: Single Family Residential (R-1)

Property Address: Old Moncks Corner Rd./Thurgood Rd.

Proposed Zoning: High-Density Residential (R-3)

Attachments: Berkley County Deed, Tax Map of Parcel.

HEBE LAND, LLC

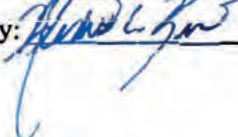

Signature

5/10/22
Date
ITS: MEMBER

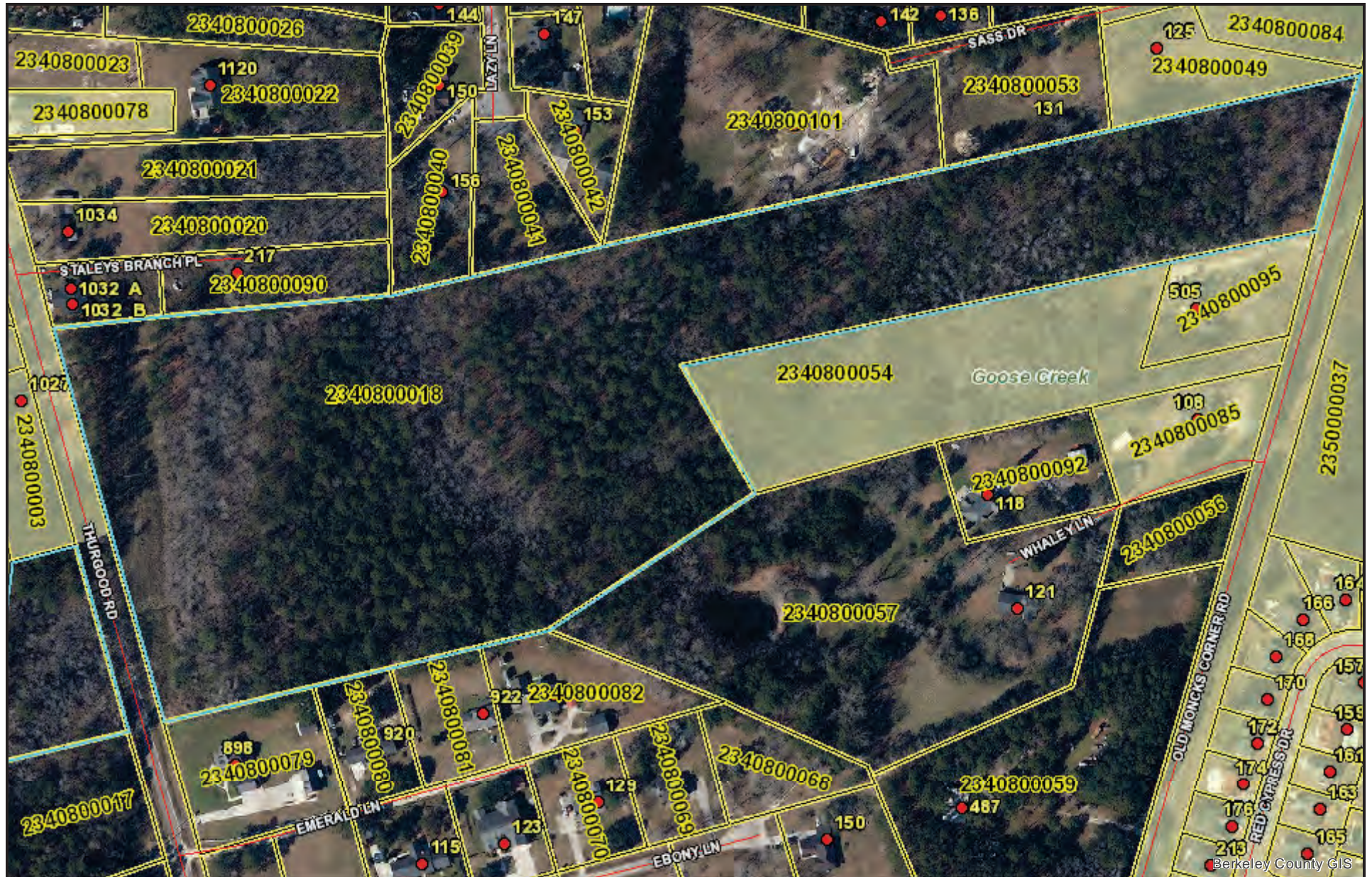
For Municipal Use:

