



**CREEK
COMPASS**
City of Goose Creek

PLANNING COMMISSION

August 2, 2022

Regular Meeting 6:00PM

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 29, 2022

SUBJECT: NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, August 2, 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, JULY 5, 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: Judie Edwards; Lisa Burdick; Anthony Jenkins; Josh Lilly; Rob Wiggins

Absent: Heather Byrd; Gena Glaze

Staff Present: Planning and Zoning Director Kendra Wise; Administrative Assistant Lili Ortiz-Ludlum

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: There was none.

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

III. APPROVAL OF MINUTES: MAY 3, 2022

Chairperson Edwards stated Commissioner Glaze last name was misspelled on page two (2) of the minutes.

Motion: A motion was made to approve the minutes with corrections. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Wiggins.

Discussion: There was none.

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

IV. ZONING PUBLIC HEARING

A. 2022-031MA: MAP AMENDMENT OLD MONCKS CORNER ROAD/THURGOOD ROAD -ANNEXATION/MAP AMENDMENT REQUEST FOR PARCEL TMS 234-08-00-018 (OLD MONCKS CORNER ROAD AND THURGOOD ROAD) TO ASSIGN A ZONING OF HIGH DENSITY RESIDENTIAL (R-3).

Mrs. Wise provided a brief overview of the case. She stated staff does not recommend approval for 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.

The applicant spoke on behalf of his request. Russ Seaman with Seaman Whiteside provided a brief explanation of his request for R-3 zoning and asked the Commission for approval.

Mr. Obie, Mr. Cyran, Ms. Adam, Ms. Pyatt, Mr. Parks and Mr. Harrison spoke in opposition to the request concerning density, traffic, infrastructure, flooding and wildlife.

- Motion:** A motion was made to deny the request to City Council for Residential High Density (R-3) but to approve Residential Low Density (R-1). **Moved by** Commissioner Burdick; **Seconded by** Commissioner Anthony.
- Discussion:** Mrs. Wise stated the only proposal before the Commission was for R-3 zoning.
- Amended Motion:** A motion was made to deny the R-3 re-zoning request. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Anthony.
- Vote:** All voted in favor. Motion carried (5-0).

V. ACTION ITEMS

A. 2022-042SN: STREET NAME APPROVAL - THE RETREAT AT LIBERTY HALL: FAIRFEILD DRIVE, WOODCREST WAY, PINEWIND WAY

- Motion:** A motion was made to approve the street name Pinewind Way for The Retreat at Liberty Hall. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Jenkins.
- Discussion:** None
- Vote:** Chairperson Edwards, Commissioner Jenkins, Commissioner Lilly and Commissioner Wiggins voted in favor. Commissioner Burdick opposed. Motion carried (4-1).

VI. CLOSING REMARKS & ADJOURNMENT

- Motion:** A motion was made to adjourn. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Jenkins.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (5-0).

The meeting adjourned at approximately 6:52 pm.

Judie Edwards, Chair

Date: _____



PUBLIC HEARING

2022-034

WINDSOR MILL VILLAGE



PLANNING COMMISSION

August 2, 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:	+/- 28.96 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 (+/- 14.53 acres) General Commercial (GC) - 234-00-00-021; 234-00-00-044; 234-00-00-046 (+/- 12.48 acres) Business Professional Office (BPO) - 234-00-00-074 (+/- .44 acre) 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 (+/- 1.51 acres)
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Conditional Approval

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 SCDOT maintained. Windsor Mill Road runs through a portion of the parcels and is maintained by Berkeley County. Currently, there is a traffic signal located at Highway 52 and Windsor Mill Road.

STAFF RECOMMENDATION

A portion of the proposed project is mapped as Institutional and Moderate-Density Residential in the Future Land Use Map, and as such, uses and activities are limited. Conversely, a portion of the project is mapped as Commercial District in the Future Land Use Map, and as such, uses and activities are expanded to promote economic development opportunities while providing quality goods and services to the community. Taken in totality and reviewing the requested PD District, staff recommends conditional approval considering the proximity to existing infrastructure and the opportunities that a PD review provides to program reasonable and desirable development while placing specific conditions to protect the surrounding properties and environment.

Conditional approval would require closing access to Carol Drive and coordinating with SCDOT on potential traffic related requirements for development. Staff recommends that the applicant bring their traffic engineer to the Planning Commission and City Council meetings to explain access and answer questions regarding traffic concerns. Further, the applicant shall be responsible for determining ownership confirmation for Stonewall Court and Woodland Lakes Road. Staff recommends that Planning Commission and City Council require a specific undisturbed landscape buffer adjacent to all residentially zoned properties. In addition, the PD document must include a phasing schedule.

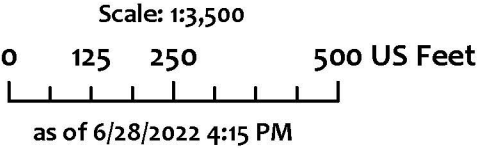
While a conceptual site plan has been provided, Planning Commission and City Council may recommend/require desirable changes. All site plans will require final review and approval by applicable agencies.



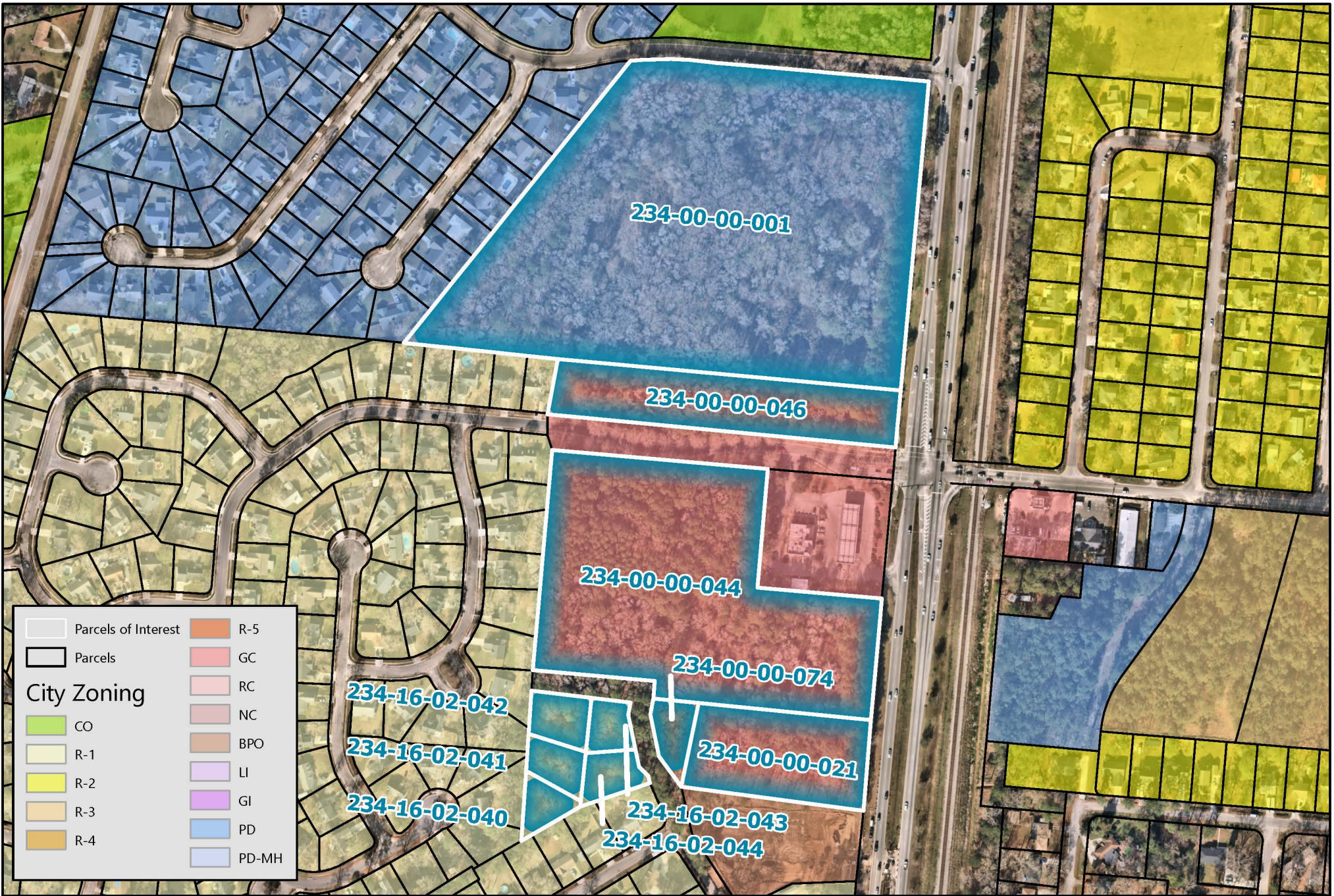
Parcels of Interest
 Parcels

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.**



Windsor Mill Village Zoning Overview

City of Goose Creek GIS Department
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 Goose Creek, SC 29445
 (843) 797-6220

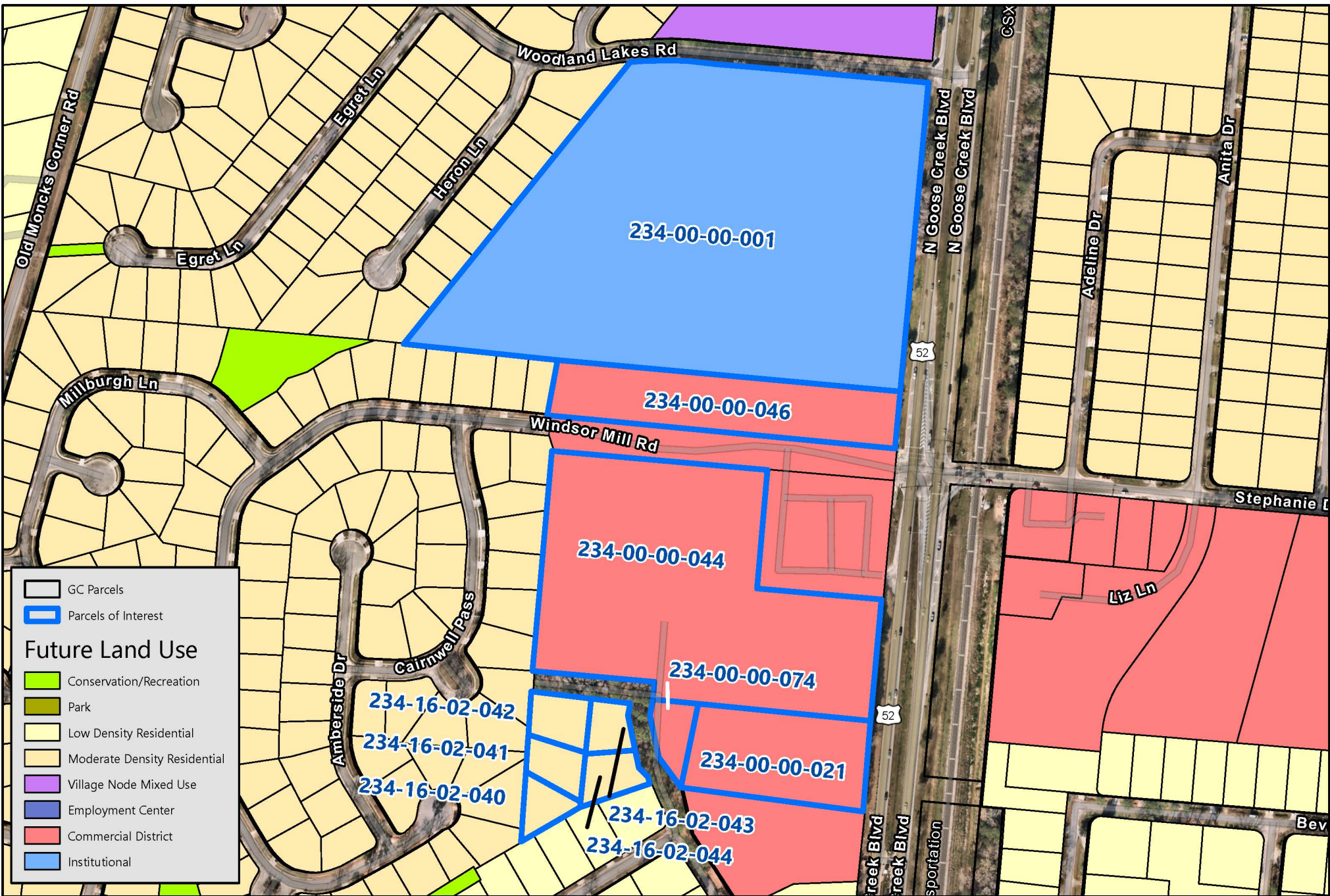
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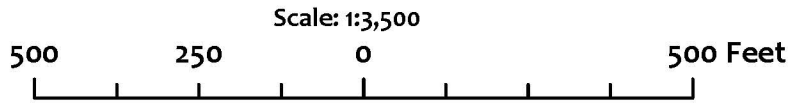
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Windsor Mill Village Future Land Use

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



as of 7/28/2022 11:17 PM

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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) 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 #: 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 Dvck LLC

Street Address: 245 Marsh Oaks Drive City: Charleston SC St: SC Zip: 29407

Telephone: _____ Cell Phone: 843-437-6720 Fax: _____

E-mail Address: Boris@borisvandvck.com

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:

Signature: DocuSigned by: 6/23/2022
DD7C0810B2F3493...

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: 245 Marsh Oaks Drive City: Charleston SC St: SC Zip: 29407
Telephone: _____ Cell Phone: 843-437-6720 Fax: _____
E-mail Address: Boris@borisvandyck.com

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

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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
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- 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: 7/6/2022

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: .44

PART III. CONTACT INFORMATION

Owner/Developer Name: Boris Van Dvck LLC
Street Address: 245 Marsh Oaks Drive City: Charleston SC St: SC Zip: 29407
Telephone: _____ Cell Phone: 843-437-6720 Fax: _____
E-mail Address: Boris@borisvandvck.com

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 .44 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
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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: Joseph W. Kessinger, Authorized Member of Queensborough Holdings, LLC

Signature:

 07 / 06 / 2022

Person Completing this Application: Boris Van Dyck

Signature of Person Completing this Application:



GOOSE CREEK ZONING DISTRICTS

**COMMERCIAL/INDUSTRIAL
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BLANK ZONING CLASSIFICATION

- CO:** Conservation Open Space

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

Windsor Mill Village Goose Creek, SC

Planned Development Guidelines
July 6, 2022

Boris Van Dyck LLC

Prepared by:

SGA | NW

a  design company

SGA|NW, a GF design company

804 Meeting Street, Suite 103

Charleston, SC 29403



Kellum Engineering, LLC

634-C Marina Drive

Charleston, SC 29492

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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 29.50 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 (0.44 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

Gas Station

5.0 Building Setbacks (see Exhibit C for Setback locations)

Front (Street): 20' Min.

Front: 30' Min.

Side (Street): 10' Min.

Side: 40' Min. abutting residential | 25' Min. abutting non-residential

Rear: 40' Min. abutting residential | 25' Min. abutting non-residential

Interior: N/A

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. abutting residential | 10' Min. abutting non-residential

Rear: 30' Min.

Interior: N/A

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:

- Additional 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 Master Plan

Conceptual Site Plan

Hwy 52 & Windsor Mill Rd | Goose Creek, SC

CONCEPTUAL SITE PLAN SUMMARY:

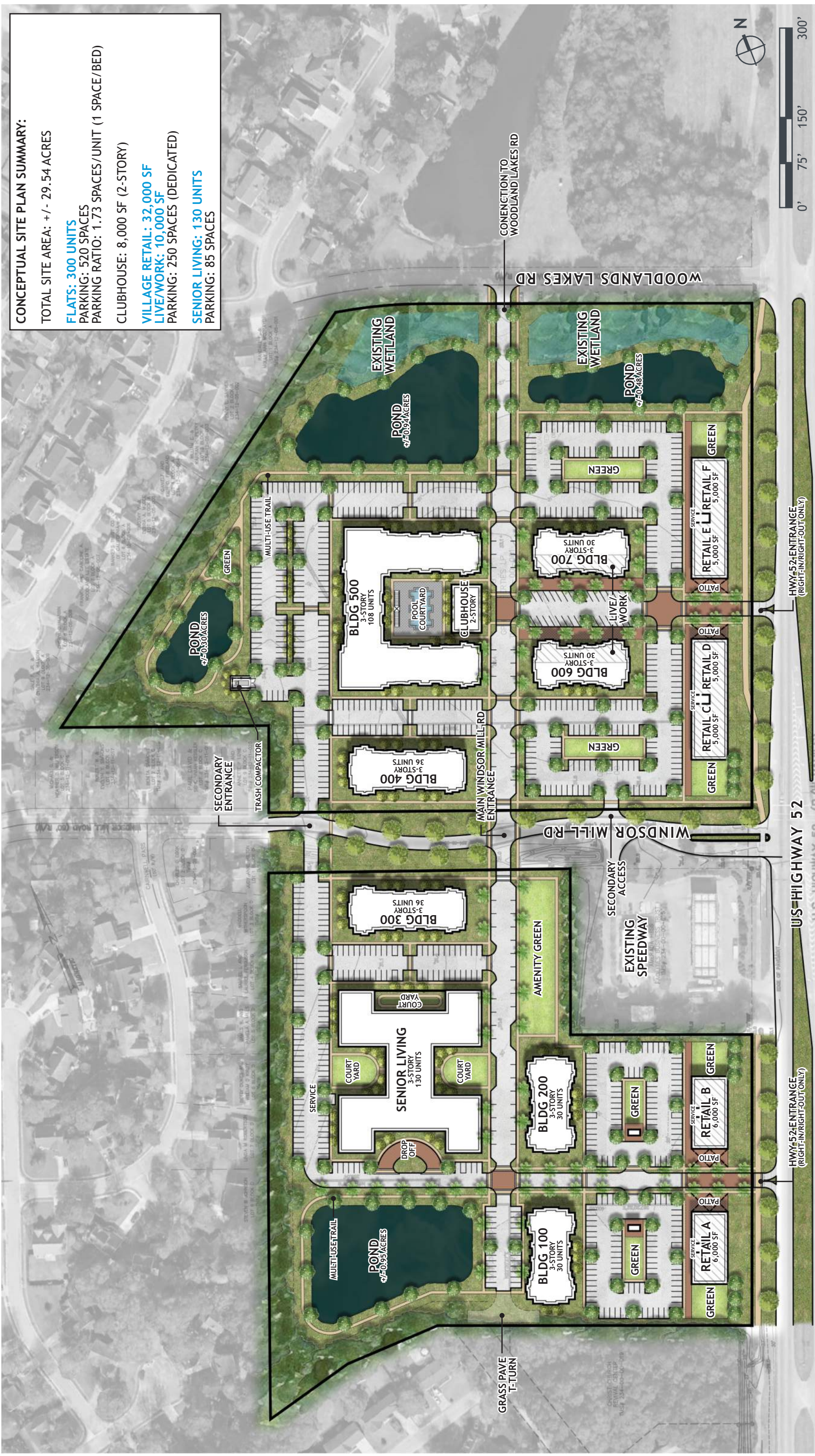
TOTAL SITE AREA: +/- 29.54 ACRES

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



Coordination Letters



BERKELEY
COUNTY SC

RICH HISTORY.
BRIGHT FUTURE.

One Berkeley

BERKELEY ROADS & BRIDGES

**223 N. Live Oak Drive
Moncks Corner, SC 29461
(843) 719-4129**

Michael W. Allen, Jr.
940 Johnnie Dodds Blvd, Suite 100
Mt. Pleasant, SC 29464

March 16, 2022

Re: TMS 2340000044, 2340000046

Mr. Allen:

In the event that an encroachment permit application was received for a curb cut tie-in for either of these parcels, Berkeley County Roads & Bridges would approve the request, contingent upon approval from other interested parties.

Thank you,

Mark Dirks
Director, Roads & Bridges

May 20, 2022



Chuck Denson
DIRECTOR
DEPARTMENT OF PUBLIC WORKS

200 BUTTON HALL AVENUE
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 824-2200
FAX (843) 863-5218

Thomas Kellum III - PE
Kellum Engineering, LLC
634-C Marina Drive
Charleston, SC 29492

Re: Vista Residential - TMS# 234-00-00-001, 234-00-00-021,
234-00-00-044, 234-00-00-046, 234-00-00-074, and
234-16-02-040 thru 044

Dear Mr. Kellum:

The City of Goose Creek has the water system capacity and the ability to serve the subject project. The owner will be responsible for all engineering design, utility construction and regulatory permitting associated with extending the water distribution system infrastructure to this project, including the transfer of ownership to the City. The City of Goose Creek will assume the operation and maintenance of this system once construction is completed and SCDHEC approval is obtained.

Please contact me at 824-2200 ext. 4263 should you have questions or require additional information.

Sincerely,

Chuck Denson, P.E.
Director of Public Works

cc: City Administrator
City Engineer
Planning Department
Project File



Berkeley Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative 

www.berkeleyelectric.coop

Post Office Box 1234, Moncks Corner, SC 29461

May 20, 2022

Kellum Engineering, LLC
C/o: Thomas W. Kellum III
634-C Marina Drive
Charleston, SC 29492

**Re: Power Availability for New Multi-Use Development with Amenities Located off of Highway 52 and Windsor Mill Road
Berkeley County, SC
TMS 243-00-00-001**

Dear Thomas:

Berkeley Electric Cooperative will supply the electrical distribution requirements for the above referenced location. We look forward to extending our facilities to meet the needs of this property.

All services that are rendered will be under our service rules and regulations at the time of service. If you have any questions, please don't hesitate to give me a call.

Sincerely,

Kevin Mims
Supervisor of Distribution Design

KM/ts

Cc: Thomas Barnette, Manager of Construction and Maintenance
Tony Simmons, Goose Creek District Line Superintendent
Chris Southerland, Goose Creek District Planning Supervisor
Thomas W. Kellum III, Kellum Engineering, LLC (emailed copy)
File



BERKELEY
COUNTY SC

BERKELEY COUNTY WATER & SANITATION

ENGINEERING DEPARTMENT
212 Oakley Plantation Drive
Moncks Corner, SC 29461
bcws.berkeleycountysc.gov

7/6/2022

Boris Van Dyck
Boris Van Dyck, LLC
245 Marsh Oaks Drive
Charleston, SC 29407

RE: TMS # 234-00-00-001, -021, -044, -046, -074, 234-16-02-040, -041, -042, -043, & -044 –
HWY 52 & Winsor Mill Road

**This letter should not be used in the application for building permits.
This letter should not be used in the application for SCDHEC Permits to Construct.
VOID if this parcel is subdivided.**

Dear Mr. Van Dyck:

We have received a request for sewer availability to serve an estimated 92,625 GPD of commercial and residential wastewater within a 29.5 acre development on the above referenced parcel. Sewer service is currently available to this parcel via a 18” diameter sewer main located across Highway 52. However, any necessary extensions and/or upgrades to our systems in order to provide the required service to the said development on the above referenced parcel would be the sole responsibility of and cost to the developer. The wastewater treatment plant that would treat the wastewater generated by the development currently have capacity.

Berkeley County Water & Sanitation cannot guarantee nor reserve water and sewer capacity for the referenced property until (1) development plans are submitted to and approved by our office, (2) all applicable fees are paid, and (3) contracts are entered into with BCWS. All capacities referenced above are only valid for the date of this letter and are subject to change due to development changes within the BCWS system. Should you have any questions or comments, do not hesitate to call this office at (843) 719-2317.

Sincerely,

Ryan Gatlin
Engineer 2

Traffic Impact Analysis

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Traffic Impact Analysis

Windsor Mill Development Goose Creek, SC

Prepared for:
Boris Van Dyck

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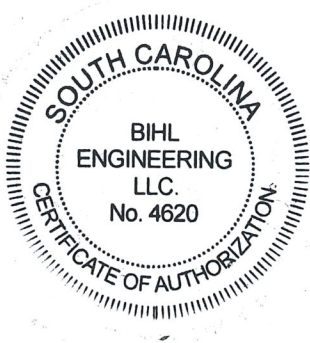


**Traffic Impact Analysis
Windsor Mill Development
Goose Creek, SC**

**Prepared for:
Boris Van Dyck**

**Prepared by:
Bihl Engineering, LLC
306 Meeting Street, Suite 300
Charleston, SC 29401**

**Mail:
P.O. Box 31318
Charleston, SC 29417
(843) 637-9187**



June 2022

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1.0 Executive Summary

The Windsor Mill Development is proposed to be located on US 52 in Goose Creek, SC. The development is proposed to include 300 multifamily housing (mid-rise) units, 42,000 square feet (sf) of retail space, and 130 senior adult housing units. The property is located north and south of Windsor Mill Road and is planned to be accessed via two new right-in, right-out (RIRO) driveways on US 52, three full access driveways on Windsor Mill Road (one existing access point across from the Speedway Driveway and two new full access driveways), and one new full access driveway on Woodland Lakes Road. For the purposes of this traffic impact analysis (TIA), the development is assumed to be complete in 2026.

The study area for the TIA includes the following intersections:

- US 52 at Windsor Mill Road/Stephanie Drive (signalized)
- US 52 at Woodland Lakes Road (unsignalized)
- US 52 at Site Driveway #1 (unsignalized) (2026 Build conditions only)
- US 52 at Site Driveway #2 (unsignalized) (2026 Build conditions only)
- Old Moncks Corner Road at Castlebury Court (unsignalized)
- Windsor Mill Road at Speedway Driveway/Site Driveway #3 (unsignalized)
- Windsor Mill Road at Site Driveway #4 (unsignalized) (2026 Build conditions only)
- Windsor Mill Road at Site Driveway #5 (unsignalized) (2026 Build conditions only)
- Woodland Lakes Road at Site Driveway #6 (unsignalized) (2026 Build conditions only)

In the study area US 52, an east/west roadway, runs directionally north/south. For the purposes of this study, US 52 is referred to as a north/south roadway.

Based on SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines, it was found that an exclusive southbound right-turn lane on US 52 at Driveway #2 was found to meet SCDOT guidelines for installation and are therefore recommended. Based on the proximity to US 52, it is recommended that an exclusive westbound right-turn lane on Windsor Mill Road at Speedway Driveway/Site Driveway #3 be installed.

The capacity analysis shows that all study area intersections currently operate acceptably during the AM and PM peak hour conditions. The traffic signal timings were optimized at the intersection of US 52 at Windsor Mill Road in the 2026 No Build and Build conditions. All study area intersections are projected to operate acceptably during the AM and PM peak hours in the 2026 No Build conditions, with the exception of US 52 at Woodland Lakes Road which is projected to operate with elevated delay during the AM peak hour. In the 2026 Build conditions, with the turn lane improvements noted above and the installation of an exclusive eastbound right-turn lane on Windsor Mill Road at US 52, all study area intersections are projected to continue to operate acceptably during the AM and PM peak hours, with the exception of US 52 at Woodland Lakes Road which is projected to continue to operate with elevated delay during the AM peak hour.

