**Ancrum Development**

Planned Development District Guidelines

November 1, 2023

**Presented to:**

The City of Goose Creek

**Prepared for:**

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# Planned Development District Requirements

The property which is subject to these requirements (“Ancrum Development”) consists of two (2) parcels totaling approximately 50.6 acres. To support and enhance the City’s continued economic growth, the PDD proposes to establish a mix of uses including commercial and industrial facilities. PDD zoning is best suited to maximize flexibility and efficiency in planning and design while meeting the unique development goals and environmental constraints that currently exist on the property.

This document is intended to create a framework to encourage flexibility in the development of land to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the adequate and economical provision of streets and utilities; and to preserve natural areas.

## Project Identification

**Name of Development:** Ancrum Development

**Applicant:**  Ancrum Propco, LLC

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Annapolis, MD 21401

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**Engineer:**  Reveer Group, LLC

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## General Conditions Compliance

The parcels identified in Appendix 1 and collectively known as Ancrum Development (The Property), may be considered for rezoning as a Planned Development District (PDD) because:

1. More than one principal land use is proposed for development on parcels under single or multiple ownership or management, and
2. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one (1) or more adjacent parcels under single or separate ownership or management, and
3. Exceptions or variations to the site, dimensional changes in standards required or other requirements of the zoning ordinance are being sought.

## Specific Requirements Compliance

The Property qualifies for a PDD zoning classification because the Property contains approximately 50.6 acres which fulfills the three-acre minimum requirement. The Property is currently owned by two (2) entities: Jenkins Orphan Aid Society and Orphan Aid Society Inc. Please refer to Section 2.B for a list of ownership by parcel.

## Existing zoning

The Property is located within Berkeley County and falls into two (2) zoning categories: GC (General Commercial) and R2 (Manufactured Residential). All parcels listed as part of this PDD will be annexed into the City of Goose Creek concurrently with this PD rezoning.

## Modifications

Unless alteration is permitted by way of a Zoning Administrator approved variance as set forth in the City of Goose Creek Ordinance, all standards of development shall conform to the standards adopted for the planned development district, regardless of any changes in ownership. Certain minor variations from the adopted PDD plan may be approved as an administrative variance by the Zoning Administrator.

# Site Description

## General Location

The Property is composed of two (2) parcels within Berkeley County. The property is generally bound to the north by properties within Berkeley County, to the east by Interstate 26 (I-26), to the south by Ancrum Road and to the west by properties within Berkeley County and the City of North Charleston.

## Parcel and Owner Summary

|  |  |  |  |
| --- | --- | --- | --- |
| **Parcel** | **TMS** | **Area** (acres) | **Owner** |
| A | 242-00-03-053 | 50.05 | Jenkins Orphan Aid Society |
| B | 242-00-03-055 | 0.56 | Orphan Aid Society Inc |
| **Total PDD Area** | | **50.6 acres** | |

## Total Site and Wetland Areas

The parcels outlined in Appendix 2 represent a total of 50.6 acres and include approximately 7.83 acres of wetlands that have been flagged by environmental scientists as possible wetlands. Individual wetland surveys will be required for all future development within the PDD. It shall be the responsibility of the individual parcel owner to obtain any necessary wetland impact permits required for proposed development.

## Areas of current forestry operation

There are no areas within the PDD currently under commercial forestry operation, nor areas anticipated for forestry operation in the future.

## Areas of Known Environmental Contamination

A portion of the Property was previously used as a landfill (and is subject to a Consent Agreement (95-07-HW) by the South Carolina Department of Health and Environmental Control and Waste Management of South Carolina. Information regarding this landfill is contained in Appendices 3 and 4.

## Known Historical and Architecturally Significant Site

A former cemetery is located within the Property at TMS 242-00-03-054, owned by the Huguenot Society of SC. The Developer will maintain an access easement to the cemetery parcel, as well as a 25-foot buffer around its parcel line. However, the Developer may reduce or omit the buffer in the future based on a cultural resources survey.