Petition received by Alexis Kiser, Date 5/10/2022

Description and Ownership verified by Alexis Kiser, Date 5/10/2022

By: , Date 05/10/2022

Berkeley County GIS Online Mapping



1 inch = 250 feet



Date: 5/10/2022

Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



2022-034MA

WINDSOR MILL VILLAGE



PLANNING COMMISSION

July 5, 2022, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Zoning Map Amendment Windsor Mill Village

Tax Map:	234-00-00-001; 234-00-00-021; 234-00-00-044; 234-00-00-046; 234-00-00-074; 234-16-02-040; 234-16-02-041; 234-16-02-042; 234-16-02-043; 234-16-02-044
Proposal:	Rezone from Planned Development (PD), General Commercial (GC), Business Professional Office (BPO), and Low Density Residential (R-1) within the City of Goose Creek to Planned Development (PD)
Applicant:	Boris Van Dyck LLC
Acreage:	28.83 acres
Current Use:	Vacant
Proposed Use:	Residential and Commercial
Land Use Classification:	Institutional, Commercial District, and Moderate-Density Residential (Comprehensive Plan)
Current Zoning:	Planned Development (PD) - 234-00-00-001 General Commercial (GC) - 234-00-00-021; 234-00-00-044; 234-00-00-046 Business Professional Office (BPO) - 234-00-00-074 Low Density Residential (R-1) - 234-16-02-040, 234-16-02-041, 234-16-02-042, 234-16-02-043, 234-16-02-044
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Denial as Submitted

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Institutional, Commercial District, and Moderate-Density Residential.

ZONING DISTRICT SUMMARY

The applicant proposes a mixed-use development to be comprised of multi-family units, senior living, and retail/office space. A conceptual site plan is included in the packet. Specifically, the multi-family living designs would consist of 300 units, and the senior living would provide 130 units. There would also be 32,000 square feet dedicated to retail space and an 8,000 square-foot clubhouse.

The parcels are adjacent to the single-family residential neighborhoods of Braemoor, Colonial Heights, and Woodland Lakes. In addition, some of the lots border commercial properties including a gas station and an incoming law firm. Vicinity zoning is provided in the packet. The parcels are located partially along Highway 52, which is a SCDOT maintained road. Windsor Mill Road runs through a portion of the parcels and is maintained by Berkeley County. The applicant is encouraged to coordinate with SCDOT on the potential traffic related requirements for development.

STAFF RECOMMENDATION

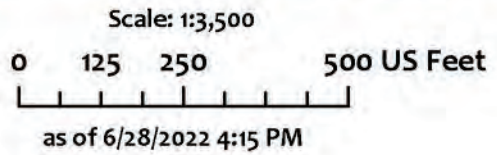
While staff is generally in support of the overall conceptual plan, staff does not recommend approval for the rezoning request at this time based on the need for additional information to address traffic concerns and specific details not currently provided in the Planned Development document.