It is not unusual for minor stop-controlled side streets and driveways on major streets to experience longer delays at LOS E and LOS F during peak hours while the majority of the traffic moving through the corridor typically experiences little or no delay.

Based on the results of the analysis, the following transportation-related improvements are recommended as a part of this project:

- Installation of an exclusive eastbound right-turn lane on Windsor Mill Road at US 52
- Installation of exclusive westbound right-turn lane on Windsor Mill Road at Speedway Driveway/Site Driveway #3
- Installation of an exclusive southbound right-turn lane on US 52 at Site Driveway #2
- Coordination with SCDOT and Berkeley County on driveway locations and design details

Results in this report are based solely on traffic studies and are considered input into final design considerations. The final design will be determined by the project engineer after other design elements (such as, but not limited to, utilities, stormwater, etc.) are taken into consideration.

2.0 Introduction

The Windsor Mill Development is proposed to be located on US 52 in Goose Creek, SC. The development is proposed to include 300 multifamily housing (mid-rise) units, 42,000 sf of retail space, and 130 senior adult housing units. The property is located north and south of Windsor Mill Road and is planned to be accessed via two new RIRO driveways on US 52, three full access driveways on Windsor Mill Road (one existing access point across from the Speedway Driveway and two new full access driveways), and one new full access driveway on Woodland Lakes Road. For the purposes of this TIA, the development is assumed to be complete in 2026.

In the study area US 52, an east/west roadway, runs directionally north/south. For the purposes of this study, US 52 is referred to as a north/south roadway.

This report presents the trip generation, distribution, traffic analyses, and any recommendations for transportation improvements required to meet anticipated traffic demands.

3.0 Inventory

3.1 Study Area

The study area for the TIA includes the following existing intersections.

- US 52 at Windsor Mill Road/Stephanie Drive (signalized)
- US 52 at Woodland Lakes Road (unsignalized)

- Old Moncks Corner Road at Castlebury Court (unsignalized)
- Windsor Mill Road at Speedway Driveway (unsignalized)

Figure 1 (Appendix) shows the proposed development location and **Figure 2 (Appendix)** shows the project conceptual site plan.

3.2 Existing Conditions

Roadways in the project vicinity include US 52, Old Moncks Corner Road, Windsor Mill Road, Stephanie Drive, and Woodland Lakes Drive.

US 52 is a four-lane, divided principal arterial roadway with a posted speed limit of 50 miles per hour (mph) just south of Woodland Lakes Drive and 55 mph just north of Woodland Lakes Drive. US 52 has a 2021 South Carolina Department of Transportation (SCDOT) annual average daily traffic (AADT) of 43,800 vehicles per day (vpd) in the vicinity of the site.

Old Moncks Corner Road (S-728) is a two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site.

Windsor Mill Road is a two-lane, undivided roadway with a posted speed limit of 25 mph in the vicinity of the site.

Stephanie Drive (S-400) is located opposite Windsor Mill Road at the intersection with US 52 and is a two-lane roadway with a posted speed limit of 25 mph in the vicinity of the site.

Woodland Lakes Drive is a two-lane, undivided roadway.

Figure 3 (Appendix) shows the existing roadway laneage in the study area.

4.0 Traffic Generation

The potential trip generation of the proposed development was determined using trip generation information from the Institute of Transportation Engineers' (ITE) *Trip Generation, 11th Edition* (2021).

Internal capture trips are those trips that stay internal to the proposed development and do not use the external roadway network. Internal capture trips were limited to 20% of the gross PM peak hour exiting trips in the analysis. Internal capture was determined using NCHRP *Report 684* information.

Pass-by trips are those trips currently on the roadway network that will pass by the proposed development during their original trip, enter the development, then return to their original trip. AM peak hour and PM peak hour pass-by trips were assigned using ITE standards.

Table 1 summarizes the AM and PM peak hour trips associated with the proposed development.

As shown in **Table 1**, the proposed development is projected to generate 215 trips (79 entering, 136 exiting), during the AM peak hour and 300 trips (162 entering, 138 exiting), 238 of which are new trips (129 entering, 109 exiting) during the PM peak hour.

Table 1: Projected Trip Generation								
Land Use and Intensity	ITE Land Use Code	Daily Trips (Gross)	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Multifamily Housing (Mid Rise) (Not Close to Transit) – 300 Dwelling Units	221	1,384	120	27	93	117	71	46
Shopping Plaza (40 –150k) (No Supermarket) – 42,000 sf	821	2,836	73	45	28	218	107	111
Senior Adult Housing – Multifamily – 130 Rooms	252	421	26	9	17	33	18	15
Gross Trips		4,641	219	81	138	368	196	172
<i>Internal Trips^{1,2}</i>			<i>-4</i>	<i>-2</i>	<i>-2</i>	<i>-68</i>	<i>-34</i>	<i>-34</i>
Driveway Trips			215	79	136	300	162	138
<i>Pass-By Trips</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>-62</i>	<i>-33</i>	<i>-29</i>
Net New Trips			215	79	136	238	129	109

Source: ITE Trip Generation, 11th Edition

1. Source: NCHRP Report 684
2. PM peak hour internal capture trips were limited to 20% of the gross exiting trips

5.0 Site Traffic Distribution

The proposed development traffic was assigned to the surrounding roadway network. The directional distribution and assignment were based on qualitative knowledge of the project area, quantitative application of existing traffic patterns, and expected trip length.

The following general trip distribution was applied to the project trips associated with the proposed development.

- 40% to/from the north on US 52
- 10% to/from the north on Old Moncks Corner Road
- 38% to/from the south on US 52
- 5% to/from the south on Old Moncks Corner Road

- 5% to/from east on Stephanie Drive
- 1% to/from within the Windsor Mill neighborhood
- 1% to/from the west on Woodland Lakes Drive

The following general distribution was applied to the pass-by trips associated with the proposed development.

- 40% northbound on US 52
- 60% southbound on US 52

Figure 4A and **Figure 4B (Appendix)** shows the traffic distribution for the proposed development in the study area.

6.0 Traffic Volumes

6.1 Existing Traffic

Peak hour intersection turning movement counts including vehicular, pedestrian, and heavy vehicle traffic were performed in May 2022 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM at the following intersections:

- US 52 at Windsor Mill Road/Stephanie Drive (signalized)
- US 52 at Woodland Lakes Road (unsignalized)
- Old Moncks Corner Road at Castlebury Court (unsignalized)
- Windsor Mill Road at Speedway Driveway (unsignalized)

Existing peak hour intersection turning movement volumes are shown on **Figure 5 (Appendix)**. The turning movement count data is included in the **Appendix**.

6.2 2026 No Build Traffic

Historic growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area. An overall growth rate of 5.0% per year was applied to the study area in the analysis.

The 2026 No Build traffic volumes include existing traffic grown to the buildout year. **Figure 6 (Appendix)** and **Figure 7 (Appendix)** show the 2026 No Build AM and PM peak hour traffic volumes, respectively.

6.3 Project Traffic

The AM peak hour and PM peak hour projected proposed development trips were assigned based on the trip distribution discussed in **Section 5**.

6.4 2026 Build Traffic

The 2026 total traffic volumes include the 2026 background traffic and the proposed development traffic at buildout. The 2026 AM and PM peak hour total traffic volumes are shown in **Figure 6 (Appendix)** and **Figure 7 (Appendix)**, respectively.

Intersection volume development worksheets are included in the **Appendix**.

7.0 Capacity Analysis

Capacity analyses were performed for the AM and PM peak hours in the Existing, 2026 No Build, and 2026 Build conditions using the Synchro, Version 10 software program to determine the operating characteristics of the adjacent roadway network and the impacts of the proposed development. The analyses were conducted with methodologies contained in the *Highway Capacity Manual, 6th Edition* (HCM 6) (Transportation Research Board, December 2016). The Synchro output sheets are included in the **Appendix**.

Capacity of an intersection is defined as the maximum number of vehicles that can pass through an intersection during a specified time, typically an hour. Capacity is described by level of service (LOS) for the operating characteristics of an intersection. LOS is a qualitative measure that describes operational conditions and motorist perceptions within a traffic stream. HCM 6 defines six levels of service, LOS A through LOS F, with A being the best and F being the worst.

LOS for signalized intersections is determined by the overall intersection operations and is reflected in average delay per vehicle. LOS D or better is typically considered acceptable for signalized intersections.

LOS for a two-way stop-controlled (TWSC) intersection is determined by the delay of the poorest performing minor approach, as LOS is not defined for TWSC intersections as a whole. At a TWSC intersection, the major street experiences little to no delay. It is not unusual for minor stop-controlled side streets and driveways on major streets to experience longer delays at LOS E and LOS F during peak hours while the majority of the traffic moving through the corridor typically experiences little or no delay.

Capacity analyses were performed for the Existing, 2026 No Build, and 2026 Build AM and PM peak hour traffic conditions at the following intersections:

- US 52 at Windsor Mill Road/Stephanie Drive (signalized)
- US 52 at Woodland Lakes Road (unsignalized)
- US 52 at Site Driveway #1 (unsignalized) (2026 Build conditions only)
- US 52 at Site Driveway #2 (unsignalized) (2026 Build conditions only)
- Old Moncks Corner Road at Castlebury Court (unsignalized)
- Windsor Mill Road at Speedway Driveway/Site Driveway #3 (unsignalized)
- Windsor Mill Road at Site Driveway #4 (unsignalized) (2026 Build conditions only)

- Windsor Mill Road at Site Driveway #5 (unsignalized) (2026 Build conditions only)
- Woodland Lakes Road at Site Driveway #6 (unsignalized) (2026 Build conditions only)

Any peak hour factors (PHF) above 0.95 were adjusted to 0.95 in all conditions for the purposes of the analysis. Any heavy vehicle percentages (HV%) below 2.0% were adjusted to 2.0% in all conditions for the purposes of the analysis.

The 95th percentile queue is considered the maximum number of vehicles that will queue while waiting to complete their maneuver at the intersection. Queues discussed in the report represent the 95th percentile or maximum queue.

Existing signal timings were applied to the intersection of US 52 at Windsor Mill Drive/Stephanie Drive in the Existing conditions. The traffic signal timings were optimized in the 2026 No Build, and 2026 Build conditions.

Table 2 summarizes LOS and control delay (average seconds of delay per vehicle) for the projected Existing, 2026 No Build, and 2026 Build AM and PM peak hour conditions at the study area locations.

7.1 US 52 at Windsor Mill Road/Stephanie Drive

As shown in **Table 2**, the signalized intersection of US 52 at Windsor Mill Road/Stephanie Drive currently operates acceptably at LOS C during the AM and PM peak hours. With optimized traffic signal timings, the intersection is projected to continue to operate acceptably at LOS D during the AM and PM peak hours in the 2026 No Build conditions. Based on the preliminary results of the 2026 Build conditions (projected operation at LOS E), an exclusive eastbound right-turn lane was recommended to be installed in the 2026 Build conditions. With this improvement, the intersection is projected to operate at LOS D during the AM and PM peak hours in the 2026 Build conditions.

7.2 US 52 at Woodland Lakes Road

One vehicle was median storage was assumed to occur in the US 52 median break. As shown in **Table 2**, the unsignalized intersection of US 52 at Woodland Lakes Road currently operates acceptably at LOS D during the AM peak hour and at LOS C during the PM peak hour. The intersection is projected to operate with elevated delay at LOS F during the AM peak hour and acceptably at LOS C during the PM peak hour in the 2026 No Build conditions. The intersection is projected to continue to operate with elevated delay at LOS F during the AM peak hour and acceptably at LOS D during the PM peak hour in the 2026 Build conditions. As mentioned previously, it is not unusual for minor stop-controlled side streets and driveways on major streets to experience longer delays at LOS E and LOS F during peak hours while the majority of the traffic moving through the corridor typically experiences little or no delay.

The 95th percentile queue is projected to increase by one vehicle from four vehicles to five vehicles between the 2026 No Build and 2026 Build conditions in the AM peak hour. It is expected that the actual operations of the intersection of US 52 at Woodland Lakes Road will be slightly better than shown, as gaps in US 52

traffic created by the adjacent signal are not able to be fully accounted for in the analysis. These gaps will allow more opportunities for vehicles exiting the proposed development to enter the US 52 traffic flow.

Table 2: Level of Service and Delay (average seconds per vehicle)							
Intersection	Traffic Control ¹	Existing Conditions		2026 No Build Conditions		2026 Build Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
US 52 at Windsor Mill Road/Stephanie Drive	S	C (28.9)	C (20.3)	D (47.7)	D (41.8)	D (47.2)	D (40.7)
US 52 at Woodland Lakes Road	U	D (28.2) – EB	C (18.4) – EB	F (56.8) – EB	C (24.8) – EB	F (74.4) – EB	D (27.3) – EB
US 52 at Site Driveway #1	U	N/A	N/A	N/A	N/A	D (29.2) – EB	C (17.8) – EB
US 52 at Site Driveway #2	U	N/A	N/A	N/A	N/A	C (24.7) – EB	C (16.9) – EB
Old Moncks Corner Road at Castlebury Court	U	B (11.9) – WB	B (13.3) – WB	B (13.2) – WB	C (15.9) – WB	B (13.8) – WB	C (17.1) – WB
Windsor Mill Road at Speedway Driveway/Site Driveway #3	U	A (9.2) – NB	A (9.9) – NB	A (9.5) – NB	B (10.3) – NB	B (13.0) – SB	C (17.0) – SB
Windsor Mill Road at Site Driveway #4	U	N/A	N/A	N/A	N/A	B (10.1) – SB	B (11.3) – SB
Windsor Mill Road at Site Driveway #5	U	N/A	N/A	N/A	N/A	A (9.6) – NB	B (10.6) – NB
Woodland Lakes Road at Site Driveway #6	U	N/A	N/A	N/A	N/A	A (9.0) – NB	A (8.7) – NB

N/A = Not Applicable

1. S = Signalized, U = Unsignalized

7.3 US 52 at Site Driveway #1

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of US 52 at Site Driveway #1 to determine if criteria were met for the installation of southbound right-turn. For the purposes of the study, since the Berkeley County review considers a two-lane roadway condition, not a four-lane roadway condition as exists on US 52, the traffic volumes on US 52 were divided by the number of lanes to estimate the traffic volumes in the lane adjacent to the driveway. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes compared to the criteria, it was determined that southbound right-turn lane may not be necessary at the intersection and is therefore not recommended. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of US 52 at Site Driveway #1 is projected to operate at LOS D during the AM peak hour and at LOS C during the PM peak hour in the 2026 Build conditions.

7.4 US 52 at Site Driveway #2

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of US 52 at Site Driveway #2 to determine if criteria were met for the installation of southbound right-turn lane. For the purposes of the study, since the Berkeley County review considers a two-lane roadway condition, not a four-lane roadway condition as exists on US 52, the traffic volumes on US 52 were divided by the number of lanes to estimate the traffic volumes in the lane adjacent to the driveway. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes compared to the criteria, it was determined that southbound right-turn lane should be considered and is therefore recommended. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of US 52 at Site Driveway #2 is projected to operate at LOS C during the AM and PM peak hours in the 2026 Build conditions.

7.5 Old Moncks Corner Road at Castlebury Court

As shown in **Table 2**, the unsignalized intersection of Old Moncks Corner Road at Castlebury Court currently operates acceptably at LOS B during the AM and PM peak hours. The intersection is projected to operate acceptably at LOS B during the AM peak hour at LOS C during the PM peak hour in the 2026 No Build and 2026 Build conditions.

7.6 Windsor Mill Road at Speedway Driveway/Site Driveway #3

The Site Driveway #3 will form the fourth leg of this intersection.

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of Windsor Mill Road at Speedway Driveway/Site Driveway #3 to determine if criteria were met for the installation of westbound

right-turn lane and eastbound left-turn lane on Windsor Mill Road. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes compared to the criteria, it was determined that westbound right-turn lane and eastbound left-turn lane may not be necessary at the intersection. However, due to the proximity to US 52, it is recommended an exclusive westbound right-turn lane be installed on Windsor Mill Road as part of the project. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of Windsor Mill Road at Speedway Driveway/Site Driveway #3 currently operates acceptably at LOS A during the AM and PM peak hours. The intersection is projected to operate acceptably at LOS A during the AM peak hour and at LOS B during the PM peak hour in the 2026 No Build conditions. The intersection is projected to continue to operate acceptably at LOS B during the AM peak hour and at LOS C during the PM peak hour in the 2026 Build conditions.

7.7 Windsor Mill Road at Site Driveway #4

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of Windsor Mill Road at Site Driveway #4 to determine if criteria were met for the installation of westbound and eastbound left- and right-turn lanes. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes compared to the criteria, it was determined that westbound and eastbound left- and right-turn lanes may not be necessary at the intersection and are therefore not recommended. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of Windsor Mill Road at Site Driveway #4 is projected to operate acceptably at LOS B during the AM and PM peak hours in the 2026 Build conditions.

7.8 Windsor Mill Road at Site Driveway #5

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of Windsor Mill Road at Site Driveway #5 to determine if criteria were met for the installation of westbound and eastbound left- and right-turn lanes. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes compared to the criteria, it was determined that westbound and eastbound left- and right-turn lanes may not be necessary at the intersection and are therefore not recommended. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of Windsor Mill Road at Site Driveway #5 is projected to operate acceptably at LOS A during the AM peak hour and at LOS B during the PM peak hour in the 2026 Build conditions.

7.9 Woodland Lakes Road at Site Driveway #6

SCDOT *Roadway Design Manual* (2021) and Berkeley County *Chapter 59 – Land Development and Subdivision Regulations* guidelines were reviewed at the unsignalized intersection of Woodland Lakes Road at Site Driveway #6 to determine if criteria were met for the installation of an eastbound right-turn lane and

westbound left-turn lane. Based on the projected 2026 Build conditions AM and PM peak hour traffic volumes to the criteria, it was determined that an eastbound right-turn lane and westbound left-turn lane may not be necessary at the intersection and is therefore not recommended. The turn lane analysis charts are included in the **Appendix**.

As shown in **Table 2**, the unsignalized intersection of Woodland Lakes Road at Site Driveway #6 is projected to operate acceptably at LOS A during the AM and PM peak hours in the 2026 Build conditions.

8.0 Conclusion

The Windsor Mill Development is proposed to be located on US 52 in Goose Creek, SC. The development is proposed to include 300 multifamily housing (mid-rise) units, 42,000 sf of retail space, and 130 senior adult housing units. The property is located north and south of Windsor Mill Road and is planned to be accessed via two new RIRO driveways on US 52, three full access driveways on Windsor Mill Road (one existing access point across from the Speedway Driveway and two new full access driveways), and one new full access driveway on Woodland Lakes Road. For the purposes of this TIA, the development is assumed to be complete in 2026.

In the study area US 52, an east/west roadway, runs directionally north/south. For the purposes of this study, US 52 is referred to as a north/south roadway.

Based on the results of the analysis, the following transportation-related improvements are recommended as a part of this project:

- Installation of an exclusive eastbound right-turn lane on Windsor Mill Road at US 52
- Installation of exclusive westbound right-turn lane on Windsor Mill Road at Speedway Driveway/Site Driveway #3
- Installation of an exclusive southbound right-turn lane on US 52 at Site Driveway #2
- Coordination with SCDOT and Berkeley County on driveway locations and design details

Results in this report are based solely on traffic studies and are considered input into final design considerations. The final design will be determined by the project engineer after other design elements (such as, but not limited to, utilities, stormwater, etc.) are taken into consideration.

Appendix



Aerial Source: Google Earth



**Windsor Mill Development
Traffic Impact Analysis**

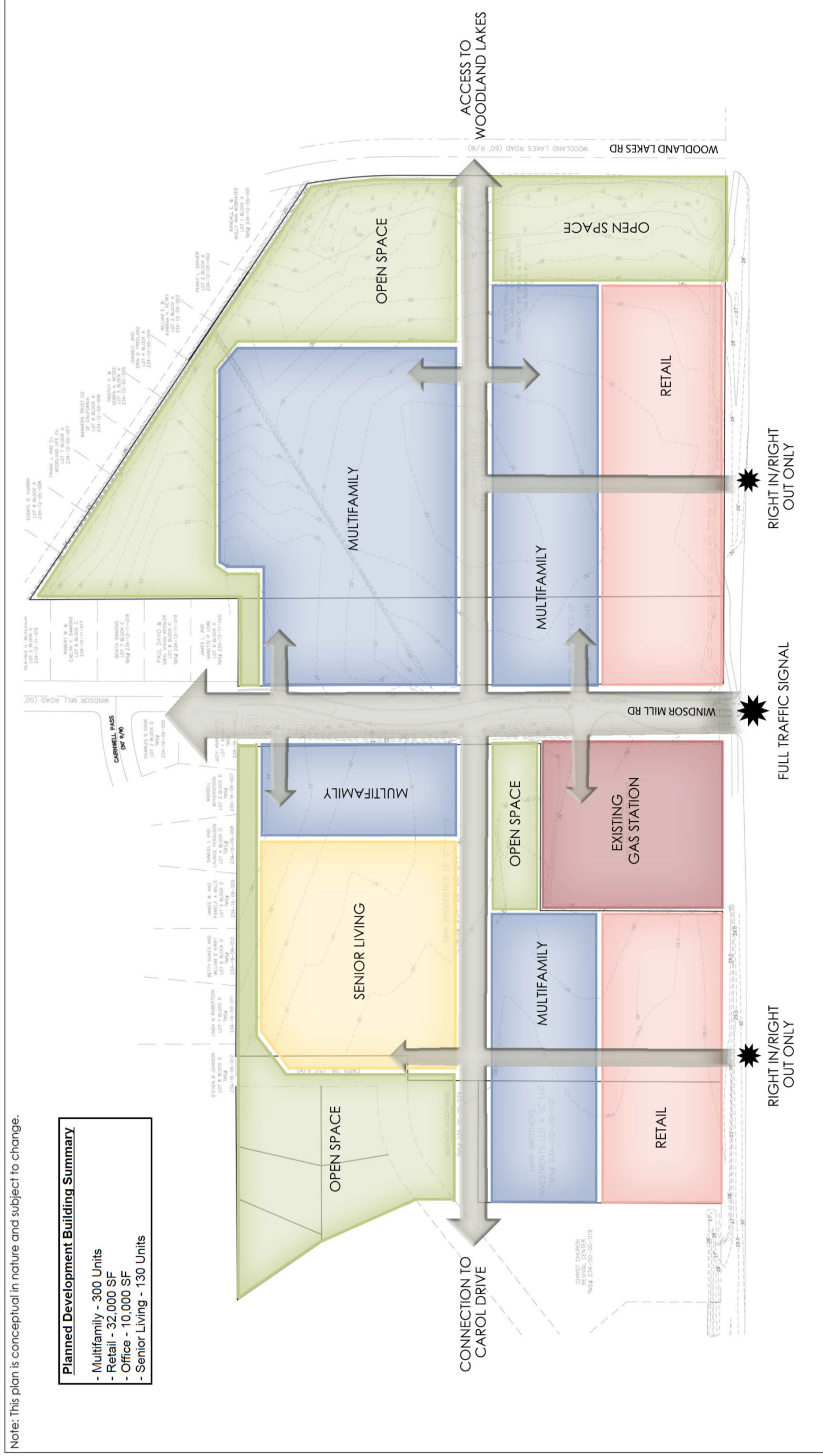
Site Location

Figure 1

Note: This plan is conceptual in nature and subject to change.