## additional Development Restrictions

A portion of Parcel A (TMS 242-00-03-053) is subject to a Declaration of Covenants and Restrictions (Appendix 4) recorded in the Berkeley County Register of Deeds office in Book 2035 Pages 58-68. In general, these covenants identify the Consent Agreement entered into by Orphan Aid Society (OAS) and the South Carolina Department of Health and Environmental Control (SCDHEC) pursuant to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The covenants further define certain prohibited land uses, including residential, agricultural, recreational, child day care facilities, schools, or elderly care facilities.

# Development Narrative

## Intent of the Standards

Ancrum Development is intended to be a commercial and industrial development that will support and promote economic growth within the City of Goose Creek.

## Permitted and Conditional USEs

To tailor development standards to meet the goals of specific areas within the Property, the Property has been divided into three (3) zoning areas, each with specific allowable uses and development standards. Please refer to Appendix 5 – Conceptual Site Plan – for conceptual delineations of each zoning area. The conceptual site plan contains an approximate alignment for future public right-of way and the alignment of the roadway is subject to change. Development standards for each zoning area are outlined in *Section 4. Development Standards*.

1. **Commercial (C)**

The Commercial zoning area is intended to provide areas for business and professional service uses that are beneficial to other businesses.

* 1. *Permitted uses:* The following uses shall be permitted in the Commercial zoning area:  
     1. All permitted and conditional uses within §151.132 *Neighborhood Commercial District*, and §151.133 *General Commercial Distric*t of the City of Goose Creek Zoning Ordinance.
     2. Off-street parking as a principal use for providing for public parking, private parking, or parking in conjunction with other permitted uses provided surface parking meets all setback, yard, and other requirements.

1. **Industrial (I)**

The Industrial zoning area is intended to provide areas for storage and transportation-related activities.

* 1. *Permitted uses:* The following uses shall be permitted in the Industrial zoning area:
     1. All permitted and conditional uses within §151.133 *General Commercial District*, §151.134 *Heavy Industrial District*, and §151.135 *Light Industrial District* of the City of Goose Creek Zoning Ordinance.
     2. Off-street parking as a principal use for providing for public parking, private parking, or parking in conjunction with other permitted uses provided surface parking meets all setback, yard, and other requirements.
     3. Yards for container storage with the ability to stack containers no more than six (6) containers high.
     4. Tow yards, open storage of junk or salvage materials or processing or recycling of such materials, inclusive of uses engaged in the processing, collection, and transfer of recyclable materials
     5. Uses involving the processing of solid bulk materials, such as gravel, crushed stone, and sand, stored in the open

1. **Preservation (P)**

The Preservation zoning area is intended to preserve and protect environmental resources in the area, and provide screening, buffering, mitigation for tree cutting, and stormwater management while preserving the natural features of the area.

* 1. *Permitted uses:* The following uses shall be permitted in the Preservation zoning area:
     1. Drainage facilities including stormwater detention ponds for all development within the PDD, provided they do not require the filling of wetlands.
     2. Landscaping additions where natural vegetation may be absent or insufficient for screening.

## LAND USE

The areas in this table are conceptual in nature and are based on the Conceptual Site Plan found in Appendix 5.

|  |  |
| --- | --- |
| **EXISTING LAND USE** | |
| Vacant/Forested. | 50.65acres |
| **PROPOSED LAND USE** | |
| Commercial | 4.7 acres |
| Industrial | 41.9 acres |
| Preservation | 2.5 acres |

# Development Standards

## Lots

1. Minimum lot widths, lot area, and frontage shall be as provided in the following table:

|  |  |  |  |
| --- | --- | --- | --- |
| **Land Use Area** | **Min. Lot Area**  (square feet) | **Min. Lot Width**  (feet) | **Min. Street Frontage**  (feet) |
| Commercial | 12,000 | 80 | 50 |
| Industrial | 3 acres | 200 | 200 |
| Preservation | N/A | N/A | 20 |