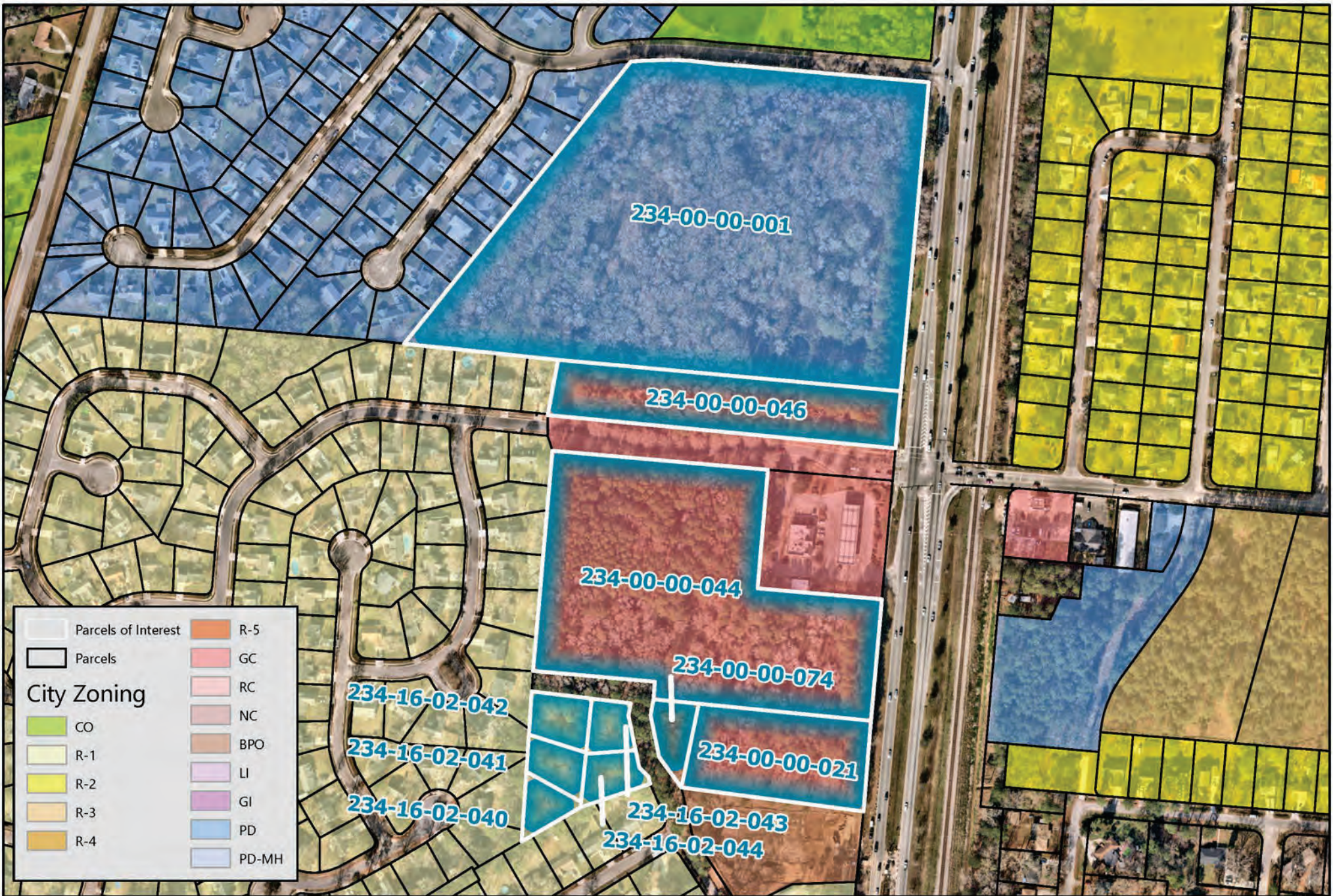
Parcels of Interest
 Parcels



Windsor Mill Village Overview
 City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



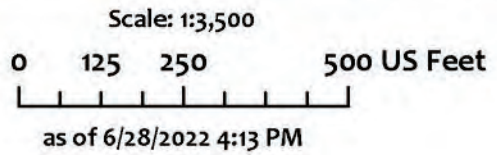
**PRODUCT IS FOR PLANNING/
 INFORMATIONAL PURPOSES ONLY.
 ALL INFORMATION SHOULD ALWAYS
 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**



	Parcels of Interest		R-5
	Parcels		GC
City Zoning			RC
	CO		NC
	R-1		BPO
	R-2		LI
	R-3		GI
	R-4		PD
			PD-MH

Windsor Mill Village Zoning Overview

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



PRODUCT IS FOR PLANNING/ INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD ALWAYS BE VALIDATED WITH THE CITY BEFORE TAKING ANY OFFICIAL ACTIONS.

COMMERCIAL DISTRICT



Overview

The Commercial District promotes economic development opportunities while providing quality goods and services to Goose Creek residents and patrons. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial sites located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, oversized parking lots should consider out-parceling to facilitate redevelopment.

Land Uses and Development Types

- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)

- Mixed-use (i.e. retail on the ground floor, with upper story office or residential)
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- Zoning updates that promote mixed-use and street-oriented commercial development
- Restriction of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc. to industrial areas.
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better-quality development
- Require inter-parcel connectivity
- Prohibit parcel-wide curb cuts
- Negotiate and enforce shared parking agreements
- Adaptive reuse and "out-parceling"



INSTITUTIONAL

Overview

Institutional areas intended to accommodate single uses and activities that already exist and are either not likely to change in the next ten years or are not compatible with other land use designations. The characteristics and locational requirements of institutional needs will vary on an individual basis. All new institutional facilities of the same magnitude should be co-located with existing areas whenever possible.