Planned Development Building Summary

- Multifamily - 300 Units
- Retail - 32,000 SF
- Office - 10,000 SF
- Senior Living - 130 Units



Job no. 20225013 | 6/29/22

Goose Creek Mixed Use
Goose Creek, SC
Traffic Diagram



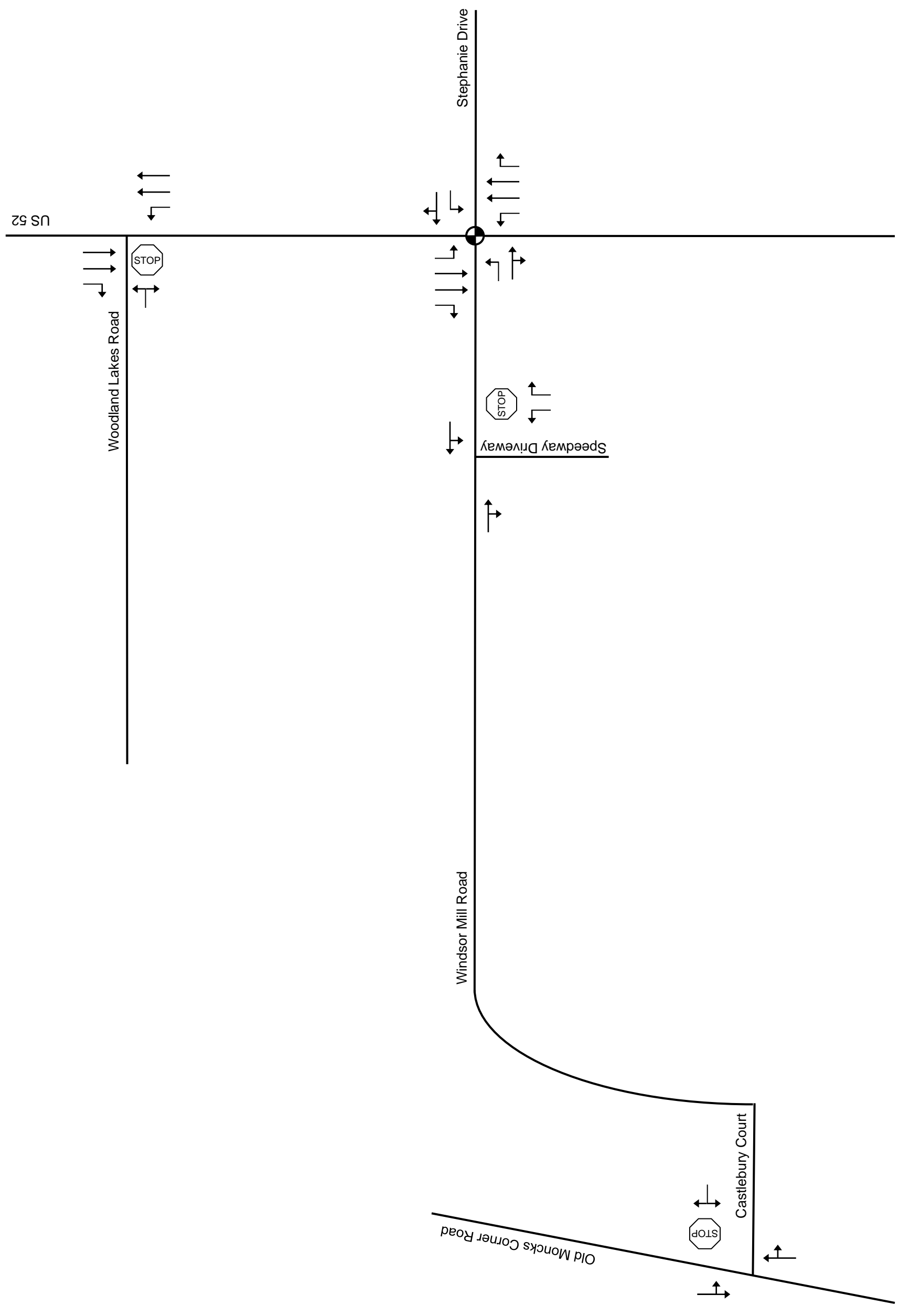
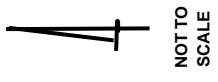
Source: SGA | NW

Windsor Mill Development
Traffic Impact Analysis

Conceptual Site Plan

Figure 2

LEGEND	
→	Existing Laneage
⬮	Existing Stop Sign
⦿	Existing Traffic Signal

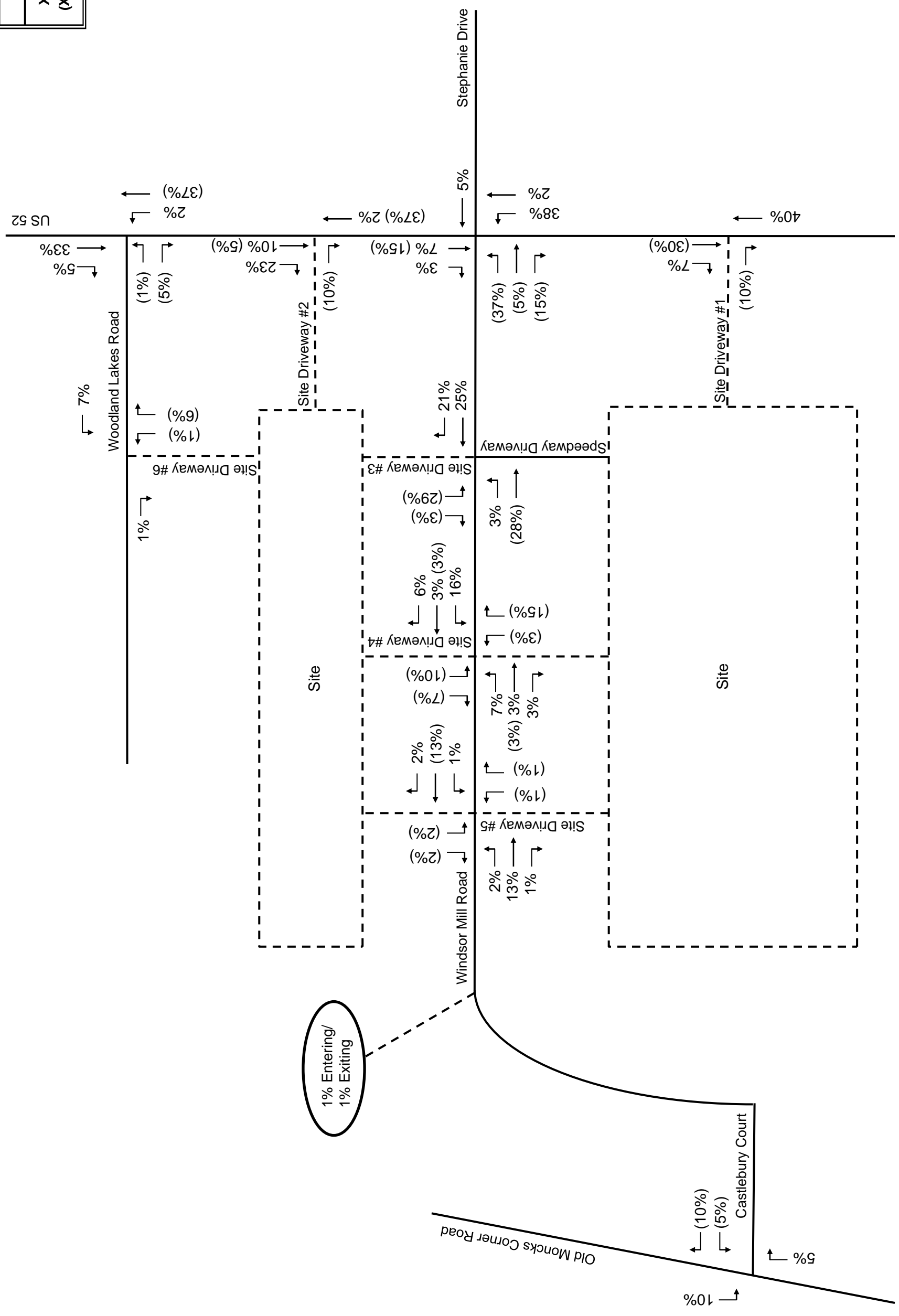


**Windsor Mill Development
Traffic Impact Analysis**

**Existing
Intersection Laneage**

Figure 3

LEGEND	
XX	Vehicle Entering Distribution
(XX)	Vehicle Exiting Distribution



1% Entering/
1% Exiting

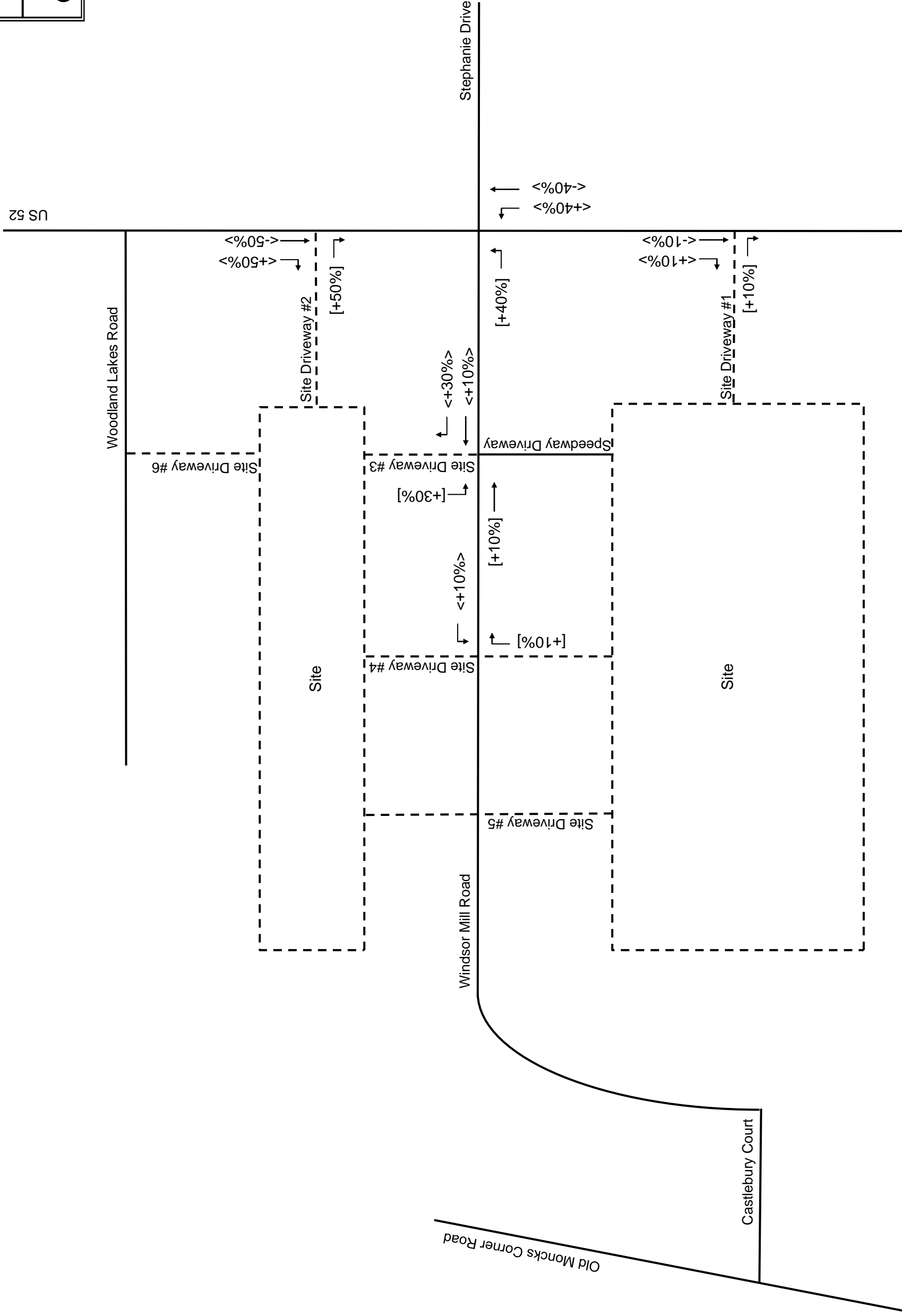


**Windsor Mill Development
Traffic Impact Analysis**

New Trip Distribution

Figure 4A

LEGEND	
XX	Vehicle Entering Distribution
(XX)	Vehicle Exiting Distribution



**Windsor Mill Development
Traffic Impact Analysis**

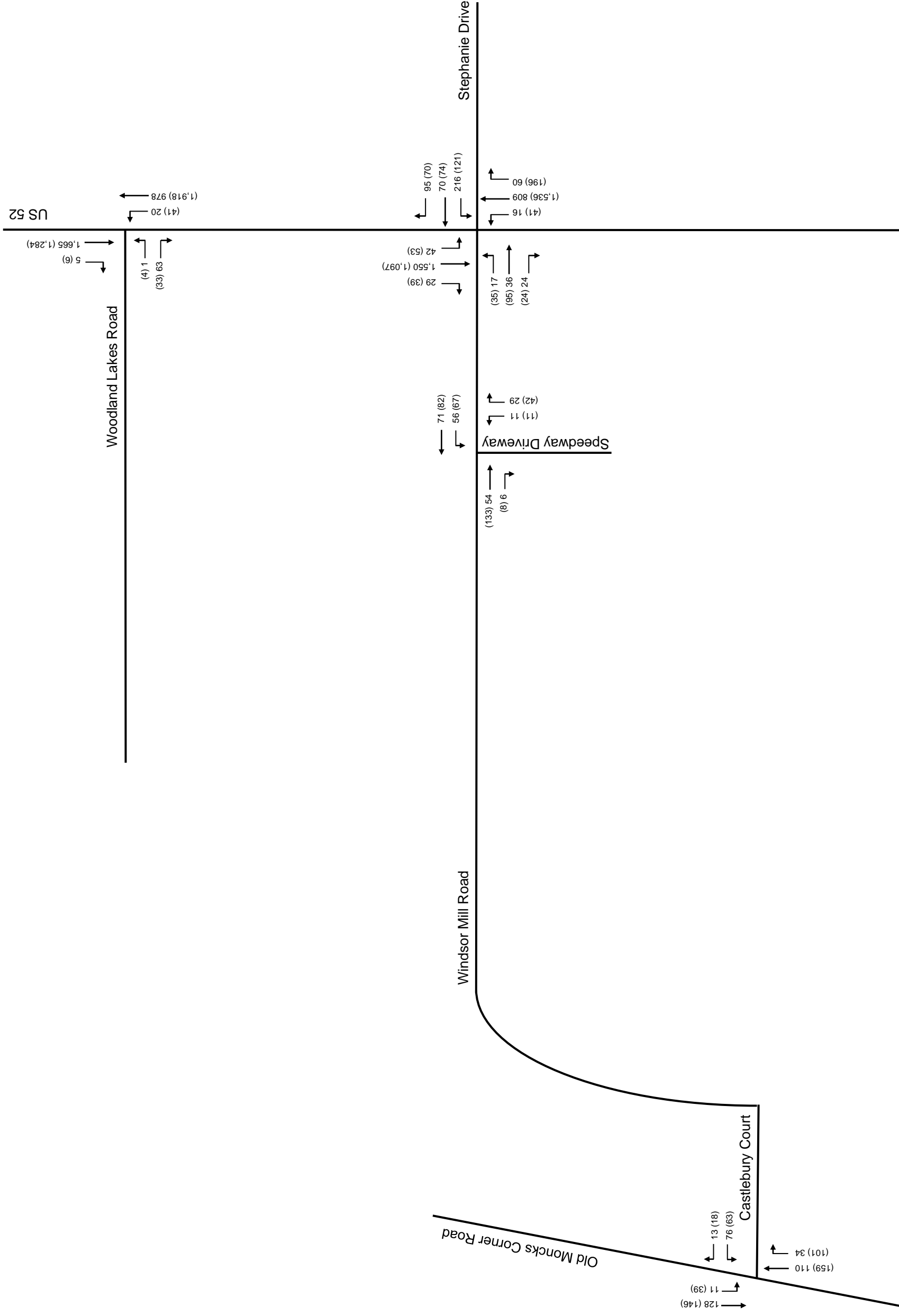
Pass-By Trip Distribution

Figure 4B

LEGEND	
XX	AM Peak Hour Traffic
(XX)	PM Peak Hour Traffic



NOT TO SCALE



**Windsor Mill Development
Traffic Impact Analysis**

Existing Traffic Volumes

Figure 5

Short Counts

File Name : Hwy 52 @ Woodland Lakes Rd

Site Code :

Start Date : 5/17/2022

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Hwy 52 From North				From East				Hwy 52 From South				Woodland Lakes Rd From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00 AM	0	469	0	0	0	0	0	0	6	197	0	0	0	0	12	1	685
07:15 AM	0	439	2	0	0	0	0	0	4	206	0	0	0	0	27	0	678
07:30 AM	0	373	1	0	0	0	0	0	6	315	0	0	1	0	16	1	713
07:45 AM	0	384	2	0	0	0	0	0	4	260	0	0	0	0	8	2	660
Total	0	1665	5	0	0	0	0	0	20	978	0	0	1	0	63	4	2736
08:00 AM	0	308	2	0	0	0	0	0	6	230	0	0	0	0	12	2	560
08:15 AM	0	385	1	0	0	0	0	0	1	228	0	0	0	0	12	1	628
08:30 AM	0	349	0	0	0	0	0	0	2	258	0	0	0	0	7	2	618
08:45 AM	0	337	1	0	0	0	0	0	5	184	0	0	0	0	8	0	535
Total	0	1379	4	0	0	0	0	0	14	900	0	0	0	0	39	5	2341
04:00 PM	0	244	1	0	0	0	0	0	9	448	0	0	0	0	7	0	709
04:15 PM	0	337	5	0	0	0	0	0	19	459	0	0	1	0	9	0	830
04:30 PM	0	311	3	0	0	0	0	0	10	517	0	0	3	0	7	0	851
04:45 PM	0	308	0	0	0	0	0	0	16	475	0	0	0	0	9	2	810
Total	0	1200	9	0	0	0	0	0	54	1899	0	0	4	0	32	2	3200
05:00 PM	0	331	0	0	0	0	0	0	6	439	0	0	0	0	8	0	784
05:15 PM	0	334	3	0	0	0	0	0	9	487	0	0	1	0	9	1	844
05:30 PM	0	309	1	0	0	0	0	0	17	422	0	0	1	0	14	1	765
05:45 PM	0	240	1	0	0	0	0	0	8	451	0	0	5	0	9	0	714
Total	0	1214	5	0	0	0	0	0	40	1799	0	0	7	0	40	2	3107
Grand Total	0	5458	23	0	0	0	0	0	128	5576	0	0	12	0	174	13	11384
Apprch %	0	99.6	0.4	0	0	0	0	0	2.2	97.8	0	0	6	0	87.4	6.5	
Total %	0	47.9	0.2	0	0	0	0	0	1.1	49	0	0	0.1	0	1.5	0.1	
Passenger Vehicles	0	5333	21	0	0	0	0	0	128	5433	0	0	12	0	174	13	11114
% Passenger Vehicles	0	97.7	91.3	0	0	0	0	0	100	97.4	0	0	100	0	100	100	97.6
Heavy Vehicles	0	123	2	0	0	0	0	0	0	140	0	0	0	0	0	0	265
% Heavy Vehicles	0	2.3	8.7	0	0	0	0	0	0	2.5	0	0	0	0	0	0	2.3
Buses	0	2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	5
% Buses	0	0	0	0	0	0	0	0	0	0.1	0	0	0	0	0	0	0

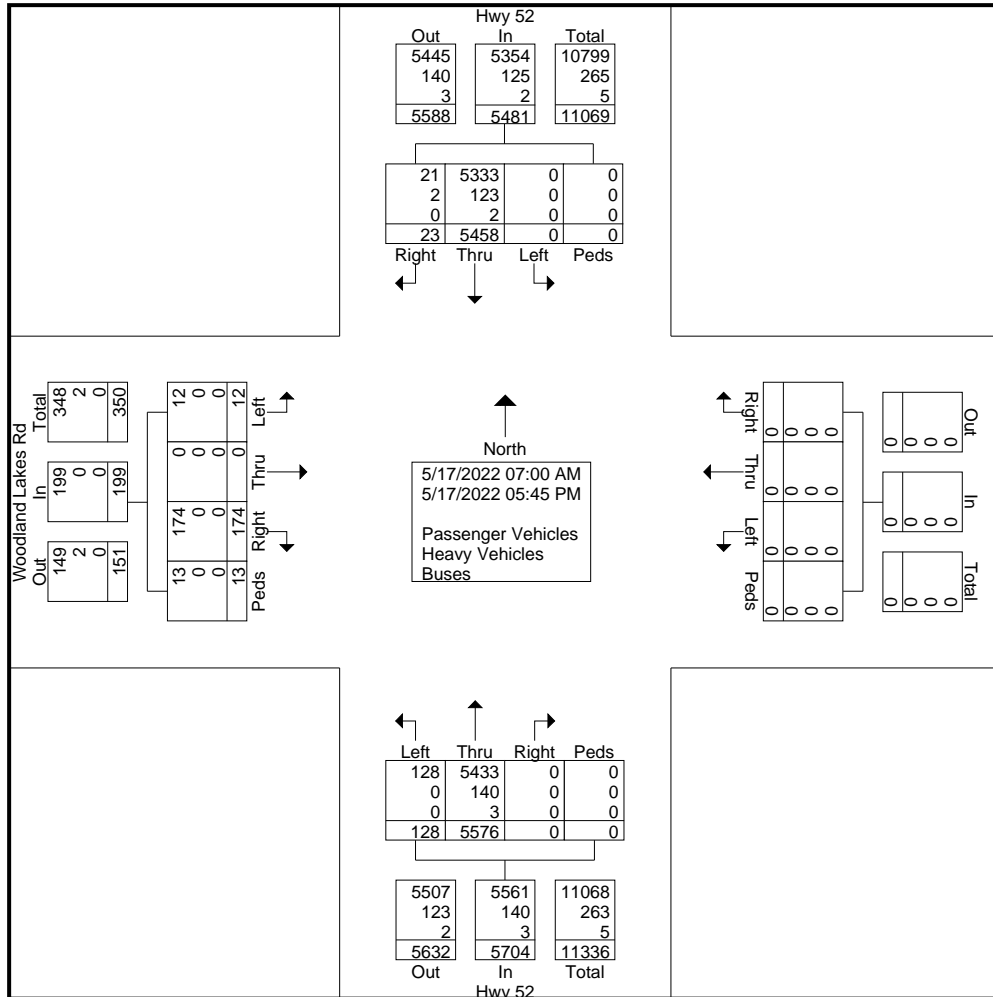
Short Counts

File Name : Hwy 52 @ Woodland Lakes Rd

Site Code :

Start Date : 5/17/2022

Page No : 2



Short Counts

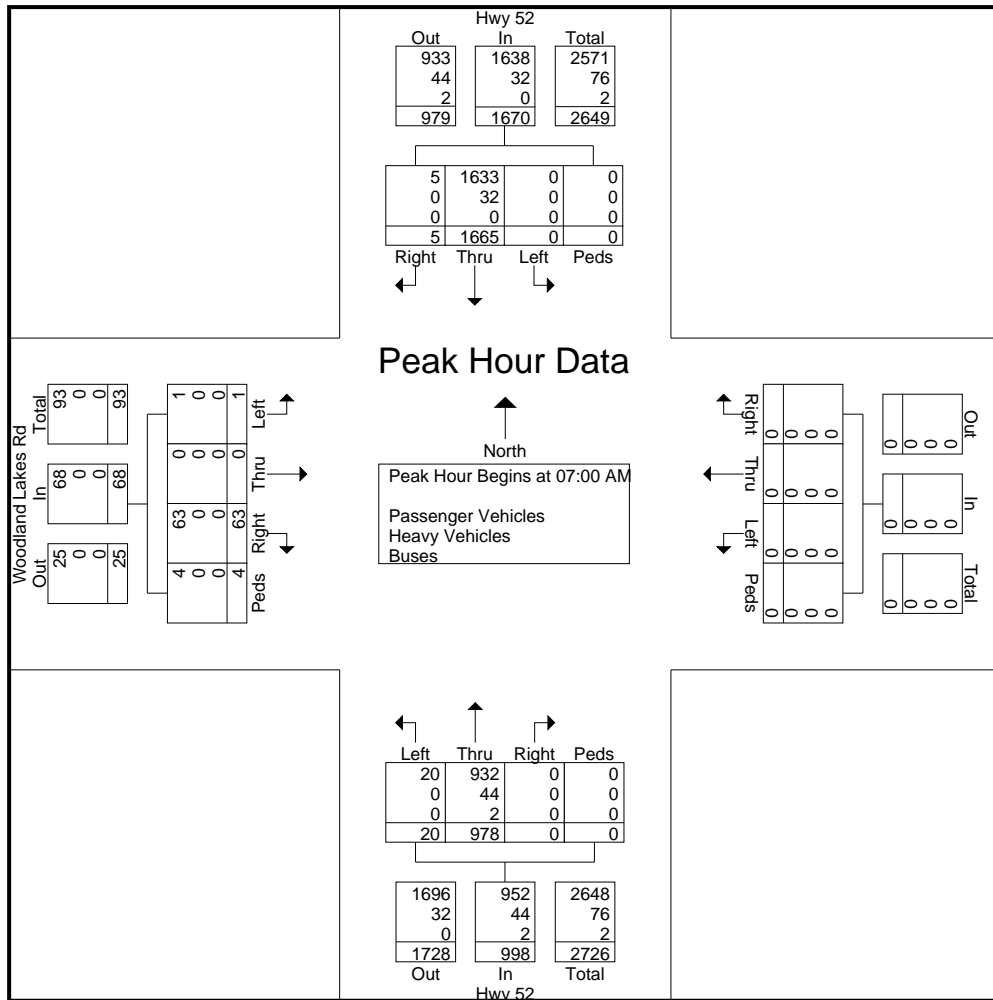
File Name : Hwy 52 @ Woodland Lakes Rd

Site Code :

Start Date : 5/17/2022

Page No : 3

Start Time	Hwy 52 From North					From East					Hwy 52 From South					Woodland Lakes Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	469	0	0	469	0	0	0	0	0	6	197	0	0	203	0	0	12	1	13	685
07:15 AM	0	439	2	0	441	0	0	0	0	0	4	206	0	0	210	0	0	27	0	27	678
07:30 AM	0	373	1	0	374	0	0	0	0	0	6	315	0	0	321	1	0	16	1	18	713
07:45 AM	0	384	2	0	386	0	0	0	0	0	4	260	0	0	264	0	0	8	2	10	660
Total Volume	0	1665	5	0	1670	0	0	0	0	0	20	978	0	0	998	1	0	63	4	68	2736
% App. Total	0	99.7	0.3	0		0	0	0	0		2	98	0	0		1.5	0	92.6	5.9		
PHF	.000	.888	.625	.000	.890	.000	.000	.000	.000	.000	.833	.776	.000	.000	.777	.250	.000	.583	.500	.630	.959
Passenger Vehicles	0	1633	5	0	1638	0	0	0	0	0	20	932	0	0	952	1	0	63	4	68	2658
% Passenger Vehicles	0	98.1	100	0	98.1	0	0	0	0	0	100	95.3	0	0	95.4	100	0	100	100	100	97.1
Heavy Vehicles	0	1.9	0	0	1.9	0	0	0	0	0	0	4.5	0	0	4.4	0	0	0	0	0	2.8
Buses	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	2
% Buses	0	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0.1



Short Counts

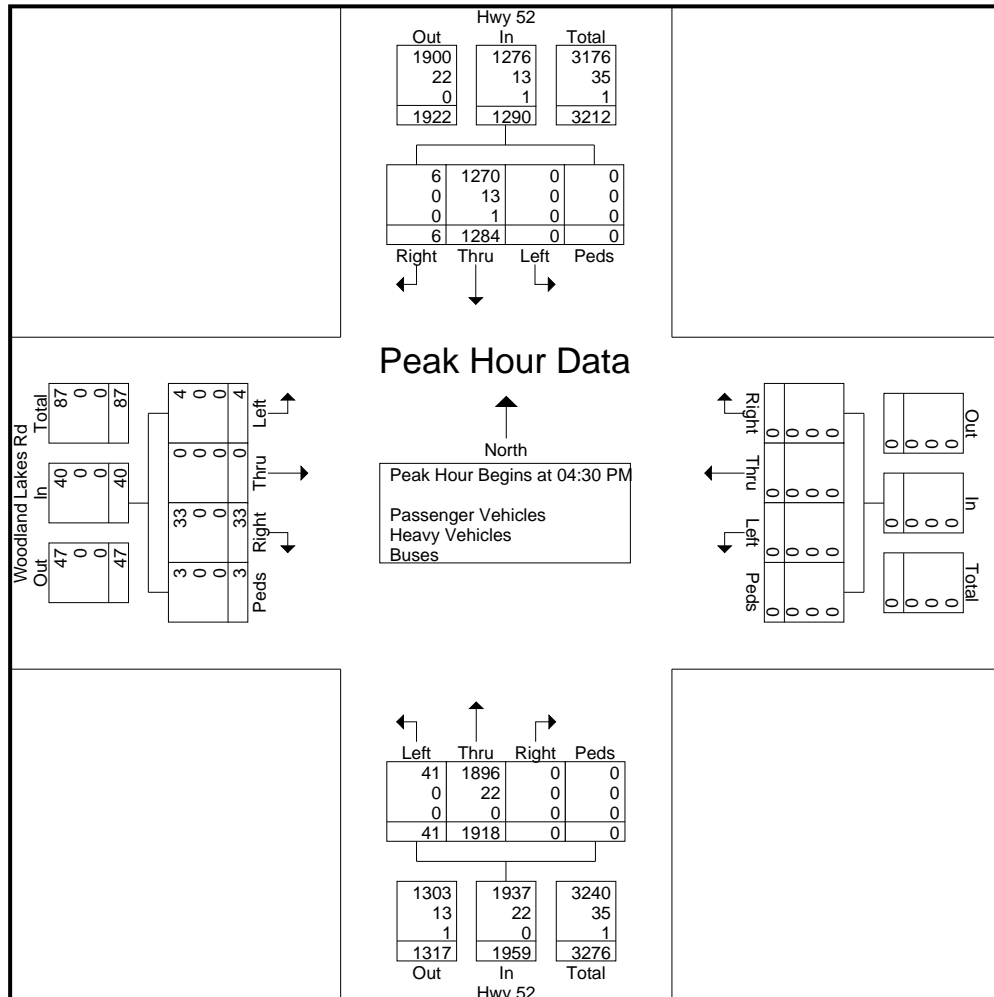
File Name : Hwy 52 @ Woodland Lakes Rd

Site Code :

