



**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: _____

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: _____
2. Street Address: _____
3. TMS #:
4. Zoning Classification: _____
Requested Classification: _____ (For rezoning only)

5. Total Site Acres: _____

PART III. CONTACT INFORMATION

Owner/Developer Name: _____
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:

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 _____ 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:

Signature:

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

SUBDIVISION CHECKLIST

The following check list is intended to serve as a guide for the applicant. It is used by the City of Goose Creek Department of Planning and Zoning. Please keep this checklist for your records as it is not part of the application.

Site plans at a scale of 1"=40', or such other scale as agreed upon by the Administrator, shall be provided in triplicate to the Department of Planning. Where applicable, sheets shall contain a referenced name of project, name of plan phase, date, scale, north arrow, list of revisions and associated dates, sheet number, contact information, stamp of registered professionals responsible for the content of said sheet, applicable notes, and other appropriate information. Although additional sheets are permitted, the site plan shall consist of the following sheets in the following designated order:

- Cover Sheet
- Sheet 1: Site Context Map
- Sheet 2: Site Survey, Analysis, and Existing Conditions
- Sheet 3: Site Design Sketch
(Should demonstrate how proposed design corresponds to existing site encumbrances, resources and opportunities conveyed in Sheet 2.)
- Sheet 4: Plan Information
- Sheet 5: Site Layout Plan
- Sheet 6: Site Materials Plan
- Sheet 7: Site Grading Plan
- Sheet 8: Landscaping Plan
- Sheet 9: Drainage and Erosions and Sedimentation Control Plan
- Sheet 10: Site Utilities Plan
- Sheet 11: Lighting Plan

General Information to be Indicated on Plans:

(May appear in the Notes section of the plans)

- Name of the development, phase number, name of the owner, TMS number
- Designated zoning district
- Zoning compliance with Land Use Table (Reference *Annex B*)
- Location and size of proposed parks, school sites, useable open spaces, and designated ownership of said areas
- Setbacks; required and proposed
- Proposed streets with right-of-way widths and cross sections
- Site acreage within the project boundaries
- Restrictive covenants prior to recorded, for established H.O.A. only
- Drainage pond (s) ownership

Lot requirements:

- Subdivision meets minimum lot sizes, widths, depths and setbacks. (Reference *Annex D*).
- No excessive lot depth; not less than 1 nor more than 2 1/2 times of the lot widths.
- Indicate size of each lot in acreage or sq ft.
- On small or irregular lots, floor plans should be superimposed within setback lines.

Streets/Sidewalks/Curbs:

- Indicate proposed road name(s). Road names subject to the Planning Commission's approval.
- Street:** 50' wide, 24' paved (curb-to-curb), min 6" ROC, min 1 1/2" asphalt, 4" reinforced concrete.
- Subdivision should have 2 entrances / exits.
- Cul-de-sacs have turnarounds every 800 feet.
- No more than 2 streets should intersect.
- Street intersections not less than 75°.
- Minimum street jog - 150 linear ft.
- Sidewalks detail (cross-section) - 3' from curb, 4' wide.
- Curbing is required. Plans must show curbs/gutters detail (cross-section); minimum 18" concrete roll.

Pedestrian Paths:

- Pedestrian connectivity (trails/bike paths) shall be considered throughout the subdivision as well as to neighboring subdivisions/sites, where possible.
- Sidewalks are required on both sides of the street.

Design:

- Architectural conformity. (Residential subdivisions are not subject to the ARB.)
(Style, general design, area in sq ft. of living area, external siding material, overall treatment)

Trees:

- Clear cutting is prohibited.
- Provide a complete tree survey. (See *Tree Ordinance*, adopted 2/12/08)
- Coordinate with staff on clearing of areas based on approved tree surveys and approved trees to be saved.
 - Staff’s approval letter is required prior to clearing of property.
 - Initial clearing of land should limited to roadways, easements, and building envelope areas only. Any further cutting of trees should be coordinated with staff.

Landscaping/Buffers:

- 15’ buffer required for separating incompatible land use districts; to soften undesirable effects of noise, glare odor, significant use intensity or density changes.
- A combination of natural vegetation and screening/fencing. Height of natural buffer must be 6 feet in 3 years.
- Landscaping is required around detention/retention ponds.

Open Space

- Open space must be incorporated into the plan and not left to the peripheral layout.
- For residential sites, open space must be *useable* (i.e. amenitized parks, recreation areas, and dog parks.)
- Wetlands do not count toward open space requirements.
- Open space for residential / multi-family, over 20 bldg. lots, or 5 acres. The open space equation is:

$$\frac{\text{NO. OF UNITS} \quad \mathbf{X} \quad \text{SQ. FT. OF AVERAGE UNIT} \quad \mathbf{X} \quad .375 \text{ DENSITY FACTOR}}{43,560 \text{ Sq. Ft.}} = \mathbf{REQUIRED ACREAGE FOR INCORPORATED OPEN SPACE}$$

- The required acreage for open space shall be indicated on the plan and labeled with acreage and ownership.