Land Uses and Development Types

- City / county administrative offices
- Police and fire services
- Berkeley County schools
- Places of worship
- Naval Weapons Station
- Community centers
- Other public / civic uses (not including parks)

Implementation Measures

- Co-location of facilities whenever possible.
- Joint-use agreements with public and private entities such as schools and non-profit organizations to fund, establish, and maintain civic centers.
- In the event of a base closure, the City should consider creating a master plan for this specific area in addition to updating the Comprehensive Plan.



MODERATE-DENSITY RESIDENTIAL



Overview

Moderate-density residential areas are designated in locations where such development can provide a transition from low-density neighborhoods to already developed residential and commercial areas. To the extent possible, future communities of this density should be co-located with neighborhood-level centers of non-residential development and should be connected to centers via trails or sidewalks that will provide access to amenities near and in between residential communities. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Small-lot (< 0.25 acre) single-family residential detached housing
- Accessory dwelling units (ADUs)
- Townhomes
- Duplexes / triplexes / quadplexes
- Neighborhood parks and playfields

- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Mixture of planned communities and infill development





**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 6-20-22

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Windsor Mill Village
2. Street Address: _____
3. TMS #: 2340000001,2340000046,2340000044,2340000021
4. Zoning Classification: GC & PD
Requested Classification: PD (For rezoning only)
5. Total Site Acres: 27

PART III. CONTACT INFORMATION

Owner/Developer Name: Boris Van Dyck LLC

Street Address: _____ City: _____ St: _____ Zip: _____

Telephone: _____ Cell Phone: _____ Fax: _____

E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____

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

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

Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: _____

APPLICATION SUMMARY:

Rezoning of 27 Acres into new PD (Windsor Mill Village)

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

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 Boris Van Dyck 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: DocuSigned by: 6/23/2022

Signature: DD7C081082F8493...

Person Completing this Application:

Signature of Person Completing this Application:

GOOSE CREEK ZONING DISTRICTS

**COMMERCIAL/INDUSTRIAL
ZONING CLASSIFICATIONS**

- BPO:** Business Professional Office
- GC:** General Commercial
- GI:** General Industrial
- HI:** Heavy Industrial
- LI:** Light Industrial
- NC:** Neighborhood Commercial
- RC:** Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

- R1:** Low Density Residential
- R2:** Medium Density Residential
- R3:** High Density Residential
- PD:** Planned Development
- PD-MH:** PD for Mobile Home

BLANK ZONING CLASSIFICATION

- CO:** Conservation Open Space

CONTACT PLANNING-ZONING@CITYOFGOOSECREEK.COM FOR QUESTIONS PERTAINING TO THIS FORM



**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 6-20-22

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Windsor Mill Village
2. Street Address: _____
3. TMS #: 2341602040, 41, 42, 43, 44
4. Zoning Classification: Residential
Requested Classification: PD (For rezoning only)
5. Total Site Acres: 1.51

PART III. CONTACT INFORMATION

Owner/Developer Name: Boris Van Dyck LLC
Street Address: [REDACTED] City: [REDACTED] St: [REDACTED] Zip: [REDACTED]
Telephone: _____ Cell Phone: [REDACTED] Fax: _____
E-mail Address: [REDACTED]

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____
Proposed Total Building Area (gross sq. ft.): _____
Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: _____

APPLICATION SUMMARY:

Rezoning of 1.51 Acres into new PD (Windsor Mill Village)

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

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 Boris Van Dyck 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: Natalie Zeigler

Signature: Natalie M Zeigler

Person Completing this Application: Boris Van Dyck

Signature of Person Completing this Application: [Signature]

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS

- BPO:** Business Professional Office
- GC:** General Commercial
- GI:** General Industrial
- HI:** Heavy Industrial
- LI:** Light Industrial
- NC:** Neighborhood Commercial
- RC:** Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

- R1:** Low Density Residential
- R2:** Medium Density Residential
- R3:** High Density Residential
- PD:** Planned Development
- PD-MH:** PD for Mobile Home

BLANK ZONING CLASSIFICATION

- CO:** Conservation Open Space



**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 6-20-22

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

1. Development Name: Windsor Mill Village
2. Street Address: _____
3. TMS #: 2340000074
4. Zoning Classification: GC
Requested Classification: PD (For rezoning only)
5. Total Site Acres: .32