Start Date : 5/17/2022

Page No : 4

Start Time	Hwy 52 From North					From East					Hwy 52 From South					Woodland Lakes Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	311	3	0	314	0	0	0	0	0	10	517	0	0	527	3	0	7	0	10	851
04:45 PM	0	308	0	0	308	0	0	0	0	0	16	475	0	0	491	0	0	9	2	11	810
05:00 PM	0	331	0	0	331	0	0	0	0	0	6	439	0	0	445	0	0	8	0	8	784
05:15 PM	0	334	3	0	337	0	0	0	0	0	9	487	0	0	496	1	0	9	1	11	844
Total Volume	0	1284	6	0	1290	0	0	0	0	0	41	1918	0	0	1959	4	0	33	3	40	3289
% App. Total																					
PHF	.000	.961	.500	.000	.957	.000	.000	.000	.000	.000	.641	.927	.000	.000	.929	.333	.000	.917	.375	.909	.966
Passenger Vehicles	0	1270	6	0	1276	0	0	0	0	0	41	1896	0	0	1937	4	0	33	3	40	3253
% Passenger Vehicles	0	98.9	100	0	98.9	0	0	0	0	0	100	98.9	0	0	98.9	100	0	100	100	100	98.9
Heavy Vehicles																					
% Heavy Vehicles	0	1.0	0	0	1.0	0	0	0	0	0	0	1.1	0	0	1.1	0	0	0	0	0	1.1
Buses	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0



Short Counts

File Name : Old Moncks Corner Rd @ Castlebury Ct

Site Code :

Start Date : 5/17/2022

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Old Moncks Corner Rd From North				Castlebury Ct From East				Old Moncks Corner Rd From South				From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00 AM	3	23	0	0	4	0	8	0	0	21	5	0	0	0	0	0	64
07:15 AM	4	26	0	0	21	0	4	0	0	28	2	0	0	0	0	0	85
07:30 AM	4	28	0	0	18	0	4	0	0	32	14	0	0	0	0	0	100
07:45 AM	2	52	0	0	15	0	1	0	0	28	5	0	0	0	0	0	103
Total	13	129	0	0	58	0	17	0	0	109	26	0	0	0	0	0	352
08:00 AM	1	22	0	0	22	0	4	0	0	22	13	0	0	0	0	0	84
08:15 AM	3	31	0	0	16	0	1	0	0	26	7	0	0	0	0	0	84
08:30 AM	3	37	0	0	15	0	8	0	0	28	5	0	0	0	0	0	96
08:45 AM	3	27	0	0	9	0	4	0	0	27	4	0	0	0	0	0	74
Total	10	117	0	0	62	0	17	0	0	103	29	0	0	0	0	0	338
04:00 PM	8	32	0	0	10	0	6	0	0	31	17	0	0	0	0	0	104
04:15 PM	3	41	0	0	21	0	6	1	0	35	17	0	0	0	0	0	124
04:30 PM	7	27	0	0	3	0	3	0	0	45	19	0	0	0	0	0	104
04:45 PM	11	33	0	0	11	0	5	0	0	33	30	0	0	0	0	0	123
Total	29	133	0	0	45	0	20	1	0	144	83	0	0	0	0	0	455
05:00 PM	7	39	0	0	16	0	5	0	0	50	21	0	0	0	0	0	138
05:15 PM	14	47	0	0	14	0	3	0	0	36	22	0	0	0	0	0	136
05:30 PM	7	27	0	0	22	0	5	0	0	40	28	0	0	0	0	0	129
05:45 PM	8	22	0	0	14	0	2	0	0	32	32	0	0	0	0	0	110
Total	36	135	0	0	66	0	15	0	0	158	103	0	0	0	0	0	513
Grand Total	88	514	0	0	231	0	69	1	0	514	241	0	0	0	0	0	1658
Apprch %	14.6	85.4	0	0	76.7	0	22.9	0.3	0	68.1	31.9	0	0	0	0	0	
Total %	5.3	31	0	0	13.9	0	4.2	0.1	0	31	14.5	0	0	0	0	0	
Passenger Vehicles	83	511	0	0	229	0	69	1	0	504	239	0	0	0	0	0	1636
% Passenger Vehicles	94.3	99.4	0	0	99.1	0	100	100	0	98.1	99.2	0	0	0	0	0	98.7
Heavy Vehicles	1	3	0	0	1	0	0	0	0	8	0	0	0	0	0	0	13
% Heavy Vehicles	1.1	0.6	0	0	0.4	0	0	0	0	1.6	0	0	0	0	0	0	0.8
Buses	4	0	0	0	1	0	0	0	0	2	2	0	0	0	0	0	9
% Buses	4.5	0	0	0	0.4	0	0	0	0	0.4	0.8	0	0	0	0	0	0.5

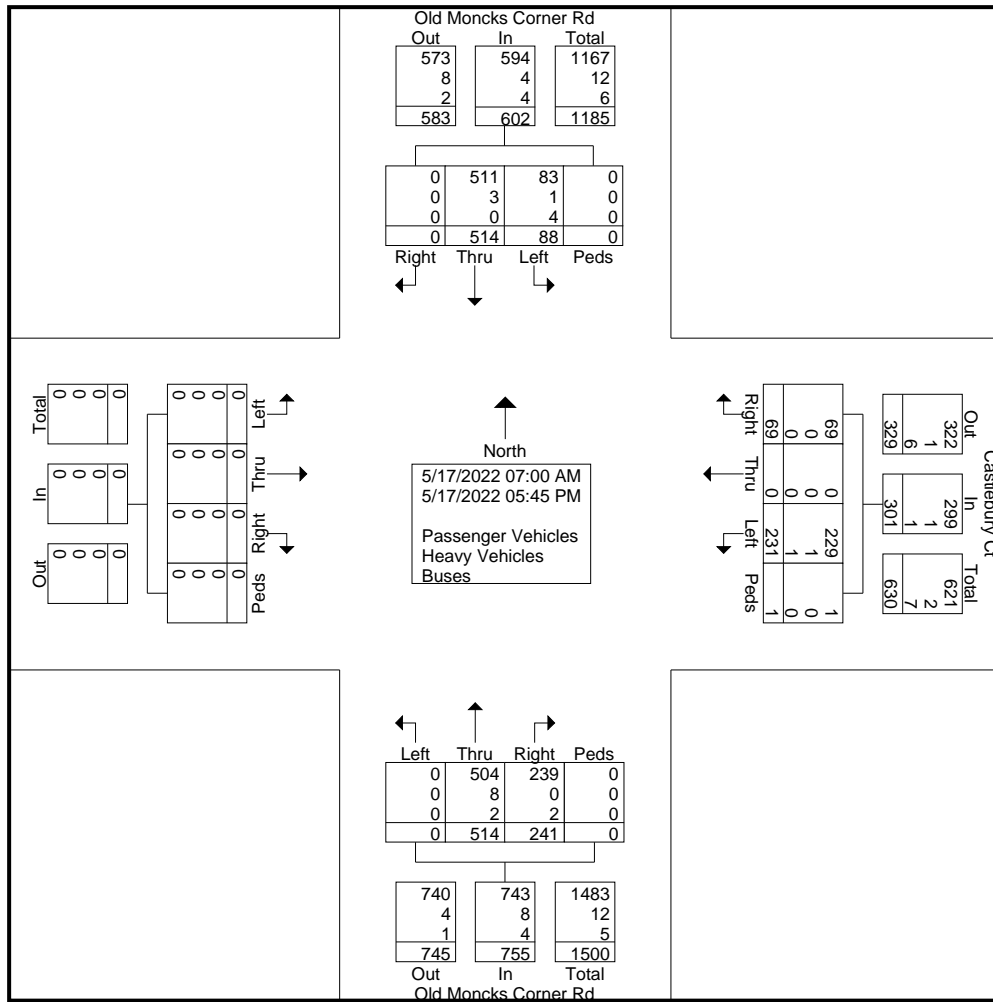
Short Counts

File Name : Old Moncks Corner Rd @ Castlebury Ct

Site Code :

Start Date : 5/17/2022

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Short Counts

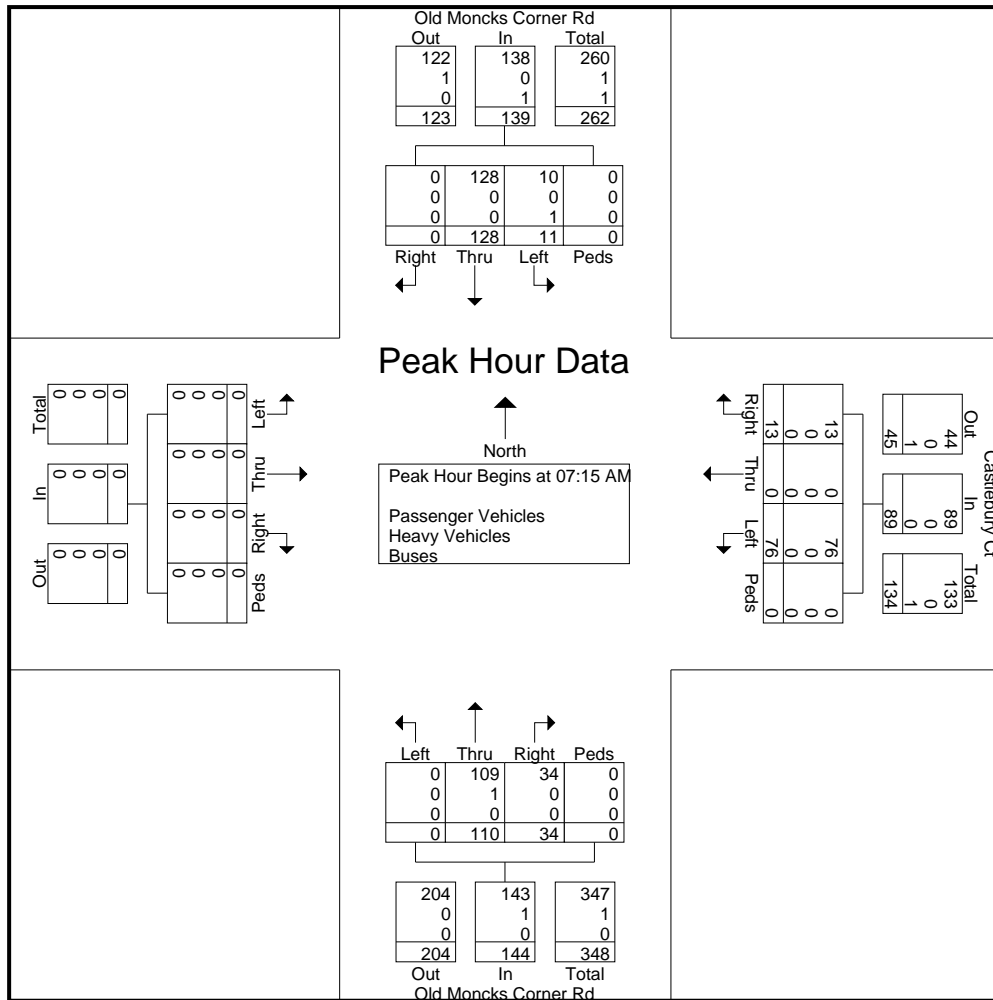
File Name : Old Moncks Corner Rd @ Castlebury Ct

Site Code :

Start Date : 5/17/2022

Page No : 3

Start Time	Old Moncks Corner Rd From North					Castlebury Ct From East					Old Moncks Corner Rd From South					From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	4	26	0	0	30	21	0	4	0	25	0	28	2	0	30	0	0	0	0	0	85
07:30 AM	4	28	0	0	32	18	0	4	0	22	0	32	14	0	46	0	0	0	0	0	100
07:45 AM	2	52	0	0	54	15	0	1	0	16	0	28	5	0	33	0	0	0	0	0	103
08:00 AM	1	22	0	0	23	22	0	4	0	26	0	22	13	0	35	0	0	0	0	0	84
Total Volume	11	128	0	0	139	76	0	13	0	89	0	110	34	0	144	0	0	0	0	0	372
% App. Total	7.9	92.1	0	0		85.4	0	14.6	0		0	76.4	23.6	0		0	0	0	0		
PHF	.688	.615	.000	.000	.644	.864	.000	.813	.000	.856	.000	.859	.607	.000	.783	.000	.000	.000	.000	.000	.903
Passenger Vehicles	10	128	0	0	138	76	0	13	0	89	0	109	34	0	143	0	0	0	0	0	370
% Passenger Vehicles	90.9	100	0	0	99.3	100	0	100	0	100	0	99.1	100	0	99.3	0	0	0	0	0	99.5
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0.9	0	0	0.7	0	0	0	0	0	0.3
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3
Buses	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Buses	9.1	0	0	0	0.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.3



Short Counts

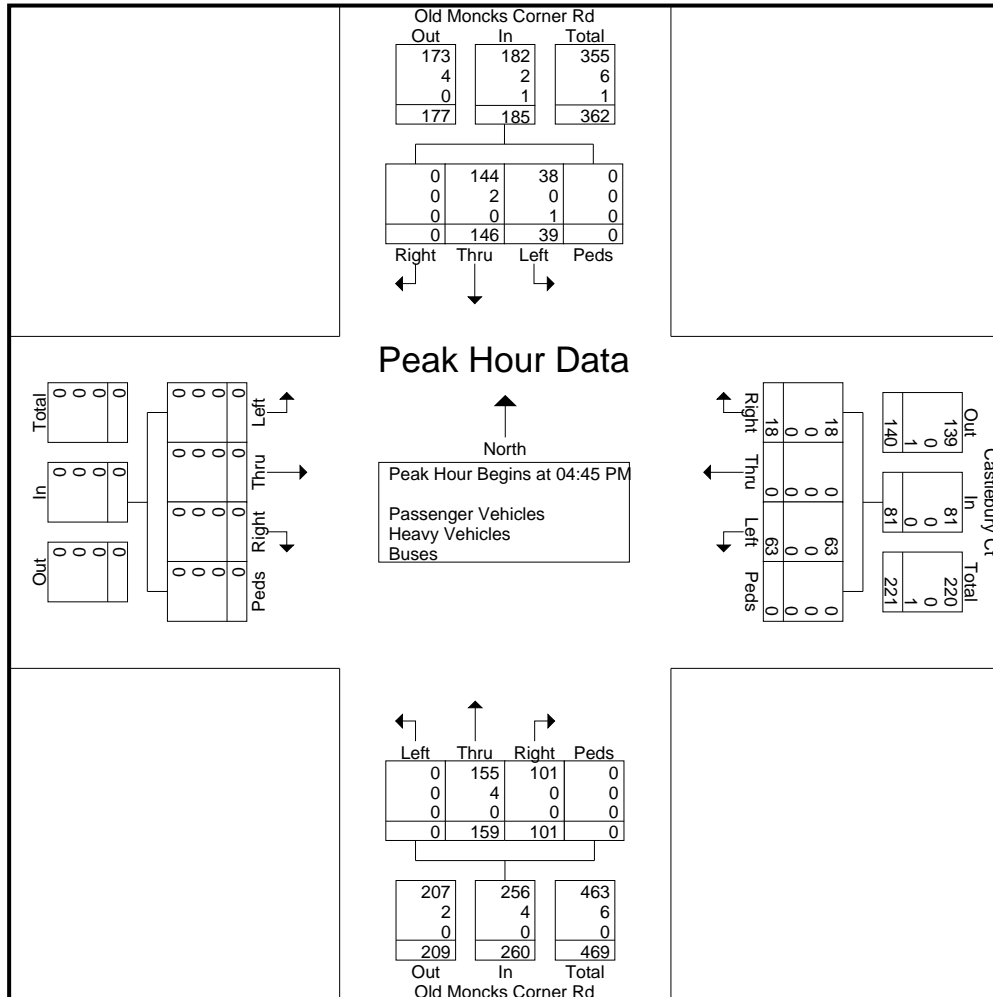
File Name : Old Moncks Corner Rd @ Castlebury Ct

Site Code :

Start Date : 5/17/2022

Page No : 4

Start Time	Old Moncks Corner Rd From North					Castlebury Ct From East					Old Moncks Corner Rd From South					From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	11	33	0	0	44	11	0	5	0	16	0	33	30	0	63	0	0	0	0	0	123
05:00 PM	7	39	0	0	46	16	0	5	0	21	0	50	21	0	71	0	0	0	0	0	138
05:15 PM	14	47	0	0	61	14	0	3	0	17	0	36	22	0	58	0	0	0	0	0	136
05:30 PM	7	27	0	0	34	22	0	5	0	27	0	40	28	0	68	0	0	0	0	0	129
Total Volume	39	146	0	0	185	63	0	18	0	81	0	159	101	0	260	0	0	0	0	0	526
% App. Total	21.1	78.9	0	0		77.8	0	22.2	0		0	61.2	38.8	0		0	0	0	0	0	
PHF	.696	.777	.000	.000	.758	.716	.000	.900	.000	.750	.000	.795	.842	.000	.915	.000	.000	.000	.000	.000	.953
Passenger Vehicles	38	144	0	0	182	63	0	18	0	81	0	155	101	0	256	0	0	0	0	0	519
% Passenger Vehicles	97.4	98.6	0	0	98.4	100	0	100	0	100	0	97.5	100	0	98.5	0	0	0	0	0	98.7
Heavy Vehicles	0	1.4	0	0	1.1	0	0	0	0	0	0	2.5	0	0	1.5	0	0	0	0	0	1.1
% Heavy Vehicles	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Buses	2.6	0	0	0	0.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.2



Short Counts

File Name : Windsor Mill Rd @ Gas Station Drive Way

Site Code :

Start Date : 5/17/2022

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	From North				Windsor Mill Rd From East				Gas Station Drive Way From South				Windsor Mill Rd From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00 AM	0	0	0	0	10	8	0	0	1	0	3	0	0	16	3	0	41
07:15 AM	0	0	0	0	17	19	0	0	1	0	4	0	0	8	1	0	50
07:30 AM	0	0	0	0	17	12	0	0	6	0	7	0	0	18	1	0	61
07:45 AM	0	0	0	0	12	18	0	0	4	0	10	0	0	11	3	0	58
Total	0	0	0	0	56	57	0	0	12	0	24	0	0	53	8	0	210
08:00 AM	0	0	0	0	10	22	0	0	0	0	8	0	0	17	1	0	58
08:15 AM	0	0	0	0	12	17	0	0	0	0	5	0	0	13	0	0	47
08:30 AM	0	0	0	0	13	14	0	0	1	0	5	0	0	8	2	0	43
08:45 AM	0	0	0	0	6	12	0	0	2	0	3	0	0	5	0	0	28
Total	0	0	0	0	41	65	0	0	3	0	21	0	0	43	3	0	176
04:00 PM	0	0	0	0	18	18	0	0	5	0	12	0	0	18	3	0	74
04:15 PM	0	0	0	0	29	26	0	0	2	0	10	0	0	26	5	0	98
04:30 PM	0	0	0	0	14	13	0	0	2	0	20	0	0	20	4	0	73
04:45 PM	0	0	0	0	14	18	0	0	3	0	8	0	0	32	3	0	78
Total	0	0	0	0	75	75	0	0	12	0	50	0	0	96	15	0	323
05:00 PM	0	0	0	0	17	22	0	0	2	0	10	0	0	26	1	0	78
05:15 PM	0	0	0	0	17	19	0	0	3	0	14	0	0	29	3	0	85
05:30 PM	0	0	0	0	19	24	0	0	3	0	12	0	0	35	2	0	95
05:45 PM	0	0	0	0	14	17	0	0	3	0	6	0	0	43	2	0	85
Total	0	0	0	0	67	82	0	0	11	0	42	0	0	133	8	0	343
Grand Total	0	0	0	0	239	279	0	0	38	0	137	0	0	325	34	0	1052
Apprch %	0	0	0	0	46.1	53.9	0	0	21.7	0	78.3	0	0	90.5	9.5	0	
Total %	0	0	0	0	22.7	26.5	0	0	3.6	0	13	0	0	30.9	3.2	0	
Passenger Vehicles	0	0	0	0	234	277	0	0	38	0	135	0	0	318	34	0	1036
% Passenger Vehicles	0	0	0	0	97.9	99.3	0	0	100	0	98.5	0	0	97.8	100	0	98.5
Heavy Vehicles	0	0	0	0	5	1	0	0	0	0	2	0	0	1	0	0	9
% Heavy Vehicles	0	0	0	0	2.1	0.4	0	0	0	0	1.5	0	0	0.3	0	0	0.9
Buses	0	0	0	0	0	1	0	0	0	0	0	0	0	6	0	0	7
% Buses	0	0	0	0	0	0.4	0	0	0	0	0	0	0	1.8	0	0	0.7

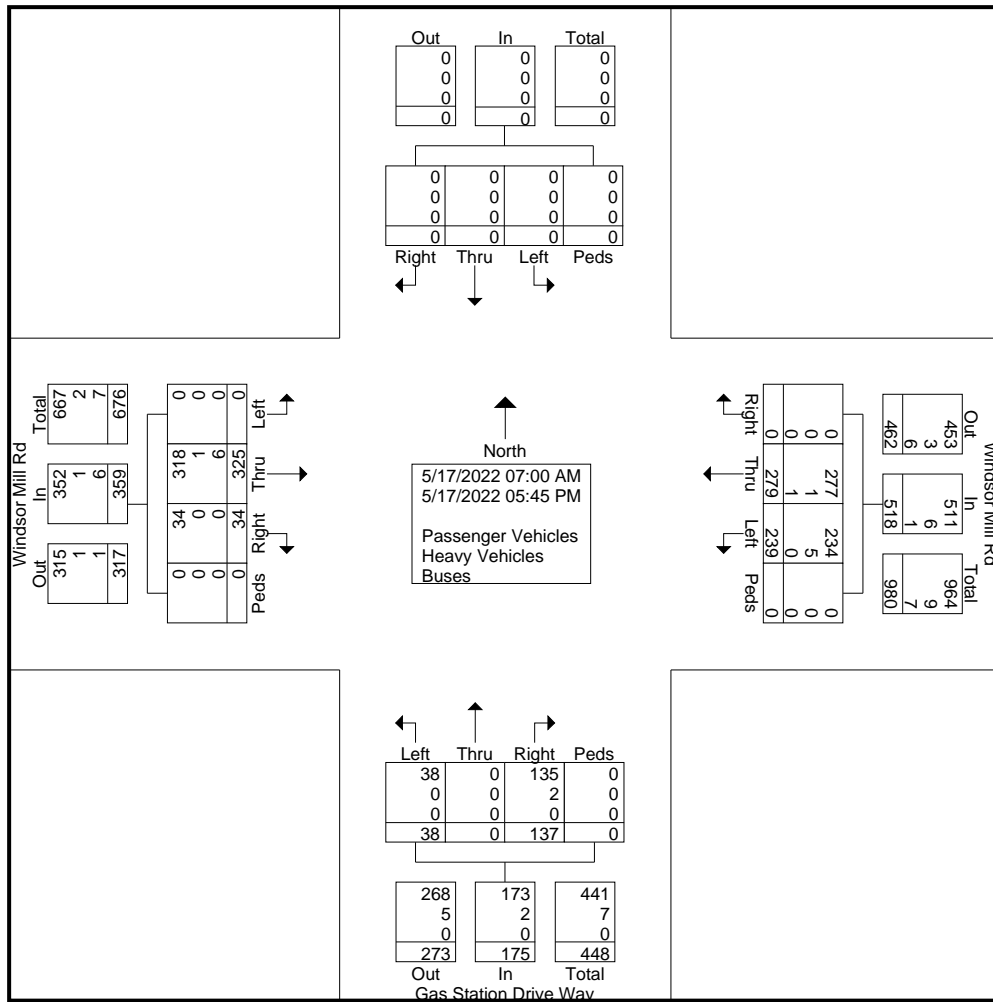
Short Counts

File Name : Windsor Mill Rd @ Gas Station Drive Way

Site Code :

Start Date : 5/17/2022

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Short Counts

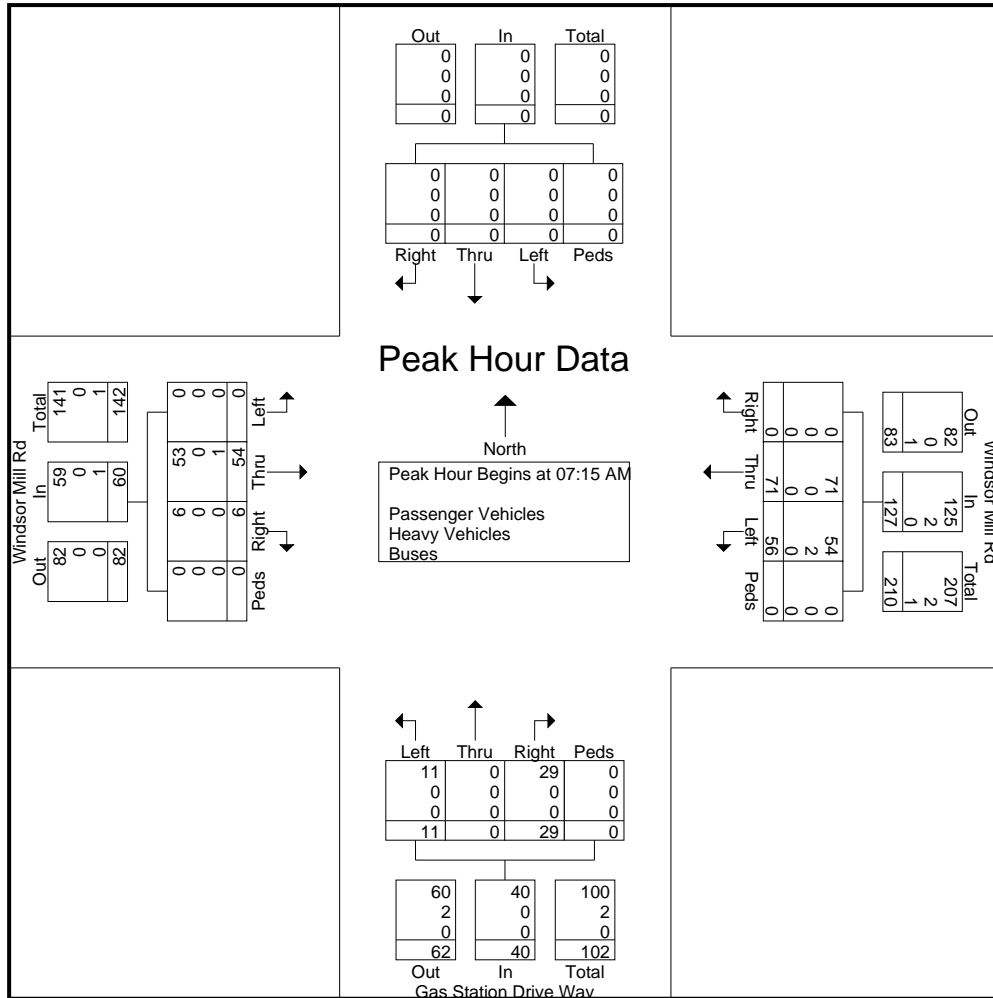
File Name : Windsor Mill Rd @ Gas Station Drive Way