1. *Public Utility Lots:* Lots may be subdivided for use by public utilities which are of such widths, depths, lot areas, lot designs, or frontages as shall be approved by the City of Goose Creek Planning and Zoning Department, though not necessarily meeting the specific standards outlined in this PDD provided that lots are provided with access via a minimum of twenty-four (24) feet of continuous frontage on a public or private right-of-way or via an access easement across another parcel that connects to a public or private right-of-way. Such easement shall have a minimum width of twenty-four (24) feet and shall be shown and simultaneously recorded with the plat creating such lots and a note on the plat indicating further subdivision or development of the property shall not be permitted until said property is brought into compliance with the subdivision regulations.
2. *Support Facilities:* Lots may be subdivided for use as buffer areas, drainage areas, ponds, or wetland preservation areas which are of such widths, depths, lot areas, lot designs, or frontages as shall be approved by the City of Goose Creek Planning and Zoning Department, though not necessarily meeting the specific standards outlined in this PDD provided that lots are provided with access via a minimum of twenty-four (24) feet of continuous frontage on a public or private right-of-way or via an access easement across another parcel that connects to a public or private right-of-way. Such easement shall have a minimum width of twenty-four (24) feet and shall be shown and simultaneously recorded with the plat creating such lots. A note shall be provided on the plat indicating further subdivision or development of the property shall not be permitted until said property is brought into compliance with the subdivision regulations.
3. Requirements in the Commercial zoning area
   1. Minimum front yard, measured from the nearest abutting right-of-way line: ten (10) feet
   2. A minimum rear and side yard of ten (10) feet shall be required along each rear side lot line; except that where a firewall meeting the standards of the current edition of the city's building code is constructed at the property line; the side or rear yard requirement may be waived along the respective side or rear lot line.
4. Requirements in the Industrial zoning area
   1. Minimum front yard, measured from the nearest abutting right-of-way line: Twenty (20) feet.
   2. A minimum rear and side yard of ten (10) feet shall be required along each rear and side lot line, except that where a firewall meeting the standards of the current edition of the city's building code is constructed at the property line; the side or rear yard requirement may be waived along the respective side or rear lot line.

## Buffer areas

1. A fifty foot (20’) undisturbed, vegetative buffer will remain along the eastern portion of the Property adjacent to Interstate 26 (I-26) with additional landscaping planting at site entrances or where the buffer is not substantial. The Developer shall be permitted to make landscaping additions to the buffer where natural vegetation may be absent or insufficient for screening. No buffer materials are proposed within the utility easement parallel to I-26. An exhibit detailing the Property’s buffers can be found in Appendix 6.
2. A twenty-foot (20’) undisturbed, vegetative buffer will remain along the northern property line adjacent to TMS 242-00-03-065.
3. A twenty-foot (20’) undisturbed, vegetative buffer will remain along the Property’s western perimeter when adjacent to residentially zoned parcels. A fifty-foot (50’) undisturbed, vegetative buffer will remain along the eastern side of Property J as labeled in Appendix 6. A ten-foot (10’) buffer shall be maintained along the Property’s western perimeter when adjacent to commercially zoned parcels or public right-of-way. A ten-foot (10’) buffer shall be maintained along Crosswatch Drive.
4. A twenty foot (20’) undisturbed, vegetative buffer shall be maintained along the Property’s southern perimeter. The buffer may be reduced to ten feet (10’) at the time of site development, should the Property be developed as a commercial land use.
5. A twenty-five foot (25’) undisturbed, vegetative buffer shall be maintained along the cemetery parcel line.
6. Side and rear buffer requirements shall be waived within the Industrial and Commercial zoning areas when parcels are adjoining or adjacent to a similar use.
7. Where a lot or parcel is screened by an existing building or wall, no additional buffering shall be required.
8. Where a property line is bordered by a wetland and/or riparian buffer, no additional buffering beyond the perimeter buffers shown on Appendix 6 shall be required along the portion of the respective property line directly adjacent to the protected wetland and/or riparian buffer.

## Screening

Structures shall be oriented so that loading areas are not visible from residential districts, from existing public rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are similarly zoned, or toward adjoining properties eligible for future similar development.

## Landscaping

1. Lots intended primarily for trucks carrying freight and any lot intended exclusively for inventory purposes shall be exempt from interior, peninsula, or island type landscape requirements.
2. Temporary off-street parking shall be exempt from interior, peninsula, or island type landscape requirements.
3. In the Industrial zoning area, required interior parking landscaping may be planted to the exterior of the parking lot. Where an undisturbed vegetative buffer exists adjacent to the parking lot, additional landscaping may be waived.