PART III. CONTACT INFORMATION

Owner/Developer Name: Boris Van Dyck LLC
Street Address: _____ City: _____ St: _____ Zip: _____
Telephone: _____ Cell Phone: _____ Fax: _____
E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____
Proposed Total Building Area (gross sq. ft.): _____
Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: _____

APPLICATION SUMMARY:

Rezoning of .32 Acres into new PD (Windsor Mill Village)

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

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 Boris Van Dyck 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: Robert L. Irvine III, member

Signature: [Signature], member 6/23/2022

Person Completing this Application: Boris Van Dyck

Signature of Person Completing this Application: [Signature]

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS

- BPO:** Business Professional Office
- GC:** General Commercial
- GI:** General Industrial
- HI:** Heavy Industrial
- LI:** Light Industrial
- NC:** Neighborhood Commercial
- RC:** Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

- R1:** Low Density Residential
- R2:** Medium Density Residential
- R3:** High Density Residential
- PD:** Planned Development
- PD-MH:** PD for Mobile Home

BLANK ZONING CLASSIFICATION

- CO:** Conservation Open Space

Windsor Mill Village Goose Creek, SC

Planned Development Guidelines
June 8, 2022

Boris Van Dyck LLC

Prepared by:



SGA|NW, a GF design company

804 Meeting Street, Suite 103

Charleston, SC 29403



Kellum Engineering, LLC

634-C Marina Drive

Charleston, SC 29492

Table of Contents	Page
1.0 Project Overview	1
2.0 Site Information	1
3.0 Allowed Land Uses	2
4.0 Prohibited Land Uses	3
5.0 Building Setbacks	3
6.0 Buffers	3
7.0 Minimum Parking Requirements	4
8.0 Maximum Building Heights	4
9.0 Signage	4
10.0 Adherence to Regulations	5
11.0 Open Space	5
12.0 Master POA	5
13.0 Architecture	6
13.1 General	6
13.2 Materials	6
13.3 Prototype/Franchise Architecture	6
13.4 Facades	6
13.5 Color	6
13.6 Illustration of Design Intent	7
14.0 Wetlands	10
15.0 Stormwater Management	10
16.0 Lighting	10
17.0 Landscaping	10
18.0 Utilities and Infrastructure	10
18.1 Water	10
18.2 Sewer	11
18.3 Electric	11
18.4 Communication	11
19.0 Access and Vehicular & Pedestrian Circulation	11
20.0 Appendix	12

PD Outline | Windsor Mill Village

Planned Development Guidelines

1.0 Project Overview: The project, referred to herein as “the community” is an intentional blending of land uses that complement the needs and desires of the City of Goose Creek and its residents, thereby increasing their quality of life. Where possible and practical, infrastructure, such as stormwater facilities, parking, and recreational or open space uses will be shared. The community is envisioned to be a mix of residential, commercial, office, and retail uses that will provide cross-generational interaction and provide much needed services and facilities for citizens of Goose Creek and the surrounding area.

The community is envisioned as a place that will further the goals of the Goose Creek Comprehensive Plan. The Plan identifies a land use type called “The Village Node District” which is intended to *“encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels.”* The community will achieve these land use goals.

2.0 Site Information: The site is located along Highway 52 in the City of Goose Creek and is bisected by Windsor Mill Road. The entire site is approximately 29.38 AC. See Context Map and Location Map (Exhibits A and B).

The Braemoor neighborhood is immediately to the west of the project site. The Colonial Heights neighborhood is immediately to the south of the project site. The Beverly Hills neighborhood is across Highway 52 to the east of the project site. A convenience store (Speedway) is on the Corner of Highway 52 and Windsor Mill Road, immediately adjacent to the project site. The city of Goose Creek Municipal Complex is to the north of the project site. Currently the project site is comprised of 2 parcels north of Windsor Mill Road and nine parcels south of Windsor Mill Road as follows:

NORTH SIDE: 234-00-00-001 (14.53 AC), 234-00-00-046 (2.65 AC) for a subtotal of 17.18 AC.