Site Code :

Start Date : 5/17/2022

Page No : 3

Start Time	From North					Windsor Mill Rd From East					Gas Station Drive Way From South					Windsor Mill Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	0	0	0	0	17	19	0	0	36	1	0	4	0	5	0	8	1	0	9	50
07:30 AM	0	0	0	0	0	17	12	0	0	29	6	0	7	0	13	0	18	1	0	19	61
07:45 AM	0	0	0	0	0	12	18	0	0	30	4	0	10	0	14	0	11	3	0	14	58
08:00 AM	0	0	0	0	0	10	22	0	0	32	0	0	8	0	8	0	17	1	0	18	58
Total Volume	0	0	0	0	0	56	71	0	0	127	11	0	29	0	40	0	54	6	0	60	227
% App. Total	0	0	0	0	0	44.1	55.9	0	0		27.5	0	72.5	0		0	90	10	0		
PHF	.000	.000	.000	.000	.000	.824	.807	.000	.000	.882	.458	.000	.725	.000	.714	.000	.750	.500	.000	.789	.930
Passenger Vehicles	0	0	0	0	0	54	71	0	0	125	11	0	29	0	40	0	53	6	0	59	224
% Passenger Vehicles	0	0	0	0	0	96.4	100	0	0	98.4	100	0	100	0	100	0	98.1	100	0	98.3	98.7
Heavy Vehicles	0	0	0	0	0	3.6	0	0	0	1.6	0	0	0	0	0	0	0	0	0	0	0.9
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1.9	0	0	1.7	0.4



Short Counts

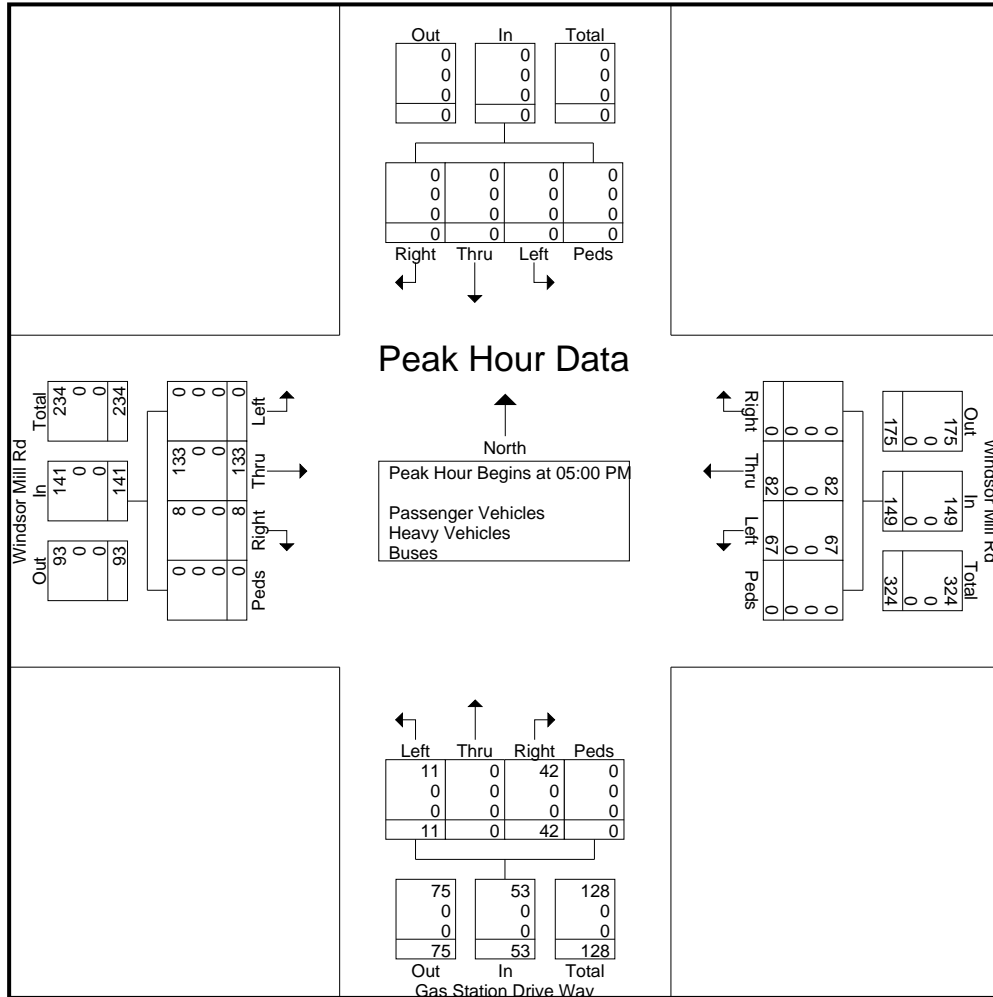
File Name : Windsor Mill Rd @ Gas Station Drive Way

Site Code :

Start Date : 5/17/2022

Page No : 4

Start Time	From North					Windsor Mill Rd From East					Gas Station Drive Way From South					Windsor Mill Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	0	0	0	17	22	0	0	39	2	0	10	0	12	0	26	1	0	27	78
05:15 PM	0	0	0	0	0	17	19	0	0	36	3	0	14	0	17	0	29	3	0	32	85
05:30 PM	0	0	0	0	0	19	24	0	0	43	3	0	12	0	15	0	35	2	0	37	95
05:45 PM	0	0	0	0	0	14	17	0	0	31	3	0	6	0	9	0	43	2	0	45	85
Total Volume	0	0	0	0	0	67	82	0	0	149	11	0	42	0	53	0	133	8	0	141	343
% App. Total	0	0	0	0	0	45	55	0	0	100	20.8	0	79.2	0	100	0	94.3	5.7	0	100	100
PHF	.000	.000	.000	.000	.000	.882	.854	.000	.000	.866	.917	.000	.750	.000	.779	.000	.773	.667	.000	.783	.903
Passenger Vehicles	0	0	0	0	0	67	82	0	0	149	11	0	42	0	53	0	133	8	0	141	343
% Passenger Vehicles	0	0	0	0	0	100	100	0	0	100	100	0	100	0	100	0	100	100	0	100	100
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Short Counts

File Name : Hwy 52 @ Windsor Mill-Stephanie Dr

Site Code :

Start Date : 5/17/2022

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Hwy 52 From North				Stephanie Dr From East				Hwy 52 From South				Windsor Mill Rd From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00 AM	9	420	6	0	43	12	13	0	2	148	15	0	2	10	7	0	687
07:15 AM	18	434	8	0	67	21	23	0	4	199	14	0	0	9	2	1	800
07:30 AM	7	347	8	0	60	23	33	0	4	235	14	0	8	11	8	1	759
07:45 AM	8	349	7	1	46	14	26	0	6	227	17	0	7	6	7	0	721
Total	42	1550	29	1	216	70	95	0	16	809	60	0	17	36	24	2	2967
08:00 AM	7	322	9	0	40	23	17	0	2	202	18	0	4	18	5	2	669
08:15 AM	5	346	8	0	36	12	13	0	5	193	9	0	6	5	5	0	643
08:30 AM	3	335	11	0	37	14	21	0	2	206	24	0	2	8	3	0	666
08:45 AM	10	338	6	0	33	8	17	0	4	149	14	0	2	3	4	1	589
Total	25	1341	34	0	146	57	68	0	13	750	65	0	14	34	17	3	2567
04:00 PM	11	232	6	0	31	20	13	0	9	392	55	0	7	18	3	0	797
04:15 PM	10	308	8	5	33	28	13	0	17	401	50	0	10	22	5	9	919
04:30 PM	10	260	11	5	28	8	26	0	8	441	38	0	11	26	4	1	877
04:45 PM	15	263	12	0	26	16	16	0	8	356	51	0	8	23	9	0	803
Total	46	1063	37	10	118	72	68	0	42	1590	194	0	36	89	21	10	3396
05:00 PM	18	266	8	0	34	22	15	0	8	338	57	0	6	24	6	0	802
05:15 PM	11	311	7	0	24	16	10	0	10	374	43	0	11	25	5	1	848
05:30 PM	17	299	15	0	28	18	20	0	13	346	58	0	14	31	7	1	867
05:45 PM	11	225	8	0	29	16	20	0	11	335	46	0	11	31	7	0	750
Total	57	1101	38	0	115	72	65	0	42	1393	204	0	42	111	25	2	3267
Grand Total	170	5055	138	11	595	271	296	0	113	4542	523	0	109	270	87	17	12197
Apprch %	3.2	94.1	2.6	0.2	51.2	23.3	25.5	0	2.2	87.7	10.1	0	22.6	55.9	18	3.5	
Total %	1.4	41.4	1.1	0.1	4.9	2.2	2.4	0	0.9	37.2	4.3	0	0.9	2.2	0.7	0.1	
Passenger Vehicles	170	4930	136	11	591	269	295	0	110	4413	521	0	107	266	85	17	11921
% Passenger Vehicles	100	97.5	98.6	100	99.3	99.3	99.7	0	97.3	97.2	99.6	0	98.2	98.5	97.7	100	97.7
Heavy Vehicles	0	123	2	0	2	2	0	0	2	127	1	0	2	1	0	0	262
% Heavy Vehicles	0	2.4	1.4	0	0.3	0.7	0	0	1.8	2.8	0.2	0	1.8	0.4	0	0	2.1
Buses	0	2	0	0	2	0	1	0	1	2	1	0	0	3	2	0	14
% Buses	0	0	0	0	0.3	0	0.3	0	0.9	0	0.2	0	0	1.1	2.3	0	0.1

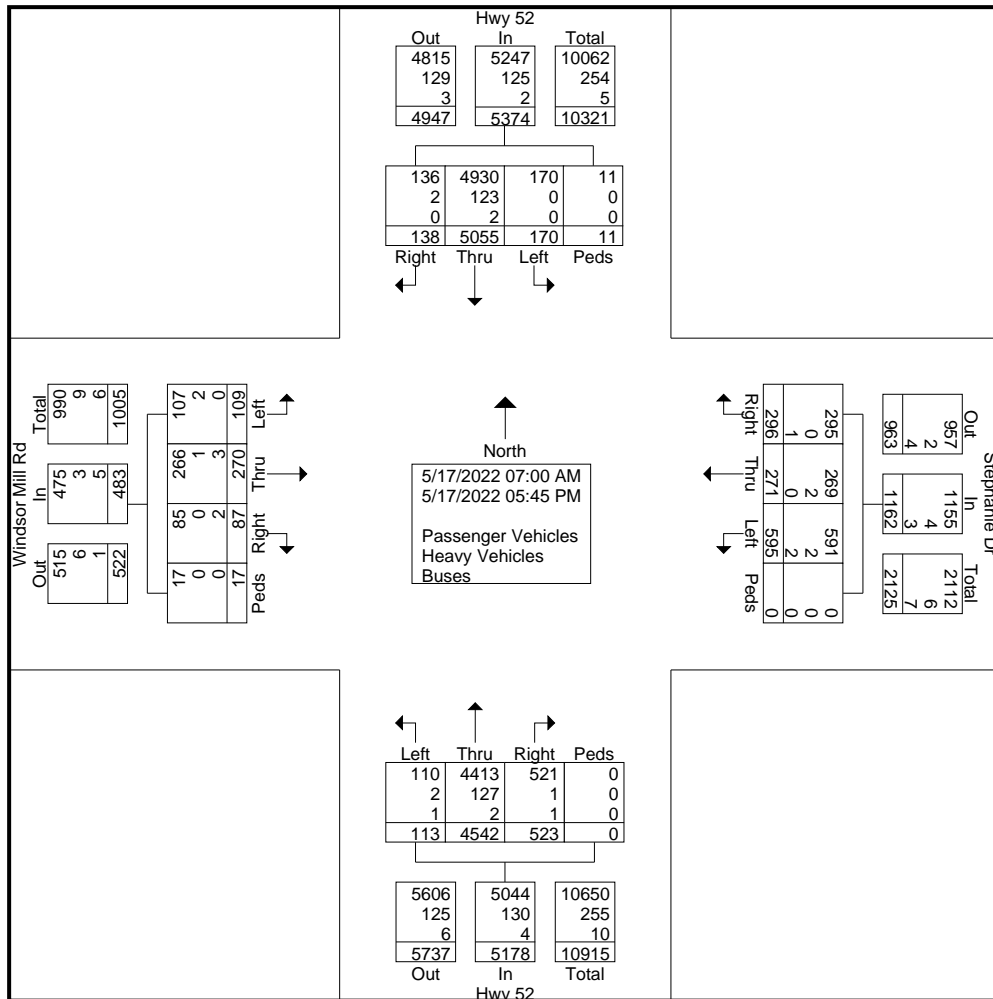
Short Counts

File Name : Hwy 52 @ Windsor Mill-Stephanie Dr

Site Code :

Start Date : 5/17/2022

Page No : 2



Short Counts

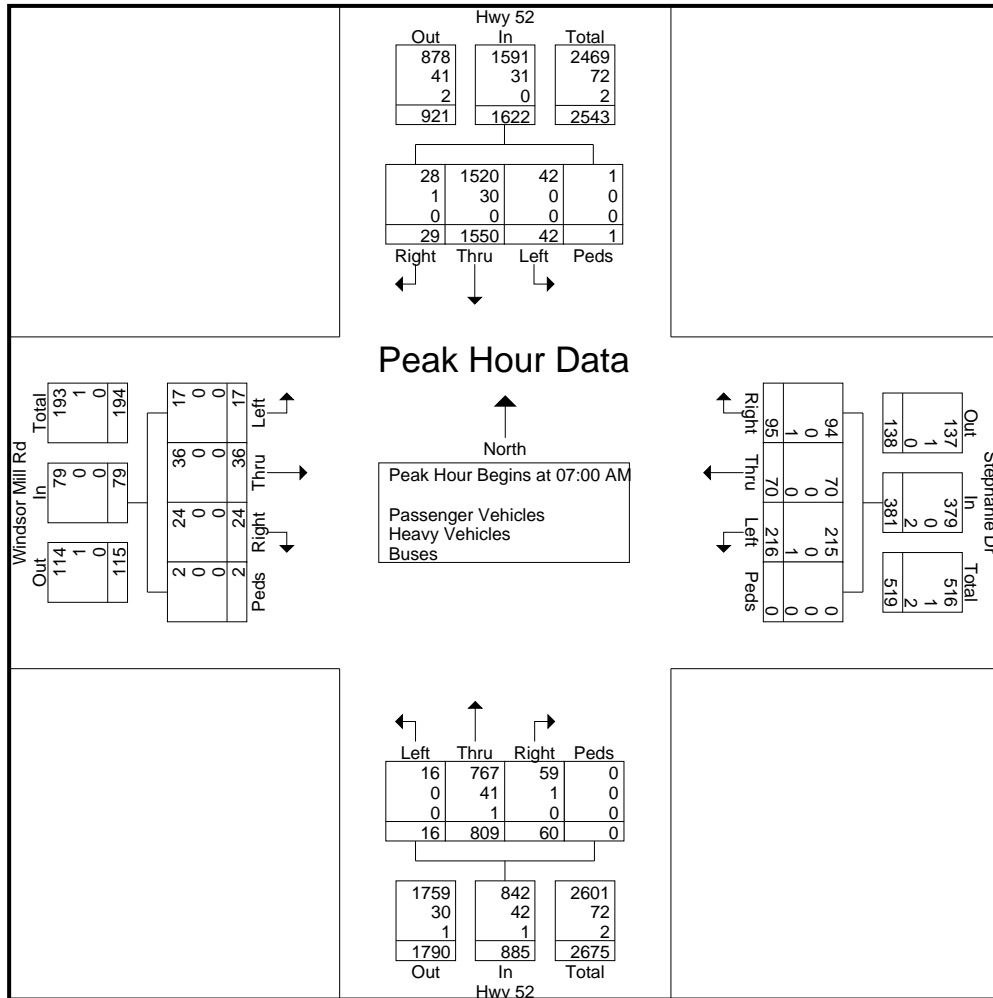
File Name : Hwy 52 @ Windsor Mill-Stephanie Dr

Site Code :

Start Date : 5/17/2022

Page No : 3

Start Time	Hwy 52 From North					Stephanie Dr From East					Hwy 52 From South					Windsor Mill Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	9	420	6	0	435	43	12	13	0	68	2	148	15	0	165	2	10	7	0	19	687
07:15 AM	18	434	8	0	460	67	21	23	0	111	4	199	14	0	217	0	9	2	1	12	800
07:30 AM	7	347	8	0	362	60	23	33	0	116	4	235	14	0	253	8	11	8	1	28	759
07:45 AM	8	349	7	1	365	46	14	26	0	86	6	227	17	0	250	7	6	7	0	20	721
Total Volume	42	1550	29	1	1622	216	70	95	0	381	16	809	60	0	885	17	36	24	2	79	2967
% App. Total	2.6	95.6	1.8	0.1		56.7	18.4	24.9	0		1.8	91.4	6.8	0		21.5	45.6	30.4	2.5		
PHF	.583	.893	.906	.250	.882	.806	.761	.720	.000	.821	.667	.861	.882	.000	.875	.531	.818	.750	.500	.705	.927
Passenger Vehicles	42	1520	28	1	1591	215	70	94	0	379	16	767	59	0	842	17	36	24	2	79	2891
% Passenger Vehicles	100	98.1	96.6	100	98.1	99.5	100	98.9	0	99.5	100	94.8	98.3	0	95.1	100	100	100	100	100	97.4
Heavy Vehicles	0	1.9	3.4	0	1.9	0	0	0	0	0	0	5.1	1.7	0	4.7	0	0	0	0	0	2.5
% Heavy Vehicles	0	0	0	0	0	1	0	1	0	2	0	1	0	0	1	0	0	0	0	0	3
Buses	0	0	0	0	0	0.5	0	1.1	0	0.5	0	0.1	0	0	0.1	0	0	0	0	0	0.1
% Buses	0	0	0	0	0	0.5	0	1.1	0	0.5	0	0.1	0	0	0.1	0	0	0	0	0	0.1



Short Counts

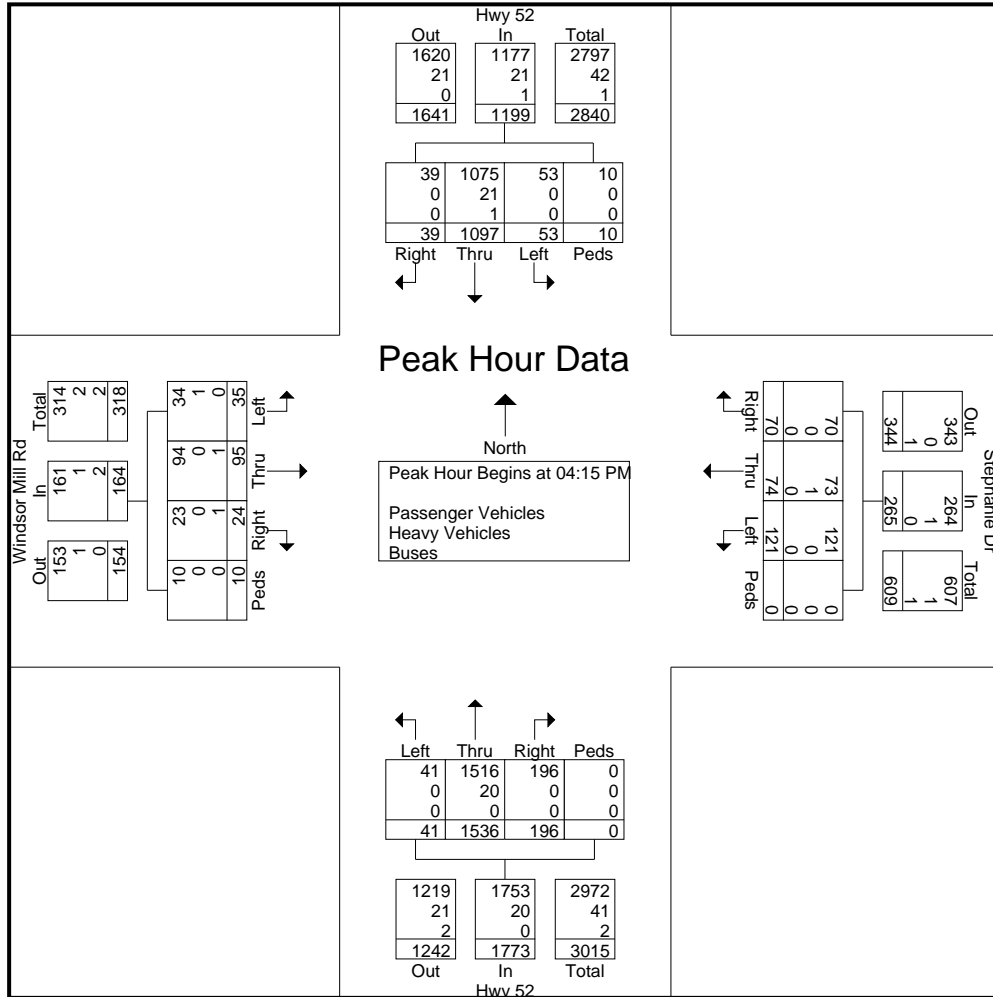
File Name : Hwy 52 @ Windsor Mill-Stephanie Dr

Site Code :

Start Date : 5/17/2022

Page No : 4

Start Time	Hwy 52 From North					Stephanie Dr From East					Hwy 52 From South					Windsor Mill Rd From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	10	308	8	5	331	33	28	13	0	74	17	401	50	0	468	10	22	5	9	46	919
04:30 PM	10	260	11	5	286	28	8	26	0	62	8	441	38	0	487	11	26	4	1	42	877
04:45 PM	15	263	12	0	290	26	16	16	0	58	8	356	51	0	415	8	23	9	0	40	803
05:00 PM	18	266	8	0	292	34	22	15	0	71	8	338	57	0	403	6	24	6	0	36	802
Total Volume	53	1097	39	10	1199	121	74	70	0	265	41	1536	196	0	1773	35	95	24	10	164	3401
% App. Total																					
PHF	.736	.890	.813	.500	.906	.890	.661	.673	.000	.895	.603	.871	.860	.000	.910	.795	.913	.667	.278	.891	.925
Passenger Vehicles	53	1075	39	10	1177	121	73	70	0	264	41	1516	196	0	1753	34	94	23	10	161	3355
% Passenger Vehicles	100	98.0	100	100	98.2	100	98.6	100	0	99.6	100	98.7	100	0	98.9	97.1	98.9	95.8	100	98.2	98.6
Heavy Vehicles																					
% Heavy Vehicles	0	1.9	0	0	1.8	0	1.4	0	0	0.4	0	1.3	0	0	1.1	2.9	0	0	0	0.6	1.3
Buses	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	3
% Buses	0	0.1	0	0	0.1	0	0	0	0	0	0	0	0	0	0	0	1.1	4.2	0	1.2	0.1



INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
US 52 at Windsor Mill Road/Stephanie Drive
AM PEAK HOUR (7:00 AM TO 8:00 AM)**

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Stephanie Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes	16	809	60	42	1,550	29	17	36	24	216	70	95
Pedestrians	0			1			2			0		
Heavy Vehicle %	4.8%			1.9% (2.0%)			0% (2.0%)			0.5% (2.0%)		
Peak Hour Factor	0.88			0.88			0.71			0.82		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	19	983	73	51	1,884	35	21	44	29	263	85	115
Trip Distribution												
New Trips IN	38%	2%		7%	3%						5%	
New Trips OUT				15%			37%	5%	15%			
Pass By Distribution												
Pass By IN	40%	-40%										
Pass By OUT							40%					
New Trips	29	2	0	0	27	2	50	7	20	0	4	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	29	2	0	0	27	2	50	7	20	0	4	0
2026 Buildout Total	48	985	73	51	1,911	37	71	51	49	263	89	115

PM PEAK HOUR (4:15 PM TO 5:15 PM)

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Stephanie Drive <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes	41	1,536	196	53	1,097	39	35	95	24	121	74	70
Pedestrians	0			10			10			0		
Heavy Vehicle %	1.1% (2.0%)			1.9% (2.0%)			1.8% (2.0%)			0.4% (2.0%)		
Peak Hour Factor	0.91			0.91			0.89			0.90		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	50	1,867	238	64	1,333	47	43	115	29	147	90	85
Trip Distribution												
New Trips IN	38%	2%		7%	3%						5%	
New Trips OUT				15%			37%	5%	15%			
Pass By Distribution												
Pass By IN	40%	-40%										
Pass By OUT							40%					
New Trips	50	3	0	0	26	4	40	6	16	0	6	0
Pass By Trips	13	-13	0	0	0	0	12	0	0	0	0	0
Total Project Trips	63	-10	0	0	26	4	52	6	16	0	6	0
2026 Buildout Total	113	1,857	238	64	1,359	51	95	121	45	147	96	85

INTERSECTION VOLUME DEVELOPMENT
Windsor Mill Development
Windsor Mill Road at Speedway Driveway/Site Driveway #3
AM PEAK HOUR (7:15 AM TO 8:15 AM)

Description	Speedway Driveway <u>Northbound</u>			Site Driveway #3 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes	11	0	29				0	54	6	56	71	0
Pedestrians	0						0			0		
Heavy Vehicle %	0% (2.0%)						1.7% (2.0%)			1.6% (2.0%)		
Peak Hour Factor	0.71						0.79			0.88		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	13	0	35	0	0	0	0	66	7	68	86	0
Trip Distribution												
New Trips IN							3%				25%	21%
New Trips OUT				29%		3%		28%				
Pass By Distribution												
Pass By IN											10%	30%
Pass By OUT				30%				10%				
New Trips	0	0	0	39	0	4	2	38	0	0	19	16
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	0	39	0	4	2	38	0	0	19	16
2026 Buildout Total	13	0	35	39	0	4	2	104	7	68	105	16

PM PEAK HOUR (5:00 PM TO 6:00 PM)

Description	Speedway Driveway <u>Northbound</u>			Site Driveway #3 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes	11	0	42				0	133	8	67	82	0
Pedestrians	0						0			0		
Heavy Vehicle %	0% (2.0%)						0% (2.0%)			0% (2.0%)		
Peak Hour Factor	0.78						0.78			0.87		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	13	0	51	0	0	0	0	162	10	81	100	0
Trip Distribution												
New Trips IN							3%				25%	21%
New Trips OUT				29%		3%		28%				
Pass By Distribution												
Pass By IN											10%	30%
Pass By OUT				30%				10%				
New Trips	0	0	0	32	0	3	4	30	0	0	33	27
Pass By Trips	0	0	0	9	0	0	0	3	0	0	3	10
Total Project Trips	0	0	0	41	0	3	4	33	0	0	36	37
2026 Buildout Total	13	0	51	41	0	3	4	195	10	81	136	37

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
Old Moncks Corner Road at Castlebury Court
AM PEAK HOUR (7:15 AM TO 8:15 AM)**