## Tree Protection and Mitigation

1. Grand trees equal to or greater than twenty-four (24) inches DBH shall be individually surveyed, while a survey of other trees, including 11-23” significant trees, and any trees identified in a buffer for mitigation, may be satisfied by a sample area survey.
2. To use the sample survey method, parcels must be minimum of three (3) acres. Sample survey areas must be a minimum of one (1) acre. The sample area survey shall be evenly distributed throughout the site and proportional to the acreage of types of forest found on the site. City staff shall approve the sample areas prior to survey.
   1. Where preservation of trees within protected wetlands, riparian, and/or wetland buffers is proposed as mitigation for tree cutting, a survey shall be conducted of all trees at least two (2) but less than ten (10) inches DBH within an area of buffer no less than 100 linear feet (and typically 35’ width). The total average caliper inch per square foot of trees at least two (2) but less than ten (10) inches DBH within this sample region may be applied to the total buffer area and count toward mitigation requirements.
   2. Outside of buffer areas, a sample survey may be taken to determine the average caliper inch per acre. The average measured caliper inch per acre can be applied to all areas outside the clearing limits and counted toward mitigation requirements.

## Streets and Drainage

1. Ancrum Development will include the extension of a private street (Wimberly Drive Extension) to provide access to the development of the PD area and a connection to Ancrum Road. The Commercial portion of the PD may be accessed via Crosswatch Drive.
   1. The typical section of Wimberly Drive Extension includes a fifty-foot (50’) right-of-way with two (2) twelve-foot (12’) travel lanes, and an open drainage system. A typical section can be found in Appendix 7.
   2. Stormwater management will comply with Berkeley County’s stormwater Permitting Standards and Procedures Manual.
2. As part of the extension of Wimberly Drive, the Developer will meet with the City and its traffic engineer to initiate a traffic study that assesses impacts from the new development to surrounding infrastructure.

## Wetland and Riparian Buffers

1. Riparian buffers adjacent to preserved wetlands shall be an average of fifteen (15) feet in width with a ten (10) foot minimum width and shall be maintained adjacent to preserved wetlands. For the purpose of this section, a preserved wetland shall mean a jurisdictional wetland regulated by the United States Army Corp of Engineers (USACE). The average wetland buffer area shall be equal to the area of a fifteen (15) foot wetland buffer.
2. When filling a wetland approved by the US Army Corps of Engineers (USACE), planting of a new wetland buffer is not required.
3. The following uses may be allowed within the buffer area, subject to the normal tree protection regulations and review by the Zoning Administrator:
   1. Minimum utility line penetrations that must necessarily cross a wetland area without a reasonable alternative. Additionally, where a riparian buffer has previously been disturbed by utility entities within their respective easements, certain activity shall be permissible within the portion of the buffer disturbed or isolated by such utility activity.
   2. Where natural vegetation may be absent within the buffer or insufficient to accomplish any degree of stormwater filtration or bank stabilization, additional plantings of indigenous grasses, shrubs and trees are permitted.

## Building Materials

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. However, insulated metal panels shall be permitted within the PDD. An example of insulated metal panels can be found in Appendix 7.

## Utilities and Lighting

Permanent utility lines such as distribution electric, telephone, cable TV, fiber optic, or other similar lines serving new sites as developed after adoption of this PDD as well as utility lines necessary within the property shall be placed underground. Existing overhead electric transmission lines shall be allowed within the PDD district.

## Off-Street Parking

To allow for the efficient location of buildings, shared parking facilities may be provided within the PDD subject to the approval of the Zoning Administrator where two (2) or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of buildings or uses.

## Stormwater Drainage Basin Study

All stormwater management facilities shall be designed, permitted, and constructed in accordance with the requirements of Berkeley County and South Carolina Department of Health and Environmental Control’s Office of Ocean and Coastal Resource Management (SCDHEC – OCRM). Crossings of major drainage features shall further comply with FEMA requirements.

## sanitary Sewer and Domestic Water Utility Plan

CWS and BCWS letters of intent stating their willingness and ability to serve the development are included as Appendix 8.