SOUTH SIDE: 234-00-00-044 (7.99 AC.), 234-00-00-021 (1.84 AC), 234-16-02-040 (0.26 AC), 234-16-02-041 (0.31 AC), 234-16-02-042 (0.35 AC); 234-16-02-043 (0.27 AC), 234-16-02-044 (0.32 AC), 234-00-00-074 (0.32 AC), and the unimproved Right of Way for Stonewall Court (0.54 AC) for a subtotal of 12.20 AC. This is subject to transfer of parcels from the City of Goose Creek.

All acreages are approximate. All parcels North of Windsor Mill Road and all parcels South of Windsor Mill Road will be re-platted as two parcels, with internal property lines being abandoned. In the future, as the community is developed, there may be subdivisions of the two parcels to reflect ownership and land use patterns.

3.0 Allowed Land Uses:

The following land uses are allowed, by right, in the community:

Licensed nursery or preschool facility.

Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.

Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.

Professional healthcare offices such as medical, dental, chiropractic offices, and the like.

Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.

Arts, crafts, or dance studio; art gallery.

Emergency medical care facility/clinic.

Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.

Commercial laundry/dry cleaning retail store, excluding laundry plant facilities.

Commercial activities such as variety stores, drug stores, restaurants (sit down or drive-thru), and bars allowing on premises consumption of alcohol, including microbreweries.

Enterprise rendering a personal or business service, or restricted retail activity, excluding adult uses as defined in Section 151.28 of the Zoning Ordinance.

Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.

Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.

Specialty shops such as a florist, news stand, gift shop, or boutique.

Veterinary clinic/animal hospital without boarding facilities.

Combination commercial/residential structure not over three stories.

Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like, not over three stories.

Nursing home or public/private care home, including independent (age restricted) and assisted living and memory care facilities.

Non-commercial parking for owners, tenants, guests, members, customers, clients, and employees.

Private swimming pool, bath house, tennis court, and private recreational facility for tenants of principal buildings.

Refuse or recycling containers (dumpsters or compactors) in multi-family or commercial land uses.

Laundromat in multi-family development for the exclusive use of tenants.

Children's playhouse and play equipment.

4.0 Prohibited Land Uses:

Vape Shops

Auto Repair and/or Sales including oil change shops

Fast Food Drive Thru establishments

5.0 Building Setbacks (see Exhibit C for Setback locations)

Front (Street): 20' Min.

Front: 30' Min.

Side (Street): 10' Min.

Side: 40' Min.

Rear: 40' Min.

6.0 Buffers (see Exhibit D for Setback locations)

Required Buffers will not be disturbed except for signs, utilities, driveways, sidewalks, pedestrian or bicycle paths, screening walls, fences, required landscaping, landscaping maintenance and replacement, and perpendicular encroachments for utilities and driveways.

Other improvements may be allowed if the ARB determines they will not detract from the intended purpose and function or have an adverse impact on adjacent properties.

In order to maintain the integrity of this cohesive Community design, no internal Buffers shall be required between various Land Uses, except that parking areas, loading docks, refuse dumpsters, compactors, and utility substations or pump stations shall be reasonably visually screened from single family residential uses with any combination of opaque fences, walls, and/or landscaping.

It is the intent of this PD that existing vegetation be preserved wherever practical to provide better Buffers and improved Tree canopy. Bufferyards shall be required as follows:

Front (Street): N/A

Front: 30' Min.

Side (Street): N/A

Side: 30' Min.

Rear: 30' Min.

30' deep buffers shall consist of a minimum of four canopy trees, six understory trees, and 15 shrubs per 100 linear feet. Where possible, existing trees and understory vegetation shall be retained wherever possible, with additional plantings as necessary to achieve the required buffer. Existing trees that are preserved count towards both the canopy and understory tree requirements. Buffers are not required to mimic natural plantings but may be arranged for a more intentional architectural effect.

7.0 Minimum Parking Requirements:

ULI Share Parking calculations can reduce the required parking in mixed use areas, if applicable. Parking requirements are to be commercially reasonable so as to allow the development of all Phases in all Land Development Zones as intended by this PD. Minimum parking requirements, subject to reductions for Share Parking are as follows:

Multi-Family Residential: 1.4 Spaces Per Unit

Age Restricted (Senior) Multi-Family Residential: 1.0 Space Per Unit

Office or Commercial Uses: 1 Space Per 300 S.F.

Senior Living: 1 Space Per 1,200 SF

ADA parking shall meet Federal guidelines. Universal ADA spaces are preferred over other configurations.