Description	Old Moncks Corner Road <u>Northbound</u>			Old Moncks Corner Road <u>Southbound</u>			-			Castlebury Court <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes	0	110	34	11	128	0				76	0	13
Pedestrians	0			0						0		
Heavy Vehicle %	0.7% (2.0%)			0.7% (2.0%)						0% (2.0%)		
Peak Hour Factor	0.78			0.64						0.86		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	134	41	13	156	0	0	0	0	92	0	16
Trip Distribution												
New Trips IN			5%	10%								
New Trips OUT										5%		10%
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	0	5	8	0	0	0	0	0	7	0	14
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	5	8	0	0	0	0	0	7	0	14
2026 Buildout Total	0	134	46	21	156	0	0	0	0	99	0	30

PM PEAK HOUR (4:45 PM TO 5:45 PM)

Description	Old Moncks Corner Road <u>Northbound</u>			Old Moncks Corner Road <u>Southbound</u>			-			Castlebury Court <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes	0	159	101	39	146	0				63	0	18
Pedestrians	0			0						0		
Heavy Vehicle %	1.5% (2.0%)			1.6% (2.0%)						0% (2.0%)		
Peak Hour Factor	0.92			0.76						0.75		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.9%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.038
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	193	123	47	177	0	0	0	0	77	0	19
Trip Distribution												
New Trips IN			5%	10%								
New Trips OUT										5%		10%
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	0	0	6	13	0	0	0	0	0	6	0	10
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	0	6	13	0	0	0	0	0	6	0	10
2026 Buildout Total	0	193	129	60	177	0	0	0	0	83	0	29

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
US 52 at Woodland Lakes Road
AM PEAK HOUR (7:00 AM TO 8:00 AM)**

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Woodland Lakes Road <u>Eastbound</u>			- <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes	20	978	0	0	1,665	5	1	0	63			
Pedestrians	0			0			4					
Heavy Vehicle %	4.6%			1.9% (2.0%)			0% (2.0%)					
Peak Hour Factor	0.78			0.89			0.63					
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	24	1,189	0	0	2,024	6	1	0	77	0	0	0
Trip Distribution												
New Trips IN	2%				33%	5%						
New Trips OUT		37%					1%		5%			
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	2	50	0	0	26	3	1	0	7	0	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	2	50	0	0	26	3	1	0	7	0	0	0
2026 Buildout Total	26	1,239	0	0	2,050	9	2	0	84	0	0	0

PM PEAK HOUR (4:30 PM TO 5:30 PM)

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Woodland Lakes Road <u>Eastbound</u>			- <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes	41	1,918	0	0	1,284	6	4	0	33			
Pedestrians	0			0			3					
Heavy Vehicle %	1.1% (2.0%)			1.1% (2.0%)			0% (2.0%)					
Peak Hour Factor	0.93			0.96 (0.95)			0.91					
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	50	2,331	0	0	1,561	7	5	0	40	0	0	0
Trip Distribution												
New Trips IN	2%				33%	5%						
New Trips OUT		37%					1%		5%			
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	3	40	0	0	43	6	1	0	6	0	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	3	40	0	0	43	6	1	0	6	0	0	0
2026 Buildout Total	53	2,371	0	0	1,604	13	6	0	46	0	0	0

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
Windsor Mill Road at Site Driveway #4
AM PEAK HOUR (7:30 AM TO 8:30 AM)**

Description	Site Driveway #4 <u>Northbound</u>			Site Driveway #4 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes								89			79	
Pedestrians	0			0			0			0		
Heavy Vehicle %							3.4%			0% (2.0%)		
Peak Hour Factor							0.89			0.90		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	108	0	0	96	0
Trip Distribution												
New Trips IN							7%	3%	3%	16%	3%	6%
New Trips OUT	3%		15%	10%		7%		3%			3%	
Pass By Distribution												
Pass By IN										10%		
Pass By OUT			10%									
New Trips	4	0	20	14	0	10	6	6	3	13	6	4
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	4	0	20	14	0	10	6	6	3	13	6	4
2026 Buildout Total	4	0	20	14	0	10	6	114	3	13	102	4

PM PEAK HOUR (5:00 PM TO 6:00 PM)

Description	Site Driveway #4 <u>Northbound</u>			Site Driveway #4 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes								176			93	
Pedestrians												
Heavy Vehicle %	0.0%			0.0%			0% (2.0%)			0% (2.0%)		
Peak Hour Factor							0.89			0.86		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	214	0	0	113	0
Trip Distribution												
New Trips IN							7%	3%	3%	16%	3%	6%
New Trips OUT	3%		15%	10%		7%		3%			3%	
Pass By Distribution												
Pass By IN										10%		
Pass By OUT			10%									
New Trips	3	0	16	11	0	8	9	7	4	21	7	8
Pass By Trips	0	0	3	0	0	0	0	0	0	3	0	0
Total Project Trips	3	0	19	11	0	8	9	7	4	24	7	8
2026 Buildout Total	3	0	19	11	0	8	9	221	4	24	120	8

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
Windsor Mill Road at Site Driveway #5
AM PEAK HOUR (7:30 AM TO 8:30 AM)**

Description	Site Driveway #5 <u>Northbound</u>			Site Driveway #5 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes								89			79	
Pedestrians	0			0			0			0		
Heavy Vehicle %							3.4%			0% (2.0%)		
Peak Hour Factor							0.89			0.90		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	108	0	0	96	0
Trip Distribution												
New Trips IN							2%	13%	1%	1%		2%
New Trips OUT	1%		1%	2%		2%					13%	
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	1	0	1	3	0	3	2	11	1	1	18	1
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	1	0	1	3	0	3	2	11	1	1	18	1
2026 Buildout Total	1	0	1	3	0	3	2	119	1	1	114	1

PM PEAK HOUR (5:00 PM TO 6:00 PM)

Description	Site Driveway #5 <u>Northbound</u>			Site Driveway #5 <u>Southbound</u>			Windsor Mill Road <u>Eastbound</u>			Windsor Mill Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes								175			93	
Pedestrians												
Heavy Vehicle %	0.0%			0.0%			0% (2.0%)			0% (2.0%)		
Peak Hour Factor							0.89			0.86		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	213	0	0	113	0
Trip Distribution												
New Trips IN							2%	13%	1%	1%		2%
New Trips OUT	1%		1%	2%		2%					13%	
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	1	0	1	2	0	2	2	17	1	1	14	3
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	1	0	1	2	0	2	2	17	1	1	14	3
2026 Buildout Total	1	0	1	2	0	2	2	230	1	1	127	3

INTERSECTION VOLUME DEVELOPMENT
Windsor Mill Development
US 52 at Site Driveway #1
AM PEAK HOUR (7:00 AM TO 8:00 AM)

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Site Driveway #1 <u>Eastbound</u>			- <u>Westbound</u>			
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
Existing 2022 AM Volumes		885			1,790								
Pedestrians		0			0			0			0		
Heavy Vehicle %		4.9%			1.7% (2.0%)			0.0%				0.0%	
Peak Hour Factor		0.87			0.89								
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
2026 Background Traffic	0	1,076	0	0	2,176	0	0	0	0	0	0	0	
Trip Distribution													
New Trips IN		40%				7%							
New Trips OUT					30%				10%				
Pass By Distribution													
Pass By IN					-10%	10%							
Pass By OUT									10%				
New Trips	0	31	0	0	41	6	0	0	14	0	0	0	
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0	
Total Project Trips	0	31	0	0	41	6	0	0	14	0	0	0	
2026 Buildout Total	0	1,107	0	0	2,217	6	0	0	14	0	0	0	

PM PEAK HOUR (4:00 PM TO 5:00 PM)

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Site Driveway #1 <u>Eastbound</u>			- <u>Westbound</u>			
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
Existing 2022 PM Volumes		1,826			1,202								
Pedestrians													
Heavy Vehicle %		1.6% (2.0%)			3.0%			0.0%				0.0%	
Peak Hour Factor		0.94			0.87								
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
2026 Background Traffic	0	2,220	0	0	1,461	0	0	0	0	0	0	0	
Trip Distribution													
New Trips IN		40%				7%							
New Trips OUT					30%				10%				
Pass By Distribution													
Pass By IN					-10%	10%							
Pass By OUT									10%				
New Trips	0	53	0	0	33	9	0	0	11	0	0	0	
Pass By Trips	0	0	0	0	-3	3	0	0	3	0	0	0	
Total Project Trips	0	53	0	0	30	12	0	0	14	0	0	0	
2026 Buildout Total	0	2,273	0	0	1,491	12	0	0	14	0	0	0	

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
US 52 at Site Driveway #2
AM PEAK HOUR (7:00 AM TO 8:00 AM)**

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Site Driveway #2 <u>Eastbound</u>			- <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes		921			1,621							
Pedestrians		0						0			0	
Heavy Vehicle %		4.7%			1.9% (2.0%)							
Peak Hour Factor		0.83			0.88							
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	1,119	0	0	1,970	0	0	0	0	0	0	0
Trip Distribution												
New Trips IN		2%			10%	23%						
New Trips OUT		37%			5%				10%			
Pass By Distribution												
Pass By IN					-50%	50%						
Pass By OUT									50%			
New Trips	0	52	0	0	15	18	0	0	14	0	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	0	52	0	0	15	18	0	0	14	0	0	0
2026 Buildout Total	0	1,171	0	0	1,985	18	0	0	14	0	0	0

PM PEAK HOUR (4:00 PM TO 5:00 PM)

Description	US 52 <u>Northbound</u>			US 52 <u>Southbound</u>			Site Driveway #2 <u>Eastbound</u>			- <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes		1,694			1,146							
Pedestrians												
Heavy Vehicle %		1.8% (2.0%)			3.0%			0.0%			0.0%	
Peak Hour Factor		0.89			0.88							
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	2,059	0	0	1,393	0	0	0	0	0	0	0
Trip Distribution												
New Trips IN		2%			10%	23%						
New Trips OUT		37%			5%				10%			
Pass By Distribution												
Pass By IN					-50%	50%						
Pass By OUT									50%			
New Trips	0	43	0	0	19	30	0	0	11	0	0	0
Pass By Trips	0	0	0	0	-17	17	0	0	14	0	0	0
Total Project Trips	0	43	0	0	2	47	0	0	25	0	0	0
2026 Buildout Total	0	2,102	0	0	1,395	47	0	0	25	0	0	0

INTERSECTION VOLUME DEVELOPMENT

**Windsor Mill Development
Woodland Lakes Road at Site Driveway #6
AM PEAK HOUR (7:15 AM TO 8:15 AM)**

Description	Site Driveway #6 <u>Northbound</u>			- <u>Southbound</u>			Woodland Lakes Road <u>Eastbound</u>			Woodland Lakes Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 AM Volumes								64			27	
Pedestrians	0			0			0			0		
Heavy Vehicle %	0.0%			0.0%			0% (2.0%)			0% (2.0%)		
Peak Hour Factor							0.59			0.84		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	78	0	0	33	0
Trip Distribution												
New Trips IN									1%	7%		
New Trips OUT	1%		6%									
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	1	0	8	0	0	0	0	0	1	5	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	1	0	8	0	0	0	0	0	1	5	0	0
2026 Buildout Total	1	0	8	0	0	0	0	78	1	5	33	0

PM PEAK HOUR (4:00 PM TO 5:00 PM)

Description	Site Driveway #6 <u>Northbound</u>			- <u>Southbound</u>			Woodland Lakes Road <u>Eastbound</u>			Woodland Lakes Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing 2022 PM Volumes								36			63	
Pedestrians	0.0%			0.0%			1.6% (2.0%)			0% (2.0%)		
Heavy Vehicle %	0.0%			0.0%			1.6% (2.0%)			0% (2.0%)		
Peak Hour Factor							0.90			0.66		
Annual Growth Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Growth Factor	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216	1.216
Adjacent Site Development Traffic	0	0	0	0	0	0	0	0	0	0	0	0
2026 Background Traffic	0	0	0	0	0	0	0	44	0	0	77	0
Trip Distribution												
New Trips IN									1%	7%		
New Trips OUT	1%		6%									
Pass By Distribution												
Pass By IN												
Pass By OUT												
New Trips	1	0	7	0	0	0	0	0	1	9	0	0
Pass By Trips	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Trips	1	0	7	0	0	0	0	0	1	9	0	0
2026 Buildout Total	1	0	7	0	0	0	0	44	1	9	77	0

HCM 6th TWSC
 1: US 52 & Woodland Lakes Road

Existing AM

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	1	63	20	978	1665	5
Future Vol, veh/h	1	63	20	978	1665	5
Conflicting Peds, #/hr	0	4	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	78	78	89	89
Heavy Vehicles, %	2	2	5	5	2	2
Mvmt Flow	2	100	26	1254	1871	6

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2550	940	1877	0	-	0
Stage 1	1871	-	-	-	-	-
Stage 2	679	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.2	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.25	-	-	-
Pot Cap-1 Maneuver	22	265	304	-	-	-
Stage 1	107	-	-	-	-	-
Stage 2	465	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	20	264	304	-	-	-
Mov Cap-2 Maneuver	79	-	-	-	-	-
Stage 1	98	-	-	-	-	-
Stage 2	465	-	-	-	-	-























Approach	EB	NB	SB
HCM Control Delay, s	28.2	0.4	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	304	-	255	-	-
HCM Lane V/C Ratio	0.084	-	0.398	-	-
HCM Control Delay (s)	17.9	-	28.2	-	-
HCM Lane LOS	C	-	D	-	-
HCM 95th %tile Q(veh)	0.3	-	1.8	-	-

HCM 6th Signalized Intersection Summary

2: US 52 & Windsor Mill Road/Stephanie Drive

Existing AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	17	36	24	216	70	95	16	809	60	42	1550	29
Future Volume (veh/h)	17	36	24	216	70	95	16	809	60	42	1550	29
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1826	1826	1826	1870	1870	1870
Adj Flow Rate, veh/h	24	51	34	263	85	116	18	919	0	48	1761	33
Peak Hour Factor	0.71	0.71	0.71	0.82	0.82	0.82	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	2	2	2	2	2	2	5	5	5	2	2	2
Cap, veh/h	113	150	100	210	102	140	179	1920		402	2448	1091
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.55	0.55	0.00	0.05	0.69	0.69
Sat Flow, veh/h	1179	1045	697	1309	715	975	257	3469	1547	1781	3554	1584
Grp Volume(v), veh/h	24	0	85	263	0	201	18	919	0	48	1761	33
Grp Sat Flow(s),veh/h/ln	1179	0	1742	1309	0	1690	257	1735	1547	1781	1777	1584
Q Serve(g_s), s	1.8	0.0	4.0	8.9	0.0	10.4	4.2	14.5	0.0	0.9	27.5	0.6
Cycle Q Clear(g_c), s	12.2	0.0	4.0	12.9	0.0	10.4	19.5	14.5	0.0	0.9	27.5	0.6
Prop In Lane	1.00		0.40	1.00		0.58	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	113	0	250	210	0	242	179	1920		402	2448	1091
V/C Ratio(X)	0.21	0.00	0.34	1.25	0.00	0.83	0.10	0.48		0.12	0.72	0.03
Avail Cap(c_a), veh/h	113	0	250	210	0	242	179	1920		556	2448	1091
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.4	0.0	34.7	42.2	0.0	37.5	18.4	12.2	0.0	8.2	8.6	4.4
Incr Delay (d2), s/veh	0.9	0.0	0.8	146.5	0.0	20.9	1.1	0.9	0.0	0.1	1.9	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	1.7	13.2	0.0	5.6	0.3	4.8	0.0	0.3	7.6	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	44.4	0.0	35.5	188.7	0.0	58.4	19.5	13.1	0.0	8.4	10.5	4.5
LnGrp LOS	D	A	D	F	A	E	B	B		A	B	A
Approach Vol, veh/h		109			464			937	A		1842	
Approach Delay, s/veh		37.5			132.2			13.2			10.3	
Approach LOS		D			F			B			B	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	12.2	57.8		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		29.5		14.9	2.9	21.5		14.2				
Green Ext Time (p_c), s		16.8		0.0	0.0	6.3		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				28.9								
HCM 6th LOS				C								
Notes												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

Existing AM

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	76	13	110	34	11	128
Future Vol, veh/h	76	13	110	34	11	128
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	78	78	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	88	15	141	44	17	200

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	397	163	0	0	185
Stage 1	163	-	-	-	-
Stage 2	234	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	608	882	-	-	1390
Stage 1	866	-	-	-	-
Stage 2	805	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	599	882	-	-	1390
Mov Cap-2 Maneuver	599	-	-	-	-
Stage 1	866	-	-	-	-
Stage 2	794	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.9	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	628	1390
HCM Lane V/C Ratio	-	-	0.165	0.012
HCM Control Delay (s)	-	-	11.9	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.6	0

HCM 6th TWSC
 12: Speedway Driveway & Windsor Mill Road

Existing AM

Intersection						
Int Delay, s/veh	3.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	54	6	56	71	11	29
Future Vol, veh/h	54	6	56	71	11	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	88	88	71	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	68	8	64	81	15	41

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	76	0	281 72
Stage 1	-	-	-	-	72 -
Stage 2	-	-	-	-	209 -
Critical Hdwy	-	-	4.12	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.318
Pot Cap-1 Maneuver	-	-	1523	-	709 990
Stage 1	-	-	-	-	951 -
Stage 2	-	-	-	-	826 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1523	-	678 990
Mov Cap-2 Maneuver	-	-	-	-	678 -
Stage 1	-	-	-	-	951 -
Stage 2	-	-	-	-	790 -

Approach	EB	WB	NB
HCM Control Delay, s	0	3.3	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	678	990	-	-	1523	-
HCM Lane V/C Ratio	0.023	0.041	-	-	0.042	-
HCM Control Delay (s)	10.4	8.8	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-

HCM 6th TWSC
 1: US 52 & Woodland Lakes Road

Existing PM

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	4	33	41	1918	1284	6
Future Vol, veh/h	4	33	41	1918	1284	6
Conflicting Peds, #/hr	0	3	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	93	93	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	36	44	2062	1352	6























Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2471	679	1358	0	-	0
Stage 1	1352	-	-	-	-	-
Stage 2	1119	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	25	394	502	-	-	-
Stage 1	206	-	-	-	-	-
Stage 2	274	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	23	393	502	-	-	-
Mov Cap-2 Maneuver	112	-	-	-	-	-
Stage 1	188	-	-	-	-	-
Stage 2	274	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.4	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	502	-	309	-	-
HCM Lane V/C Ratio	0.088	-	0.132	-	-
HCM Control Delay (s)	12.9	-	18.4	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.3	-	0.4	-	-

HCM 6th Signalized Intersection Summary
 2: US 52 & Windsor Mill Road/Stephanie Drive

Existing PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	95	24	121	74	70	41	1536	196	53	1097	39
Future Volume (veh/h)	35	95	24	121	74	70	41	1536	196	53	1097	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.98	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	39	107	27	134	82	78	45	1688	0	58	1205	43
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	146	206	52	172	125	119	315	1951		212	2448	1084
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.55	0.55	0.00	0.05	0.69	0.69
Sat Flow, veh/h	1212	1434	362	1239	871	829	445	3554	1585	1781	3554	1574
Grp Volume(v), veh/h	39	0	134	134	0	160	45	1688	0	58	1205	43
Grp Sat Flow(s),veh/h/ln	1212	0	1796	1239	0	1700	445	1777	1585	1781	1777	1574
Q Serve(g_s), s	2.8	0.0	6.2	6.7	0.0	8.0	4.8	36.7	0.0	1.1	14.4	0.8
Cycle Q Clear(g_c), s	10.8	0.0	6.2	12.9	0.0	8.0	6.5	36.7	0.0	1.1	14.4	0.8
Prop In Lane	1.00		0.20	1.00		0.49	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	146	0	257	172	0	244	315	1951		212	2448	1084
V/C Ratio(X)	0.27	0.00	0.52	0.78	0.00	0.66	0.14	0.87		0.27	0.49	0.04
Avail Cap(c_a), veh/h	146	0	257	172	0	244	315	1951		359	2448	1084
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	41.6	0.0	35.7	42.7	0.0	36.5	11.1	17.4	0.0	17.0	6.6	4.5
Incr Delay (d2), s/veh	1.0	0.0	1.9	20.1	0.0	6.3	0.9	5.4	0.0	0.7	0.7	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	2.8	3.9	0.0	3.7	0.5	13.5	0.0	0.5	3.9	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.5	0.0	37.6	62.8	0.0	42.7	12.0	22.9	0.0	17.7	7.3	4.5
LnGrp LOS	D	A	D	E	A	D	B	C		B	A	A
Approach Vol, veh/h		173			294			1733	A		1306	
Approach Delay, s/veh		38.7			51.9			22.6			7.7	
Approach LOS		D			D			C			A	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	12.6	57.4		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		16.4		14.9	3.1	38.7		12.8				
Green Ext Time (p_c), s		10.3		0.0	0.1	2.7		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				20.3								
HCM 6th LOS				C								
Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

Existing PM

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	63	18	159	101	39	146
Future Vol, veh/h	63	18	159	101	39	146
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	92	92	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	24	173	110	51	192

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	522	228	0	0	283
Stage 1	228	-	-	-	-
Stage 2	294	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	515	811	-	-	1279
Stage 1	810	-	-	-	-
Stage 2	756	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	492	811	-	-	1279
Mov Cap-2 Maneuver	492	-	-	-	-
Stage 1	810	-	-	-	-
Stage 2	722	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.3	0	1.7
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	539	1279
HCM Lane V/C Ratio	-	-	0.2	0.04
HCM Control Delay (s)	-	-	13.3	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.7	0.1

HCM 6th TWSC
 12: Speedway Driveway & Windsor Mill Road

Existing PM

Intersection						
Int Delay, s/veh	3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	133	8	67	82	11	42
Future Vol, veh/h	133	8	67	82	11	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	87	87	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	171	10	77	94	14	54

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	181	0	424
Stage 1	-	-	-	-	176
Stage 2	-	-	-	-	248
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1394	-	587
Stage 1	-	-	-	-	855
Stage 2	-	-	-	-	793
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1394	-	553
Mov Cap-2 Maneuver	-	-	-	-	553
Stage 1	-	-	-	-	855
Stage 2	-	-	-	-	747

Approach	EB	WB	NB
HCM Control Delay, s	0	3.5	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	553	867	-	-	1394	-
HCM Lane V/C Ratio	0.026	0.062	-	-	0.055	-
HCM Control Delay (s)	11.7	9.4	-	-	7.7	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0.2	-

HCM 6th TWSC
 1: US 52 & Woodland Lakes Road

No Build AM

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	1	77	24	1189	2024	6
Future Vol, veh/h	1	77	24	1189	2024	6
Conflicting Peds, #/hr	0	4	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	78	78	89	89
Heavy Vehicles, %	2	2	5	5	2	2
Mvmt Flow	2	122	31	1524	2274	7

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	3098	1141	2281	0	-	0
Stage 1	2274	-	-	-	-	-
Stage 2	824	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.2	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.25	-	-	-
Pot Cap-1 Maneuver	9	194	210	-	-	-
Stage 1	64	-	-	-	-	-
Stage 2	391	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	8	193	210	-	-	-
Mov Cap-2 Maneuver	46	-	-	-	-	-
Stage 1	55	-	-	-	-	-
Stage 2	391	-	-	-	-	-























Approach	EB	NB	SB
HCM Control Delay, s	56.8	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	210	-	185	-	-
HCM Lane V/C Ratio	0.147	-	0.669	-	-
HCM Control Delay (s)	25.1	-	56.8	-	-
HCM Lane LOS	D	-	F	-	-
HCM 95th %tile Q(veh)	0.5	-	4	-	-

HCM 6th Signalized Intersection Summary




2: US 52 & Windsor Mill Road/Stephanie Drive

No Build AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	21	44	29	263	85	115	19	983	73	51	1884	35
Future Volume (veh/h)	21	44	29	263	85	115	19	983	73	51	1884	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1826	1826	1826	1870	1870	1870
Adj Flow Rate, veh/h	30	62	41	321	104	140	22	1117	0	58	2141	40
Peak Hour Factor	0.71	0.71	0.71	0.82	0.82	0.82	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	2	2	2	2	2	2	5	5	5	2	2	2
Cap, veh/h	80	150	99	195	103	139	118	1904		340	2448	1091
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.55	0.55	0.00	0.05	0.69	0.69
Sat Flow, veh/h	1134	1049	693	1288	721	970	176	3469	1547	1781	3554	1584
Grp Volume(v), veh/h	30	0	103	321	0	244	22	1117	0	58	2141	40
Grp Sat Flow(s),veh/h/ln	1134	0	1742	1288	0	1691	176	1735	1547	1781	1777	1584
Q Serve(g_s), s	0.0	0.0	4.8	8.1	0.0	12.9	10.1	19.3	0.0	1.1	42.4	0.7
Cycle Q Clear(g_c), s	12.9	0.0	4.8	12.9	0.0	12.9	39.9	19.3	0.0	1.1	42.4	0.7
Prop In Lane	1.00		0.40	1.00		0.57	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	80	0	250	195	0	242	118	1904		340	2448	1091
V/C Ratio(X)	0.37	0.00	0.41	1.64	0.00	1.01	0.19	0.59		0.17	0.87	0.04
Avail Cap(c_a), veh/h	80	0	250	195	0	242	118	1904		486	2448	1091
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.0	0.0	35.1	42.6	0.0	38.6	31.5	13.5	0.0	9.5	11.0	4.5
Incr Delay (d2), s/veh	2.9	0.0	1.1	311.7	0.0	59.5	3.4	1.3	0.0	0.2	4.7	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	2.1	21.2	0.0	9.2	0.5	6.5	0.0	0.4	12.3	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	47.9	0.0	36.2	354.4	0.0	98.1	35.0	14.8	0.0	9.7	15.7	4.5
LnGrp LOS	D	A	D	F	A	F	C	B		A	B	A
Approach Vol, veh/h		133			565			1139	A		2239	
Approach Delay, s/veh		38.8			243.7			15.2			15.3	
Approach LOS		D			F			B			B	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	12.6	57.4		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		44.4		14.9	3.1	41.9		14.9				
Green Ext Time (p_c), s		13.8		0.0	0.1	0.1		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				47.7								
HCM 6th LOS				D								
Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

No Build AM

Intersection						
Int Delay, s/veh	3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	92	16	134	41	13	156
Future Vol, veh/h	92	16	134	41	13	156
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	78	78	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	107	19	172	53	20	244

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	483	199	0	0	225
Stage 1	199	-	-	-	-
Stage 2	284	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	542	842	-	-	1344
Stage 1	835	-	-	-	-
Stage 2	764	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	533	842	-	-	1344
Mov Cap-2 Maneuver	533	-	-	-	-
Stage 1	835	-	-	-	-
Stage 2	751	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.2	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	564	1344
HCM Lane V/C Ratio	-	-	0.223	0.015
HCM Control Delay (s)	-	-	13.2	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.8	0