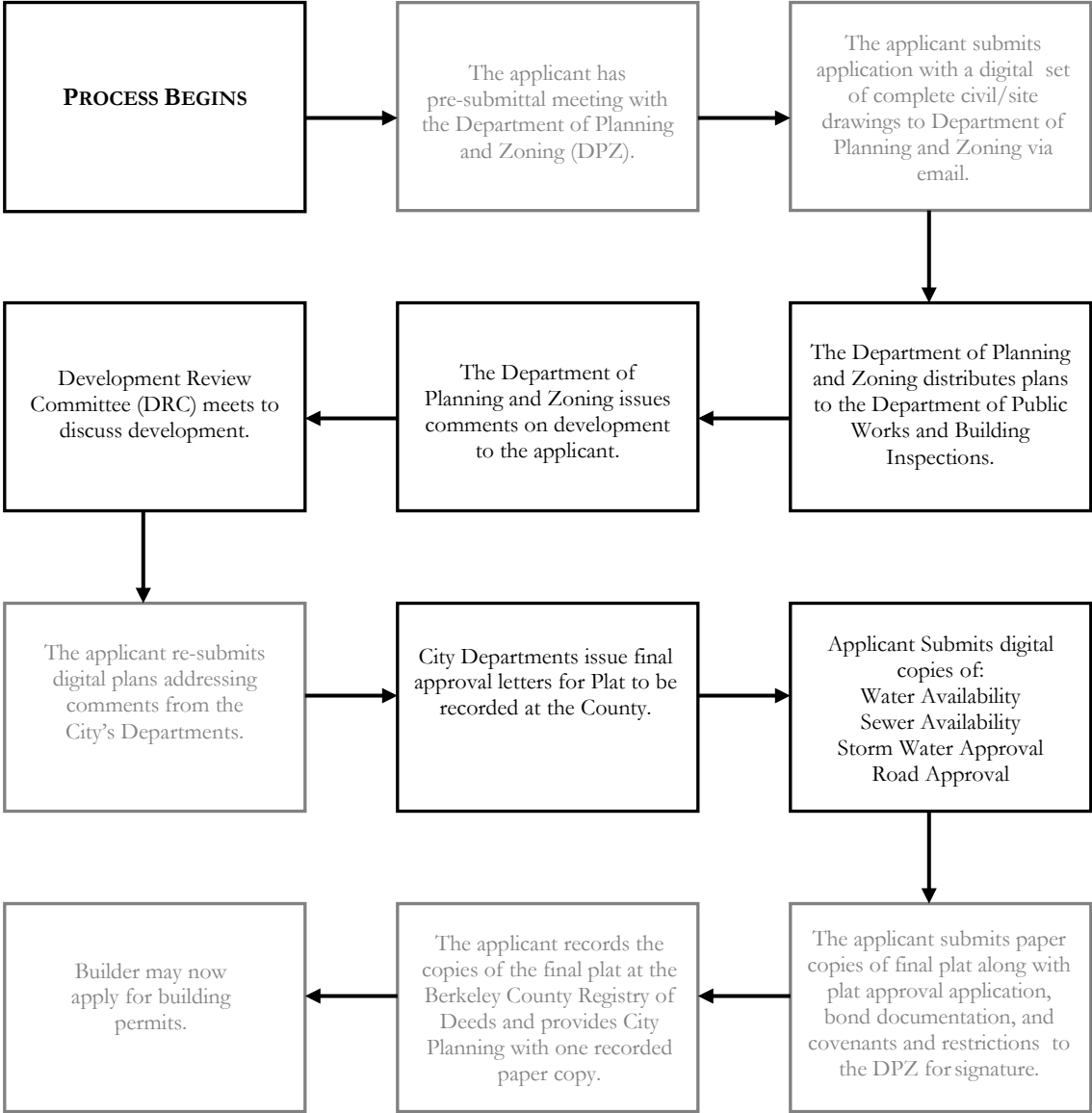
Utilities/Lighting:

- Utilities must be underground.
- Utilities should be to the rear of properties.
- Public water and sewer.
- Indication location of pump station with tall antenna pole.
- Security lighting: 1 per 6 **residential lots** and 1 per 40,000 sq ft. of land in the development of **PD**

Drainage:

- Must comply with MS4 requirements. (Reviewed by the City’s Department of Public Works.)
- Indicate all Stormwater Management Facilities. Include proposed off-site improvements to convey stormwater
- Show connection to existing public or private systems. Show places where runoff enters the site from adjacent area and how it will be conveyed.
- Identify existing and proposed drainage easements.
- Identify existing and proposed impervious surface areas.
- Delineation of the 100-year floodplain
- Delineation of any federally regulated wetlands on site.
- Identify drainage conflicts (clogged/undersize systems) in and downstream of the site that may result in system surcharge or flooding.
- Provide temporary erosion and sediment control measures to be implemented during construction.
- Permit will be required prior to the commencement of land clearing and construction activities.
- Drainage flow of each lot shown on drainage plan.
- Provide detail drawings of swales, ditches, inlets, head walls, detention ponds, and outlet structures.
- Drainage ditch (2:1 sidewall slope only, all other ditches shall be piped).
- If swales are used, maximum 18”, cross-section of swales.

SUBDIVISION REVIEW PROCESS



Planning and Zoning Department

519 N. Goose Creek Boulevard
 Goose Creek, South Carolina 29445
www.cityofgoosecreek.com / Planning-Zoning@cityofgoosecreek.com
 P. (843) 797-6220 F. (843) 863-5208

FLOWCHART KEY

- Requires actions on behalf of applicant.
- Internal process; applicant not involved.

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