8.0 Maximum Building Heights:

Maximum Building Height shall be three stories of habitable space, exclusive of roof. Floor to Floor heights will vary with land use.

9.0 Signage:

The Community will conform to Section 151.084 SIGN REGULATIONS of the Goose Creek Zoning Ordinance, which states: *"It is the city's intent to reduce the proliferation of signs, reduce distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, enhance and preserve the natural scenic beauty or aesthetic*

features of highways, streets and adjacent areas and beautify the community by removing obstructions to light, air and open space.”

10.0 Adherence to Regulations:

Where not expressly stipulated within the guidelines of this Planned Development, the community will adhere to federal, state, and local guidelines and regulations. Where not stipulated in the guidelines of this Planned Development, the community will adhere to provisions of the City of Goose Creek Zoning Ordinance relating to General Commercial (GC) at the time the Planned Development rezoning is approved. The current version of the Zoning Ordinance is dated 9-14-2021. The current Zoning Ordinance in effect at the time the PD is passed shall be attached to the PD in the Appendix.

11.0 Open Space:

20% of the gross cumulative acreage of all parcels shall be set aside as Open Space. Open Space may include buffers, wetlands, stormwater ponds, bioswales, paths and trails, outdoor recreation areas, passive park areas, dog parks, play areas, and the like. Parking lot islands are not considered open space.

12.0 Master POA:

A Master Property Owners Association will be established for the Community and one or more Property Owners Associations (a “Property Owners Association” or “POA”) may be established for Development Tracts within the Community, pursuant to one or more recorded Declarations of Covenants, Conditions, and Restrictions, or the similar documents recorded by the Property Owner with respect to one or more Development Tracts (“CCRs”). Once established, membership in a POA will be mandatory for each property owner. Each POA will be funded by assessments to be established pursuant to its recorded CCRs.

Each POA shall be responsible for administering its recorded CCRs and for the maintenance and operation of those Common Areas, if any, which are designed to benefit the property owners subject to its jurisdiction. Common Areas may be exclusive or for joint use but shall not be dedicated for public use unless agreed to in writing by the POA of such Common Area and the City of Goose Creek.

Open Areas, including all Protected Open Space and Common Areas for the benefit of property owners and residents of the Community, may include both passive park space as well as areas for pool(s), playground(s), recreation buildings, and other passive and/or active amenities. Each POA may have its own Common Areas and/or amenities.

The recorded CCRs of each applicable POA will also establish an ARB for the review and approval of plans, prior to commencement of construction, for all new construction (residential and commercial) and any major additions, modifications, or improvements. These Architectural

Guidelines may include elements such as fences, pools, and other similar matters. The review by ARB will be for the purposes discussed in detail in Section 4.3 and aesthetic purposes only and

13.0 Architecture:

All architectural design will be subject to the review and approval by the City of Goose Creek's Architecture Review Board section 151.197 in addition to these supplemental requirements for Windsor Mill PD.

13.1 General:

- The architecture of the structures within this planned development are important to protect the public from the impact of adverse visual experiences. It is the intent to maintain the appearance and character of a single project. It is not the intent to stifle architectural design innovation.
- All buildings and structures shall utilize a uniform architecture theme that supports the overall architectural theme. Buildings shall not be required to be identical or look alike but rather create a coordinated aesthetic through the use of mass, scale, proportion, detail, material, color, site planning and landscaping.

13.2 Materials:

- Allowed Materials
 - ACM (Aluminum Composite Metal) Panels
- Prohibited Materials
 - Vinyl Siding

13.3 Prototype/Franchise Architecture: Prototypical Architecture shall be allowed if it meets all other requirements and is approved by the Design Review Board.

13.4 Facades:

- Canopies and Awnings
 - Structurally supported with wood or metal with a design style that is integral and supportive of the main building
 - Prohibited Materials
 - Fabric
- Parapets
 - Projecting parapets shall have depth and return towards main roof/building structure.
- Prohibited
 - Continuous Arcades
 - Illuminated awnings and canopies

13.5 Color:

- Color combinations shall be complimentary and limited no more than (3) three different colors per building.

13.6 Illustration of Design Intent:

Senior Living: Cementitious and Brick w/ multiple roof types



Multi Family: Cementitious and Brick w/flat roof.