HCM 6th TWSC
 12: Speedway Driveway & Windsor Mill Road

No Build AM

Intersection						
Int Delay, s/veh	3.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	66	7	68	86	13	35
Future Vol, veh/h	66	7	68	86	13	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	79	79	88	88	71	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	9	77	98	18	49
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	93	0	341	89
Stage 1	-	-	-	-	89	-
Stage 2	-	-	-	-	252	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1501	-	655	969
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	790	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1501	-	620	969
Mov Cap-2 Maneuver	-	-	-	-	620	-
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	747	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	3.3	9.5			
HCM LOS			A			
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	620	969	-	-	1501	-
HCM Lane V/C Ratio	0.03	0.051	-	-	0.051	-
HCM Control Delay (s)	11	8.9	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.2	-	-	0.2	-

HCM 6th TWSC
 1: US 52 & Woodland Lakes Road

No Build PM

Intersection						
Int Delay, s/veh	0.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	5	40	50	2331	1561	7
Future Vol, veh/h	5	40	50	2331	1561	7
Conflicting Peds, #/hr	0	3	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	93	93	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	44	54	2506	1643	7

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	3004	825	1650	0	0
Stage 1	1643	-	-	-	-
Stage 2	1361	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-
Pot Cap-1 Maneuver	11	316	387	-	-
Stage 1	143	-	-	-	-
Stage 2	203	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	9	315	387	-	-
Mov Cap-2 Maneuver	74	-	-	-	-
Stage 1	123	-	-	-	-
Stage 2	203	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	24.8	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	387	-	231	-	-
HCM Lane V/C Ratio	0.139	-	0.214	-	-
HCM Control Delay (s)	15.8	-	24.8	-	-
HCM Lane LOS	C	-	C	-	-
HCM 95th %tile Q(veh)	0.5	-	0.8	-	-

HCM 6th Signalized Intersection Summary
 2: US 52 & Windsor Mill Road/Stephanie Drive

No Build PM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	43	115	29	147	90	85	50	1867	238	64	1333	47
Future Volume (veh/h)	43	115	29	147	90	85	50	1867	238	64	1333	47
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.98	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	48	129	33	163	100	94	55	2052	0	70	1465	52
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	119	205	52	151	126	118	242	1936		178	2448	1084
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.54	0.54	0.00	0.06	0.69	0.69
Sat Flow, veh/h	1177	1430	366	1210	877	824	344	3554	1585	1781	3554	1574
Grp Volume(v), veh/h	48	0	162	163	0	194	55	2052	0	70	1465	52
Grp Sat Flow(s),veh/h/ln	1177	0	1795	1210	0	1701	344	1777	1585	1781	1777	1574
Q Serve(g_s), s	3.0	0.0	7.6	5.3	0.0	9.9	9.1	49.0	0.0	1.4	19.6	1.0
Cycle Q Clear(g_c), s	12.9	0.0	7.6	12.9	0.0	9.9	15.8	49.0	0.0	1.4	19.6	1.0
Prop In Lane	1.00		0.20	1.00		0.48	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	119	0	257	151	0	244	242	1936		178	2448	1084
V/C Ratio(X)	0.40	0.00	0.63	1.08	0.00	0.80	0.23	1.06		0.39	0.60	0.05
Avail Cap(c_a), veh/h	119	0	257	151	0	244	242	1936		318	2448	1084
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.8	0.0	36.3	43.8	0.0	37.3	15.0	20.5	0.0	21.2	7.4	4.5
Incr Delay (d2), s/veh	2.2	0.0	4.8	97.0	0.0	16.5	2.2	38.4	0.0	1.4	1.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.0	3.6	7.4	0.0	5.2	0.8	26.5	0.0	0.8	5.4	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.0	0.0	41.1	140.8	0.0	53.8	17.2	58.9	0.0	22.6	8.5	4.6
LnGrp LOS	D	A	D	F	A	D	B	F		C	A	A
Approach Vol, veh/h		210			357			2107	A		1587	
Approach Delay, s/veh		42.2			93.5			57.8			9.0	
Approach LOS		D			F			E			A	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	13.0	57.0		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		21.6		14.9	3.4	51.0		14.9				
Green Ext Time (p_c), s		13.8		0.0	0.1	0.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	41.8
HCM 6th LOS	D

Notes

- User approved pedestrian interval to be less than phase max green.
- * HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
- Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

No Build PM

Intersection						
Int Delay, s/veh	3.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	77	19	193	123	47	177
Future Vol, veh/h	77	19	193	123	47	177
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	92	92	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	103	25	210	134	62	233

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	634	277	0	0	344
Stage 1	277	-	-	-	-
Stage 2	357	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	443	762	-	-	1215
Stage 1	770	-	-	-	-
Stage 2	708	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	417	762	-	-	1215
Mov Cap-2 Maneuver	417	-	-	-	-
Stage 1	770	-	-	-	-
Stage 2	666	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.9	0	1.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	458	1215
HCM Lane V/C Ratio	-	-	0.279	0.051
HCM Control Delay (s)	-	-	15.9	8.1
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.1	0.2

HCM 6th TWSC
 12: Speedway Driveway & Windsor Mill Road

No Build PM

Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	162	10	81	100	13	51
Future Vol, veh/h	162	10	81	100	13	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	87	87	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	208	13	93	115	17	65

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	221	0	516	215
Stage 1	-	-	-	-	215	-
Stage 2	-	-	-	-	301	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1348	-	519	825
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	751	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1348	-	481	825
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	695	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.5	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	481	825	-	-	1348	-
HCM Lane V/C Ratio	0.035	0.079	-	-	0.069	-
HCM Control Delay (s)	12.8	9.7	-	-	7.9	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.3	-	-	0.2	-

HCM 6th TWSC
1: US 52 & Woodland Lakes Road

Build AM

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	2	84	26	1239	2050	9
Future Vol, veh/h	2	84	26	1239	2050	9
Conflicting Peds, #/hr	0	4	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	63	63	78	78	89	89
Heavy Vehicles, %	2	2	5	5	2	2
Mvmt Flow	3	133	33	1588	2303	10

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	3163	1156	2313	0	-	0
Stage 1	2303	-	-	-	-	-
Stage 2	860	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.2	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.25	-	-	-
Pot Cap-1 Maneuver	8	190	204	-	-	-
Stage 1	61	-	-	-	-	-
Stage 2	375	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	7	189	204	-	-	-
Mov Cap-2 Maneuver	42	-	-	-	-	-
Stage 1	51	-	-	-	-	-
Stage 2	375	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	74.4	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	204	-	175	-	-
HCM Lane V/C Ratio	0.163	-	0.78	-	-
HCM Control Delay (s)	26.1	-	74.4	-	-
HCM Lane LOS	D	-	F	-	-
HCM 95th %tile Q(veh)	0.6	-	5.1	-	-

HCM 6th Signalized Intersection Summary
 2: US 52 & Windsor Mill Road/Stephanie Drive

Build AM



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗		↖	↗	↘	↖	↗	↘
Traffic Volume (veh/h)	71	51	49	263	89	115	48	985	73	51	1911	37
Future Volume (veh/h)	71	51	49	263	89	115	48	985	73	51	1911	37
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1826	1826	1826	1870	1870	1870
Adj Flow Rate, veh/h	100	72	69	321	109	140	55	1119	0	58	2172	42
Peak Hour Factor	0.71	0.71	0.71	0.82	0.82	0.82	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	2	2	2	2	2	2	5	5	5	2	2	2
Cap, veh/h	80	268	226	216	106	137	114	1904		339	2448	1091
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.55	0.55	0.00	0.05	0.69	0.69
Sat Flow, veh/h	1129	1870	1578	1244	742	953	170	3469	1547	1781	3554	1584
Grp Volume(v), veh/h	100	72	69	321	0	249	55	1119	0	58	2172	42
Grp Sat Flow(s),veh/h/ln	1129	1870	1578	1244	0	1694	170	1735	1547	1781	1777	1584
Q Serve(g_s), s	0.0	3.1	3.5	9.8	0.0	12.9	18.0	19.3	0.0	1.1	44.0	0.8
Cycle Q Clear(g_c), s	12.9	3.1	3.5	12.9	0.0	12.9	49.4	19.3	0.0	1.1	44.0	0.8
Prop In Lane	1.00		1.00	1.00		0.56	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	80	268	226	216	0	243	114	1904		339	2448	1091
V/C Ratio(X)	1.25	0.27	0.30	1.49	0.00	1.03	0.48	0.59		0.17	0.89	0.04
Avail Cap(c_a), veh/h	80	268	226	216	0	243	114	1904		486	2448	1091
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	45.0	34.3	34.5	41.9	0.0	38.6	39.4	13.5	0.0	9.5	11.2	4.5
Incr Delay (d2), s/veh	182.0	0.5	0.8	242.9	0.0	64.5	13.9	1.3	0.0	0.2	5.2	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	1.4	1.4	19.3	0.0	9.6	1.6	6.5	0.0	0.4	12.9	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	227.0	34.9	35.3	284.9	0.0	103.0	53.3	14.8	0.0	9.7	16.4	4.5
LnGrp LOS	F	C	D	F	A	F	D	B		A	B	A
Approach Vol, veh/h		241			570			1174	A		2272	
Approach Delay, s/veh		114.7			205.4			16.7			16.1	
Approach LOS		F			F			B			B	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	12.6	57.4		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		46.0		14.9	3.1	51.4		14.9				
Green Ext Time (p_c), s		12.9		0.0	0.1	0.0		0.0				

Intersection Summary

HCM 6th Ctrl Delay	47.2
HCM 6th LOS	D

Notes

- User approved pedestrian interval to be less than phase max green.
- * HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.
- Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

Build AM

Intersection						
Int Delay, s/veh	3.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	99	30	134	46	21	156
Future Vol, veh/h	99	30	134	46	21	156
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	86	86	78	78	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	115	35	172	59	33	244

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	512	202	0	0	231
Stage 1	202	-	-	-	-
Stage 2	310	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	522	839	-	-	1337
Stage 1	832	-	-	-	-
Stage 2	744	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	507	839	-	-	1337
Mov Cap-2 Maneuver	507	-	-	-	-
Stage 1	832	-	-	-	-
Stage 2	722	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.8	0	0.9
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	558	1337
HCM Lane V/C Ratio	-	-	0.269	0.025
HCM Control Delay (s)	-	-	13.8	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1

Intersection												
Int Delay, s/veh	4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕	↕		↕		↕	
Traffic Vol, veh/h	2	104	7	68	105	16	13	0	35	39	0	4
Future Vol, veh/h	2	104	7	68	105	16	13	0	35	39	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	88	88	88	71	71	71	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	132	9	77	119	18	18	0	49	43	0	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	137	0	0	141	0	0	427	-	137	440	420	119
Stage 1	-	-	-	-	-	-	143	-	-	273	273	-
Stage 2	-	-	-	-	-	-	284	-	-	167	147	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1447	-	-	1442	-	-	538	0	911	527	525	933
Stage 1	-	-	-	-	-	-	860	0	-	733	684	-
Stage 2	-	-	-	-	-	-	723	0	-	835	775	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1447	-	-	1442	-	-	511	-	911	476	494	933
Mov Cap-2 Maneuver	-	-	-	-	-	-	511	-	-	476	494	-
Stage 1	-	-	-	-	-	-	858	-	-	732	644	-
Stage 2	-	-	-	-	-	-	678	-	-	788	773	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			2.7			10			13		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	511	911	1447	-	-	1442	-	-	499
HCM Lane V/C Ratio	0.036	0.054	0.002	-	-	0.054	-	-	0.096
HCM Control Delay (s)	12.3	9.2	7.5	0	-	7.6	0	-	13
HCM Lane LOS	B	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.2	0	-	-	0.2	-	-	0.3

HCM 6th TWSC
 16: Site Driveway #4 & Windsor Mill Road

Build AM

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	114	3	13	102	4	4	0	20	14	0	10
Future Vol, veh/h	6	114	3	13	102	4	4	0	20	14	0	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	128	3	14	113	4	4	0	22	16	0	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	117	0	0	131	0	0	293	289	130	298	288	115
Stage 1	-	-	-	-	-	-	144	144	-	143	143	-
Stage 2	-	-	-	-	-	-	149	145	-	155	145	-
Critical Hdwy	4.13	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.227	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1465	-	-	1454	-	-	659	621	920	654	622	937
Stage 1	-	-	-	-	-	-	859	778	-	860	779	-
Stage 2	-	-	-	-	-	-	854	777	-	847	777	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1465	-	-	1454	-	-	644	612	920	631	613	937
Mov Cap-2 Maneuver	-	-	-	-	-	-	644	612	-	631	613	-
Stage 1	-	-	-	-	-	-	855	774	-	856	771	-
Stage 2	-	-	-	-	-	-	835	769	-	822	773	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			0.8			9.3			10.1		
HCM LOS							A			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	859	1465	-	-	1454	-	-	730
HCM Lane V/C Ratio	0.031	0.005	-	-	0.01	-	-	0.037
HCM Control Delay (s)	9.3	7.5	0	-	7.5	0	-	10.1
HCM Lane LOS	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

HCM 6th TWSC
19: Site Driveway #5 & Windsor Mill Road

Build AM

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	119	1	1	114	1	1	0	1	3	0	3
Future Vol, veh/h	2	119	1	1	114	1	1	0	1	3	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	3	3	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	134	1	1	127	1	1	0	1	3	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	128	0	0	135	0	0	270	269	135	269	269	128
Stage 1	-	-	-	-	-	-	139	139	-	130	130	-
Stage 2	-	-	-	-	-	-	131	130	-	139	139	-
Critical Hdwy	4.13	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.227	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1452	-	-	1449	-	-	683	637	914	684	637	922
Stage 1	-	-	-	-	-	-	864	782	-	874	789	-
Stage 2	-	-	-	-	-	-	873	789	-	864	782	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1452	-	-	1449	-	-	680	636	914	682	636	922
Mov Cap-2 Maneuver	-	-	-	-	-	-	680	636	-	682	636	-
Stage 1	-	-	-	-	-	-	863	781	-	873	788	-
Stage 2	-	-	-	-	-	-	869	788	-	862	781	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.1			9.6			9.6		
HCM LOS							A			A		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	780	1452	-	-	1449	-	-	784
HCM Lane V/C Ratio	0.003	0.002	-	-	0.001	-	-	0.009
HCM Control Delay (s)	9.6	7.5	0	-	7.5	0	-	9.6
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
 22: Site Driveway #6 & Woodland Lakes Road

Build AM

Intersection

Int Delay, s/veh 0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	78	1	5	33	1	8
Future Vol, veh/h	78	1	5	33	1	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	59	59	84	84	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	132	2	6	39	1	9

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	134
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.12
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.218
Pot Cap-1 Maneuver	-	-	1451
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1451
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	902	-	-	1451	-
HCM Lane V/C Ratio	0.011	-	-	0.004	-
HCM Control Delay (s)	9	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↕↕	↕↕	↗
Traffic Vol, veh/h	0	14	0	1171	1985	18
Future Vol, veh/h	0	14	0	1171	1985	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	83	83	88	88
Heavy Vehicles, %	2	2	5	5	2	2
Mvmt Flow	0	16	0	1411	2256	20

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	- 1128	-	0 - 0
Stage 1	-	-	- - -
Stage 2	-	-	- - -
Critical Hdwy	- 6.94	-	- - -
Critical Hdwy Stg 1	-	-	- - -
Critical Hdwy Stg 2	-	-	- - -
Follow-up Hdwy	- 3.32	-	- - -
Pot Cap-1 Maneuver	0 198	0	- - -
Stage 1	0 -	0	- - -
Stage 2	0 -	0	- - -
Platoon blocked, %			- - -
Mov Cap-1 Maneuver	- 198	-	- - -
Mov Cap-2 Maneuver	-	-	- - -
Stage 1	-	-	- - -
Stage 2	-	-	- - -

Approach	EB	NB	SB
HCM Control Delay, s	24.7	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT EBLn1	SBT	SBR
Capacity (veh/h)	- 198	-	-
HCM Lane V/C Ratio	- 0.079	-	-
HCM Control Delay (s)	- 24.7	-	-
HCM Lane LOS	- C	-	-
HCM 95th %tile Q(veh)	- 0.3	-	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	14	0	1107	2217	6
Future Vol, veh/h	0	14	0	1107	2217	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	87	87	89	89
Heavy Vehicles, %	2	2	5	5	2	2
Mvmt Flow	0	16	0	1272	2491	7

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	-	1249	-	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-
Pot Cap-1 Maneuver	0	164	0	-	-
Stage 1	0	-	0	-	-
Stage 2	0	-	0	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	-	164	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	29.2	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	-	164	-	-
HCM Lane V/C Ratio	-	0.095	-	-
HCM Control Delay (s)	-	29.2	-	-
HCM Lane LOS	-	D	-	-
HCM 95th %tile Q(veh)	-	0.3	-	-

HCM 6th TWSC
 1: US 52 & Woodland Lakes Road

Build PM

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘↗		↘	↑↑	↑↑	↘
Traffic Vol, veh/h	6	46	53	2371	1604	13
Future Vol, veh/h	6	46	53	2371	1604	13
Conflicting Peds, #/hr	0	3	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	130	-	-	90
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	93	93	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	51	57	2549	1688	14

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	3077	847	1702	0	-	0
Stage 1	1688	-	-	-	-	-
Stage 2	1389	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	9	305	370	-	-	-
Stage 1	135	-	-	-	-	-
Stage 2	196	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	8	304	370	-	-	-
Mov Cap-2 Maneuver	69	-	-	-	-	-
Stage 1	114	-	-	-	-	-
Stage 2	196	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	27.3	0.4	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	370	-	218	-	-
HCM Lane V/C Ratio	0.154	-	0.262	-	-
HCM Control Delay (s)	16.5	-	27.3	-	-
HCM Lane LOS	C	-	D	-	-
HCM 95th %tile Q(veh)	0.5	-	1	-	-

HCM 6th Signalized Intersection Summary
 2: US 52 & Windsor Mill Road/Stephanie Drive

Build PM

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	95	121	45	147	96	85	113	1857	238	64	1359	51
Future Volume (veh/h)	95	121	45	147	96	85	113	1857	238	64	1359	51
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.98	0.99		0.98	1.00		1.00	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	107	136	51	163	107	94	124	2041	0	70	1493	56
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	114	268	222	170	130	114	235	1936		178	2448	1084
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.54	0.54	0.00	0.06	0.69	0.69
Sat Flow, veh/h	1170	1870	1552	1182	908	798	333	3554	1585	1781	3554	1574
Grp Volume(v), veh/h	107	136	51	163	0	201	124	2041	0	70	1493	56
Grp Sat Flow(s),veh/h/ln	1170	1870	1552	1182	0	1707	333	1777	1585	1781	1777	1574
Q Serve(g_s), s	2.6	6.0	2.6	6.9	0.0	10.3	28.6	49.0	0.0	1.4	20.3	1.0
Cycle Q Clear(g_c), s	12.9	6.0	2.6	12.9	0.0	10.3	35.9	49.0	0.0	1.4	20.3	1.0
Prop In Lane	1.00		1.00	1.00		0.47	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	114	268	222	170	0	245	235	1936		178	2448	1084
V/C Ratio(X)	0.94	0.51	0.23	0.96	0.00	0.82	0.53	1.05		0.39	0.61	0.05
Avail Cap(c_a), veh/h	114	268	222	170	0	245	235	1936		318	2448	1084
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.6	35.6	34.1	43.1	0.0	37.4	20.6	20.5	0.0	21.2	7.5	4.5
Incr Delay (d2), s/veh	65.3	1.6	0.5	56.8	0.0	19.6	8.3	36.4	0.0	1.4	1.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.4	2.8	1.0	6.3	0.0	5.6	2.4	26.0	0.0	0.8	5.5	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	109.9	37.2	34.7	99.9	0.0	57.1	28.9	56.9	0.0	22.6	8.7	4.6
LnGrp LOS	F	D	C	F	A	E	C	F		C	A	A
Approach Vol, veh/h		294			364			2165	A		1619	
Approach Delay, s/veh		63.2			76.2			55.3			9.1	
Approach LOS		E			E			E			A	
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		70.0		20.0	13.0	57.0		20.0				
Change Period (Y+Rc), s		* 8		* 7.1	* 8	* 8		* 7.1				
Max Green Setting (Gmax), s		* 62		* 13	* 12	* 42		* 13				
Max Q Clear Time (g_c+I1), s		22.3		14.9	3.4	51.0		14.9				
Green Ext Time (p_c), s		14.2		0.0	0.1	0.0		0.0				
Intersection Summary												
HCM 6th Ctrl Delay				40.7								
HCM 6th LOS				D								
Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												
Unsignalized Delay for [NBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th TWSC
 8: Old Moncks Corner Road & Castlebury Court

Build PM

Intersection						
Int Delay, s/veh	4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	83	29	193	129	60	177
Future Vol, veh/h	83	29	193	129	60	177
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	92	92	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	111	39	210	140	79	233

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	671	280	0	0	350
Stage 1	280	-	-	-	-
Stage 2	391	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	422	759	-	-	1209
Stage 1	767	-	-	-	-
Stage 2	683	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	390	759	-	-	1209
Mov Cap-2 Maneuver	390	-	-	-	-
Stage 1	767	-	-	-	-
Stage 2	632	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	17.1	0	2.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	446	1209
HCM Lane V/C Ratio	-	-	0.335	0.065
HCM Control Delay (s)	-	-	17.1	8.2
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.5	0.2

Intersection												
Int Delay, s/veh	3.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕	↕		↕		↕	
Traffic Vol, veh/h	4	195	10	81	136	37	13	0	51	41	0	3
Future Vol, veh/h	4	195	10	81	136	37	13	0	51	41	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	100	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	87	87	87	78	78	78	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	250	13	93	156	43	17	0	65	46	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	199	0	0	263	0	0	632	-	257	641	615	156
Stage 1	-	-	-	-	-	-	267	-	-	342	342	-
Stage 2	-	-	-	-	-	-	365	-	-	299	273	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	-	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	-	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	-	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	-	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1373	-	-	1301	-	-	393	0	782	388	407	890
Stage 1	-	-	-	-	-	-	738	0	-	673	638	-
Stage 2	-	-	-	-	-	-	654	0	-	710	684	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1373	-	-	1301	-	-	366	-	782	333	372	890
Mov Cap-2 Maneuver	-	-	-	-	-	-	366	-	-	333	372	-
Stage 1	-	-	-	-	-	-	735	-	-	670	586	-
Stage 2	-	-	-	-	-	-	599	-	-	648	681	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			2.5			11.1			17		
HCM LOS							B			C		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	366	782	1373	-	-	1301	-	-	348
HCM Lane V/C Ratio	0.046	0.084	0.004	-	-	0.072	-	-	0.14
HCM Control Delay (s)	15.3	10	7.6	0	-	8	0	-	17
HCM Lane LOS	C	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.3	0	-	-	0.2	-	-	0.5

HCM 6th TWSC
 16: Site Driveway #4 & Windsor Mill Road

Build PM

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	221	4	24	120	8	3	0	19	11	0	8
Future Vol, veh/h	9	221	4	24	120	8	3	0	19	11	0	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	86	86	86	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	248	4	28	140	9	3	0	21	12	0	9

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	149	0	0	252	0	0	475	475	250	482	473	145
Stage 1	-	-	-	-	-	-	270	270	-	201	201	-
Stage 2	-	-	-	-	-	-	205	205	-	281	272	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1432	-	-	1313	-	-	500	488	789	495	490	902
Stage 1	-	-	-	-	-	-	736	686	-	801	735	-
Stage 2	-	-	-	-	-	-	797	732	-	726	685	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1432	-	-	1313	-	-	484	473	789	470	475	902
Mov Cap-2 Maneuver	-	-	-	-	-	-	484	473	-	470	475	-
Stage 1	-	-	-	-	-	-	730	681	-	795	718	-
Stage 2	-	-	-	-	-	-	771	715	-	701	680	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			1.2			10.1			11.3		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	727	1432	-	-	1313	-	-	589
HCM Lane V/C Ratio	0.034	0.007	-	-	0.021	-	-	0.036
HCM Control Delay (s)	10.1	7.5	0	-	7.8	0	-	11.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1

HCM 6th TWSC
 19: Site Driveway #5 & Windsor Mill Road

Build PM

Intersection

Int Delay, s/veh 0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	230	1	1	127	3	1	0	1	2	0	2
Future Vol, veh/h	2	230	1	1	127	3	1	0	1	2	0	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	86	86	86	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	258	1	1	148	3	1	0	1	2	0	2

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	151	0	0	259
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.12	-	-	4.12
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.218	-	-	2.218
Pot Cap-1 Maneuver	1430	-	-	1306
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1430	-	-	1306
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	10.6	10.3
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	641	1430	-	-	1306	-	-	679
HCM Lane V/C Ratio	0.003	0.002	-	-	0.001	-	-	0.007
HCM Control Delay (s)	10.6	7.5	0	-	7.8	0	-	10.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

HCM 6th TWSC
 22: Site Driveway #6 & Woodland Lakes Road

Build PM

Intersection						
Int Delay, s/veh	1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	44	1	9	77	1	7
Future Vol, veh/h	44	1	9	77	1	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	66	66	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	49	1	14	117	1	8

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	0	0	50	195
Stage 1	-	-	-	50
Stage 2	-	-	-	145
Critical Hdwy	-	-	4.12	6.42
Critical Hdwy Stg 1	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	3.518
Pot Cap-1 Maneuver	-	-	1557	794
Stage 1	-	-	-	972
Stage 2	-	-	-	882
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	-	-	1557	786
Mov Cap-2 Maneuver	-	-	-	786
Stage 1	-	-	-	972
Stage 2	-	-	-	873

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	982	-	-	1557	-
HCM Lane V/C Ratio	0.009	-	-	0.009	-
HCM Control Delay (s)	8.7	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↕↕	↕↕	↗
Traffic Vol, veh/h	0	25	0	2102	1395	47
Future Vol, veh/h	0	25	0	2102	1395	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	89	89	88	88
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	0	28	0	2362	1585	53

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	-	793	-	0	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-
Pot Cap-1 Maneuver	0	331	0	-	-
Stage 1	0	-	0	-	-
Stage 2	0	-	0	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	-	331	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.9	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT EBLn1	SBT	SBR
Capacity (veh/h)	- 331	-	-
HCM Lane V/C Ratio	- 0.084	-	-
HCM Control Delay (s)	- 16.9	-	-
HCM Lane LOS	- C	-	-
HCM 95th %tile Q(veh)	- 0.3	-	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations		↗		↑↑	↑↑	
Traffic Vol, veh/h	0	14	0	2273	1491	12
Future Vol, veh/h	0	14	0	2273	1491	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	94	94	87	87
Heavy Vehicles, %	2	2	2	2	3	3
Mvmt Flow	0	16	0	2418	1714	14

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	-	864	-	0	0
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-
Pot Cap-1 Maneuver	0	297	0	-	-
Stage 1	0	-	0	-	-
Stage 2	0	-	0	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	-	297	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-
Stage 1	-	-	-	-	-
Stage 2	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT EBLn1	SBT	SBR
Capacity (veh/h)	- 297	-	-
HCM Lane V/C Ratio	- 0.052	-	-
HCM Control Delay (s)	- 17.8	-	-
HCM Lane LOS	- C	-	-
HCM 95th %tile Q(veh)	- 0.2	-	-