Multi Family: Cementitious and Brick with sloped roof



Multi Family: Multiple cementitious types and limited colors



Multi Family: Multiple cementitious types and limited colors



Multi Family: 1 1/2 Story Clubhouse



Retail: Façade faces street with structured canopy, multiple materials and roof line.



14.0 Wetlands:

A Preliminary Jurisdictional Determination (PJD) (SAC-2017-01091) was provided by the U.S. Army Corps of Engineers in 2017. The site contains approximately 0.43 acres of federally defined wetlands that are presumed to be waters of the United States that are subject to regulatory jurisdiction under Section 404 of the CWA.

15.0 Stormwater Management:

Storm drainage will be accommodated according to all local requirements, and the existing drainage patterns will be maintained to the pre-development conditions for the Site. The stormwater management and conveyance systems will be designed to meet or exceed local, State, and Federal regulations involving storm flow, siltation, and erosion control. The development of the Community and all outfall structures will be designed to consider all storm frequencies up to and including the 100-year storm. The maintenance of any detention facilities will be the responsibility of one or more Property Owners Associations.

16.0 Lighting:

Site Lighting will comply with Section 151.082 "DESIGN STANDARDS" subsection "G" which states: *"Minimum design standards; subdivisions, planned developments and commercial sites. (6) Street or security lighting is required in all subdivisions at a minimum ratio of one light per six residential lots, in all Planned Developments at a ratio of one light per 40,000 square feet of land area in the development, and for commercial sites at a ratio of one light per 2,000 square feet of leasable area"*. Lights shall be LED full cut-off fixtures near the periphery of the site and shall not produce glare in excess of 50 foot lamberts or one-half of a foot candle on land within residential zoning districts when measured at the lot line.

17.0 Landscaping:

Landscaping within the PD will consist of both native and naturalized plantings (non-invasive) that will help create a harmonious setting for the project. Landscaping will be used for screening, buffering, shade, and other functional considerations. Emphasis in landscape design will be on massing of plants, rather than individual (specimen) plantings to create a more cohesive environment.

18.0 Utilities and Infrastructure:

18.1 Water: The City of Goose Creek provides water service to the project area. A new water main shall be designed and constructed to provide domestic and fire protection service to the development. The new water main shall be served by the existing 8" public water main within the Windsor Mill Road right-of-way and/or the 10" public water main within the US Highway 52

right-of-way. Upon completion of construction the new water main shall be dedicated to the City of Goose Creek, who will own and operate the water main.

18.2 Sewer: Berkeley County Water and Sanitation Authority provides sanitary sewer service to the project area. A new gravity sanitary sewer main shall be designed and constructed to provide wastewater service to the project. The new sanitary sewer main will be served by the existing 18" gravity sewer main within the US Highway 52 right-of-way. Upon completion of construction the new gravity sanitary sewer main shall be dedicated to Berkeley County Water and Sanitation Authority, who will own and operate the sanitary sewer main.

18.3 Electric: Electric service shall be provided by Berkeley Electric Cooperative.

18.4 Communication: Telephone, cable and internet services may be coordinated with and provided by Comcast, AT&T or other available providers.

19.0 Access and Vehicular & Pedestrian Circulation:

Vehicular access to the site will be both from U.S. Highway 52 and Windsor Mill Road, as shown on the site plan. Pedestrian access will be tied in with the existing trail system. Sidewalks will connect all uses to each other and to parking areas. ADA access will be provided to all uses. All encroachments are subject to approval by the City of Goose Creek, Berkeley County, and/or SCDOT, as applicable.

20.0 Appendix:

Conceptual Master Plan

Coordination Letters

Traffic Impact Analysis

Current Zoning Ordinance

Conceptual Site Plan

Hwy 52 & Windsor Mill Rd | Goose Creek, SC

CONCEPTUAL SITE PLAN SUMMARY:
 TOTAL SITE AREA: +/- 29.54 ACRES
FLATS: 300 UNITS
 PARKING: 520 SPACES
 PARKING RATIO: 1.73 SPACES/UNIT (1 SPACE/BED)
 CLUBHOUSE: 8,000 SF (2-STORY)
VILLAGE RETAIL: 32,000 SF
 LIVE/WORK: 10,000 SF
 PARKING: 250 SPACES (DEDICATED)
SENIOR LIVING: 130 UNITS
 PARKING: 85 SPACES