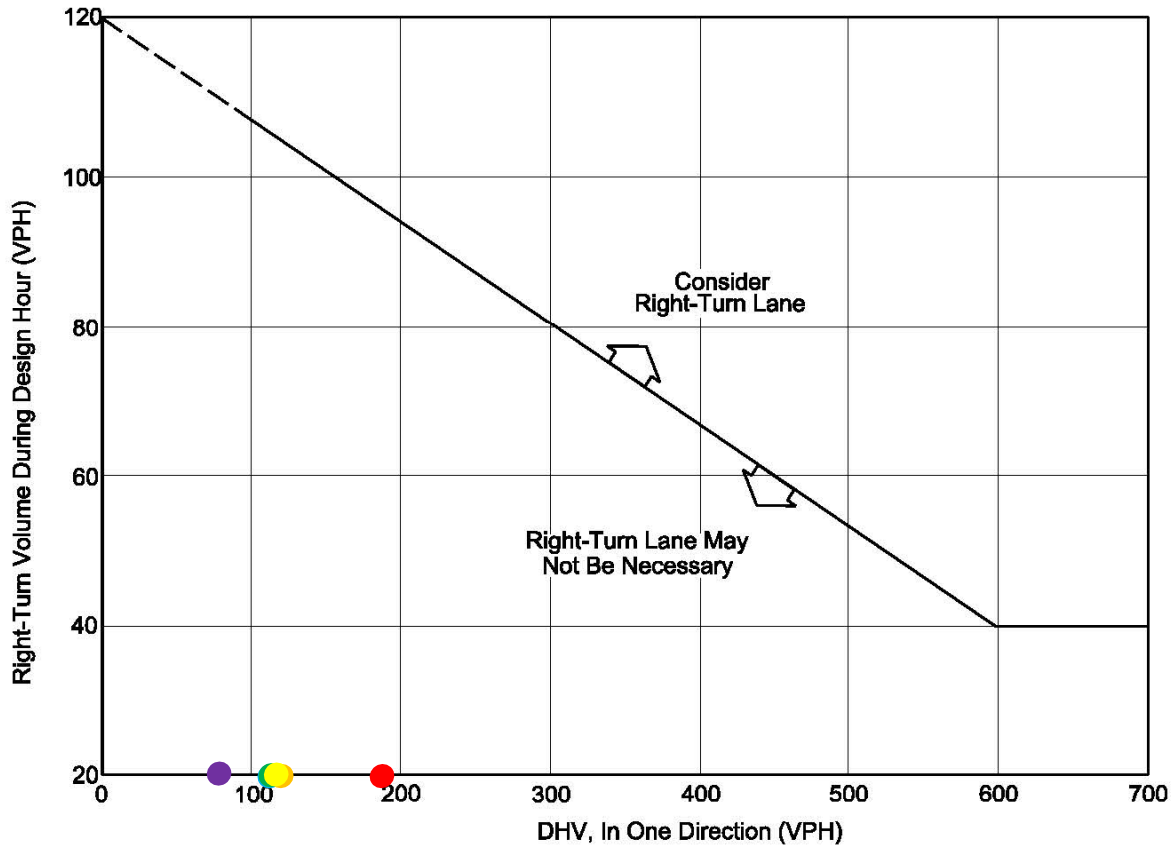
WINDSOR MILL DEVELOPMENT

AM PEAK HOUR

9.5-2

INTERSECTIONS

March 2017



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 35 miles per hour
DHV = 250 vehicles per hour
Right Turns = 100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use $100 - 20 = 80$ vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 9.5-A

WINDSOR MILL ROAD AT SPEEDWAY
DRIVEWAY/SITE DRIVEWAY #3



● AM Peak
Hour
Speed = 25
mph
DHV = 189
R-Turns = 16

WINDSOR MILL ROAD AT SITE
DRIVEWAY #4 – EASTBOUND
APPROACH



● AM Peak Hour
Speed = 25 mph
DHV = 123
R-Turns = 3

WINDSOR MILL ROAD AT SITE DRIVEWAY
#4 – WESTBOUND APPROACH



● AM Peak Hour
Speed = 25 mph
DHV = 119
R-Turns = 4

WINDSOR MILL ROAD AT
SITE DRIVEWAY #5 –
WESTBOUND APPROACH



● AM Peak Hour
Speed = 25 mph
DHV = 116
R-Turns = 1

WINDSOR MILL ROAD AT SITE
DRIVEWAY #5 – EASTBOUND
APPROACH



● AM Peak Hour
Speed = 25 mph
DHV = 122
R-Turns = 1

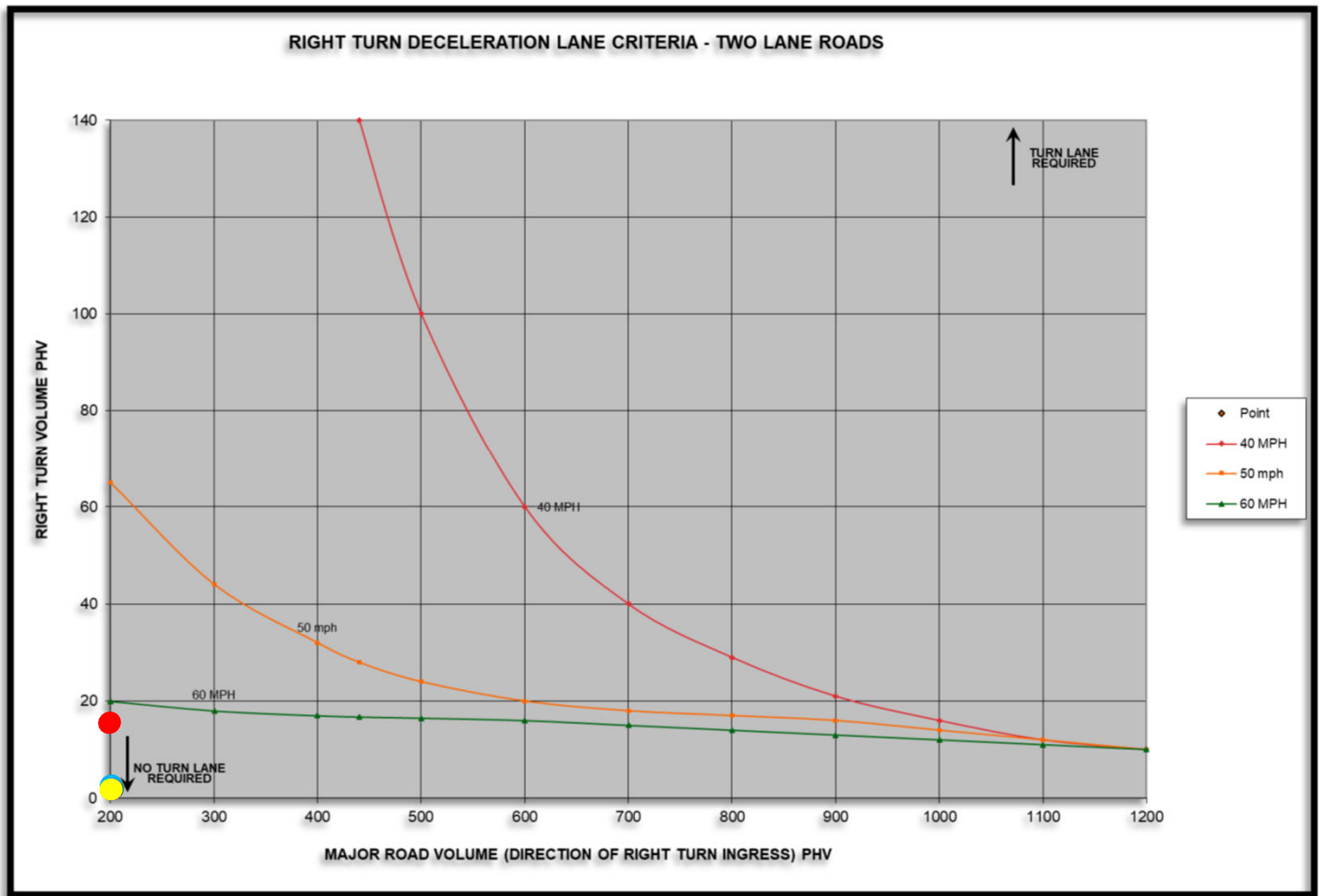
WOODLAND LAKES AT
SITE DRIVEWAY #6



● AM Peak Hour
Speed = 25 mph
DHV = 79
R-Turns = 1

WINDSOR MILL DEVELOPMENT

AM PEAK HOUR



WINDSOR MILL ROAD AT SPEEDWAY DRIVEWAY/SITE DRIVEWAY #3



● AM Peak Hour

Speed = 25 mph

PHV = 189

R-Turns = 16

WINDSOR MILL ROAD AT SITE DRIVEWAY #4 – WESTBOUND APPROACH



● AM Peak Hour

Speed = 25 mph

PHV = 119

R-Turns = 4

WINDSOR MILL ROAD AT SITE DRIVEWAY #4 – EASTBOUND APPROACH



● AM Peak Hour

Speed = 25 mph

PHV = 123

R-Turns = 3

WOODLAND LAKES AT SITE DRIVEWAY #6



● AM Peak Hour

Speed = 25 mph

PHV = 79

R-Turns = 1

WINDSOR MILL ROAD AT SITE DRIVEWAY #5 – WESTBOUND APPROACH



● AM Peak Hour

Speed = 25 mph

PHV = 116

R-Turns = 1

WINDSOR MILL ROAD AT SITE DRIVEWAY #5 – EASTBOUND APPROACH



● AM Peak Hour

Speed = 25 mph

PHV = 122

R-Turns = 1

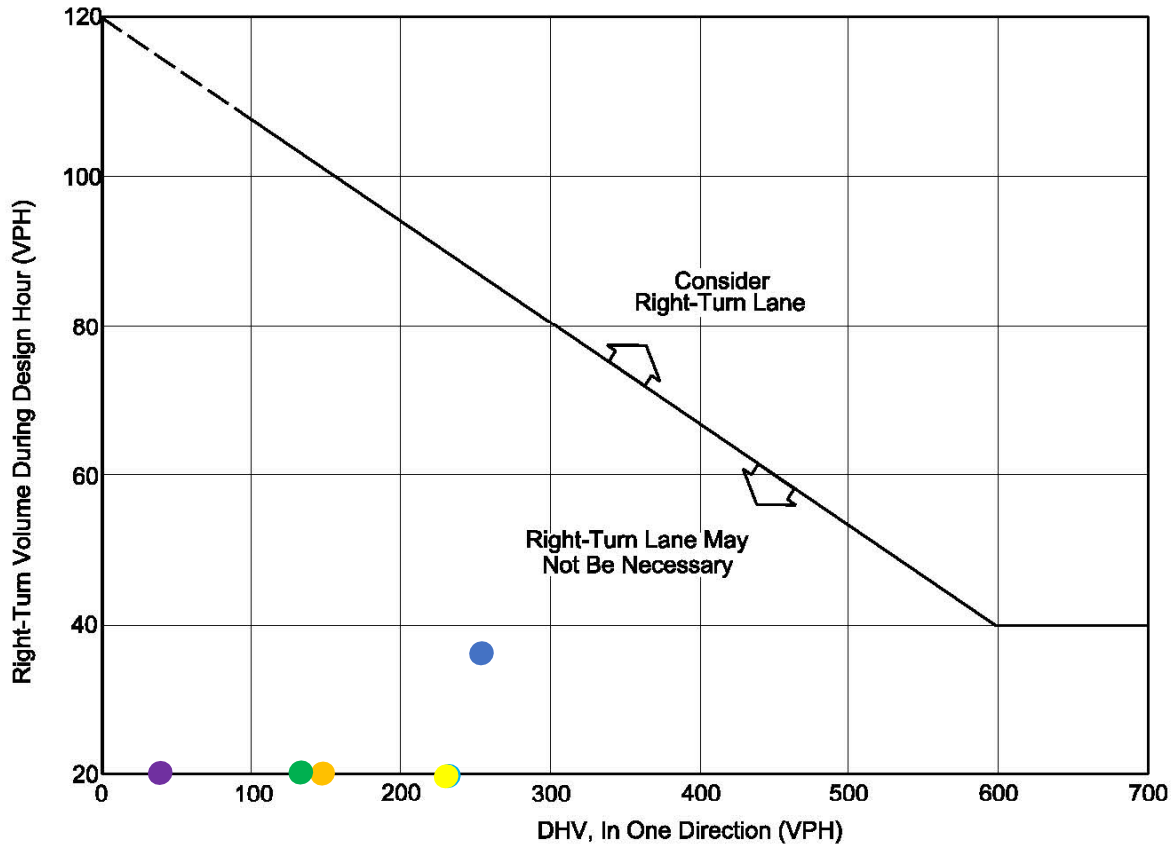
WINDSOR MILL DEVELOPMENT

PM PEAK HOUR

9.5-2

INTERSECTIONS

March 2017



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 35 miles per hour
DHV = 250 vehicles per hour
Right Turns = 100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use $100 - 20 = 80$ vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 9.5-A

WINDSOR MILL ROAD AT SPEEDWAY
DRIVEWAY/SITE DRIVEWAY #3



- PM Peak Hour
Speed = 25 mph
DHV = 254
R-Turns 37

WINDSOR MILL ROAD AT SITE DRIVEWAY #4 –
EASTBOUND APPROACH



- PM Peak Hour
Speed = 25 mph
DHV = 234
R-Turns 4

WINDSOR MILL ROAD AT SITE
DRIVEWAY #4 – WESTBOUND
APPROACH



- PM Peak Hour
Speed = 25 mph
DHV = 152
R-Turns 8

WINDSOR MILL ROAD AT SITE
DRIVEWAY #5 – EASTBOUND
APPROACH



- PM Peak Hour
Speed = 25 mph
DHV = 233
R-Turns = 1

WINDSOR MILL ROAD AT SITE DRIVEWAY #5
– WESTBOUND APPROACH



- PM Peak Hour
Speed = 25 mph
DHV = 131
R-Turns = 3

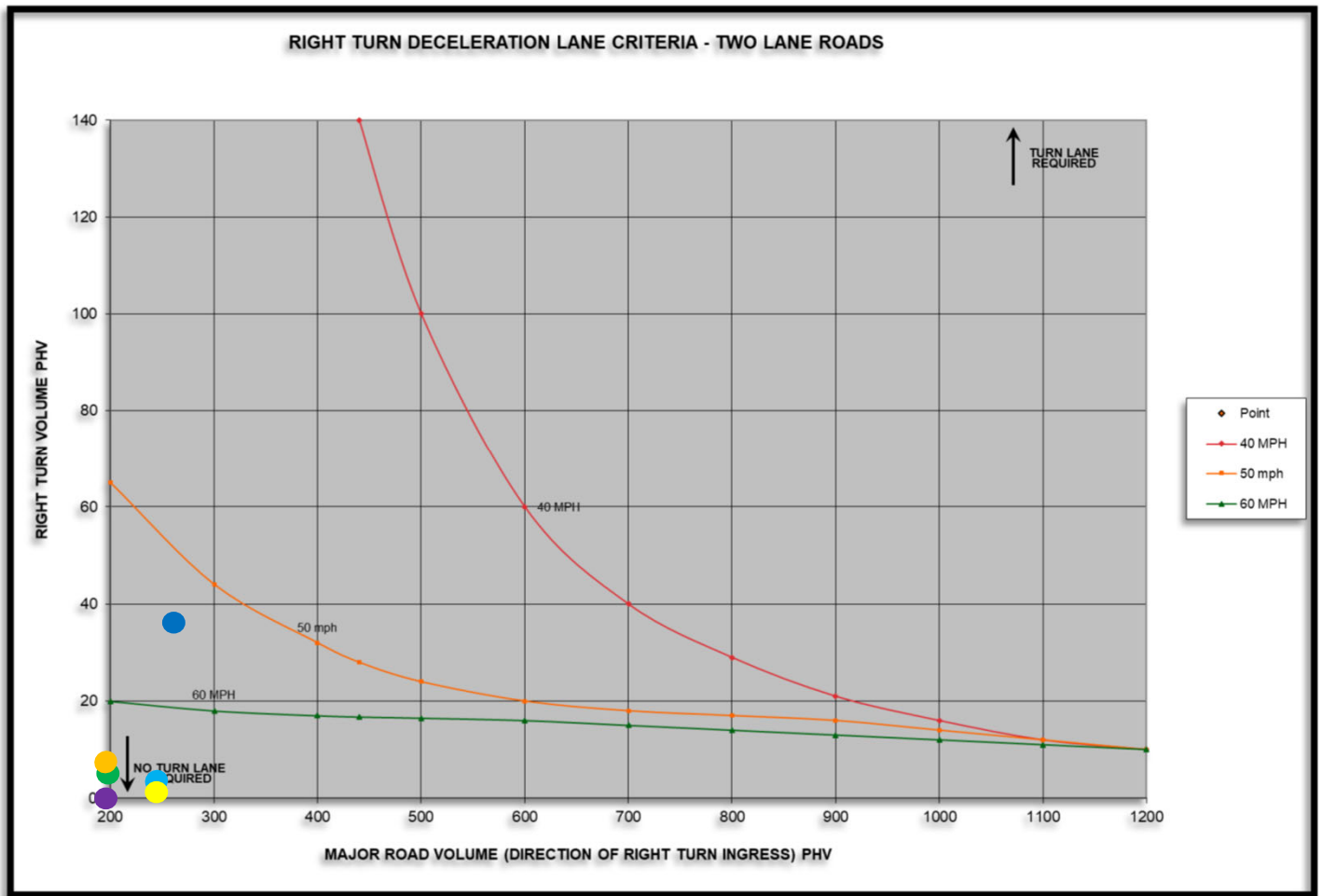
WOODLAND LAKES AT
SITE DRIVEWAY #6



- PM Peak Hour
Speed = 25 mph
DHV = 45
R-Turns = 1

WINDSOR MILL DEVELOPMENT

PM PEAK HOUR



WINDSOR MILL ROAD AT SPEEDWAY DRIVEWAY/SITE DRIVEWAY #3



● PM Peak Hour

Speed = 25 mph

DHV = 254

R-Turns = 37

WINDSOR MILL ROAD AT SITE DRIVEWAY #4 – EASTBOUND APPROACH



● PM Peak Hour

Speed = 25 mph

DHV = 234

R-Turns = 4

WINDSOR MILL ROAD AT SITE DRIVEWAY #4 – WESTBOUND APPROACH



● PM Peak Hour

Speed = 25 mph

DHV = 152

R-Turns = 8

WINDSOR MILL ROAD AT SITE DRIVEWAY #5 – EASTBOUND APPROACH



● PM Peak Hour

Speed = 25 mph

DHV = 233

R-Turns = 1

WINDSOR MILL ROAD AT SITE DRIVEWAY #5 – WESTBOUND APPROACH



● PM Peak Hour

Speed = 25 mph

DHV = 131

R-Turns = 3

WOODLAND LAKES AT SITE DRIVEWAY #6



● PM Peak Hour

Speed = 25 mph

DHV = 45

R-Turns = 1

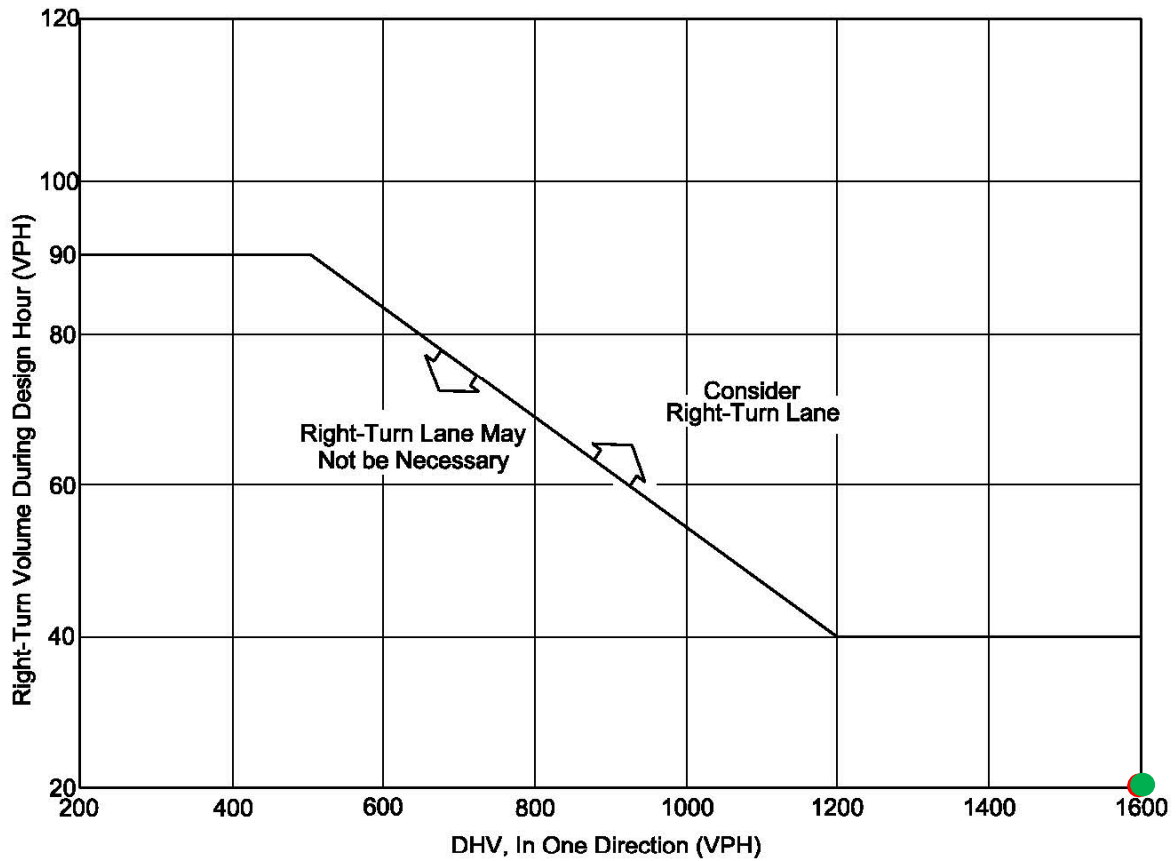
WINDSOR MILL DEVELOPMENT

AM PEAK HOUR

March 2017

INTERSECTIONS

9.5-3



Note: Figure is only applicable on highways with a design speed of 50 miles per hour or greater.

US 52 AT SITE DRIVEWAY #1



● AM Peak Hour

Speed = 50 mph

DHV = 2,223

R-Turns = 6

US 52 AT SITE DRIVEWAY #2



● AM Peak Hour

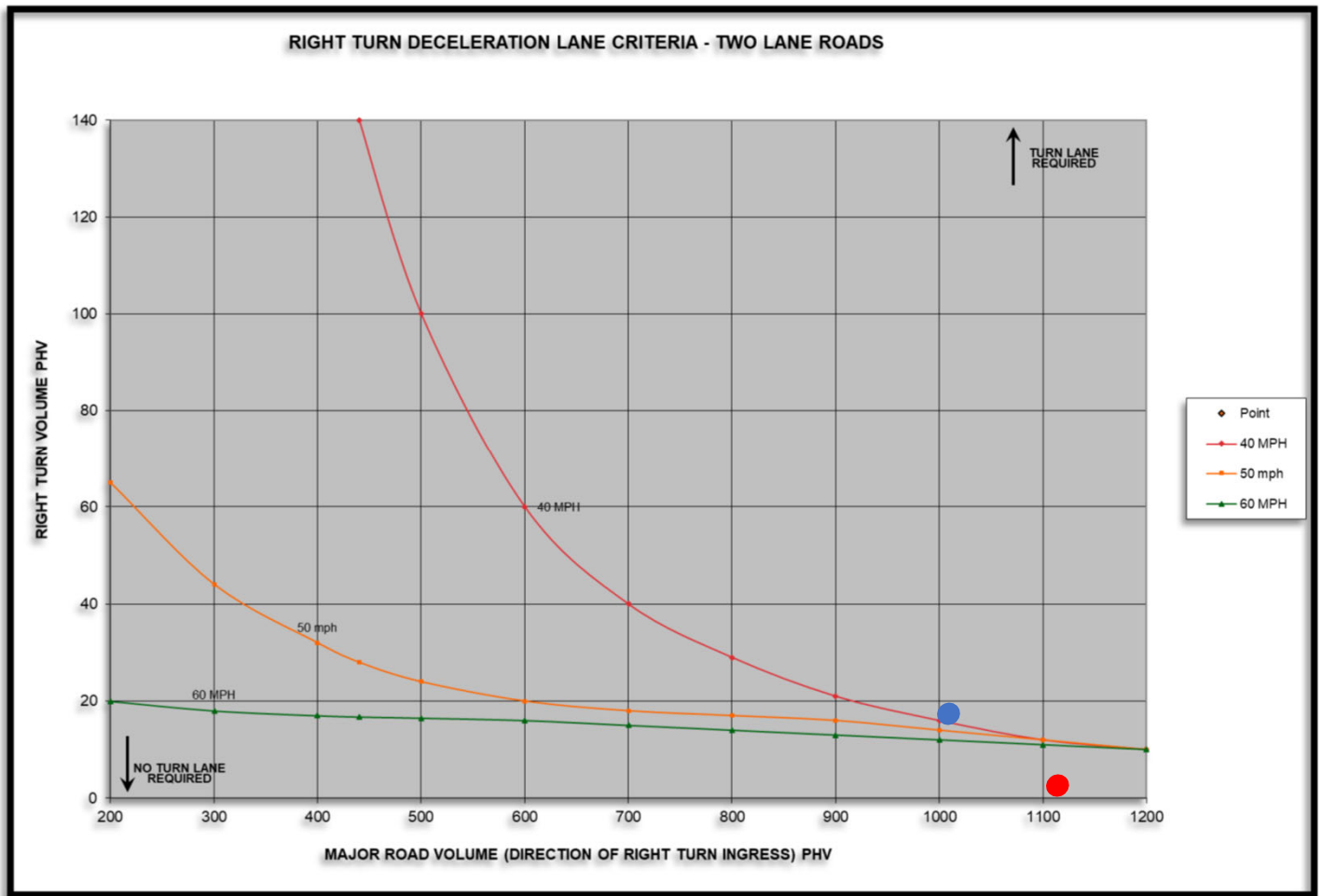
Speed = 50 mph

DHV = 2,003

R-Turns = 18

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS
ON FOUR-LANE HIGHWAYS**
Figure 9.5-B

WINDSOR MILL DEVELOPMENT AM PEAK HOUR



US 52 AT SITE DRIVEWAY #1



● AM Peak Hour

Speed = 50 mph + 5 mph

PHV = 1,112

R-Turns = 6

US 52 AT SITE DRIVEWAY #2



● AM Peak Hour

Speed = 50 mph + 5 mph

PHV = 1,002

R-Turns = 18

*Volumes on US 52 divided by number of lanes because US 52 is a four-lane roadway

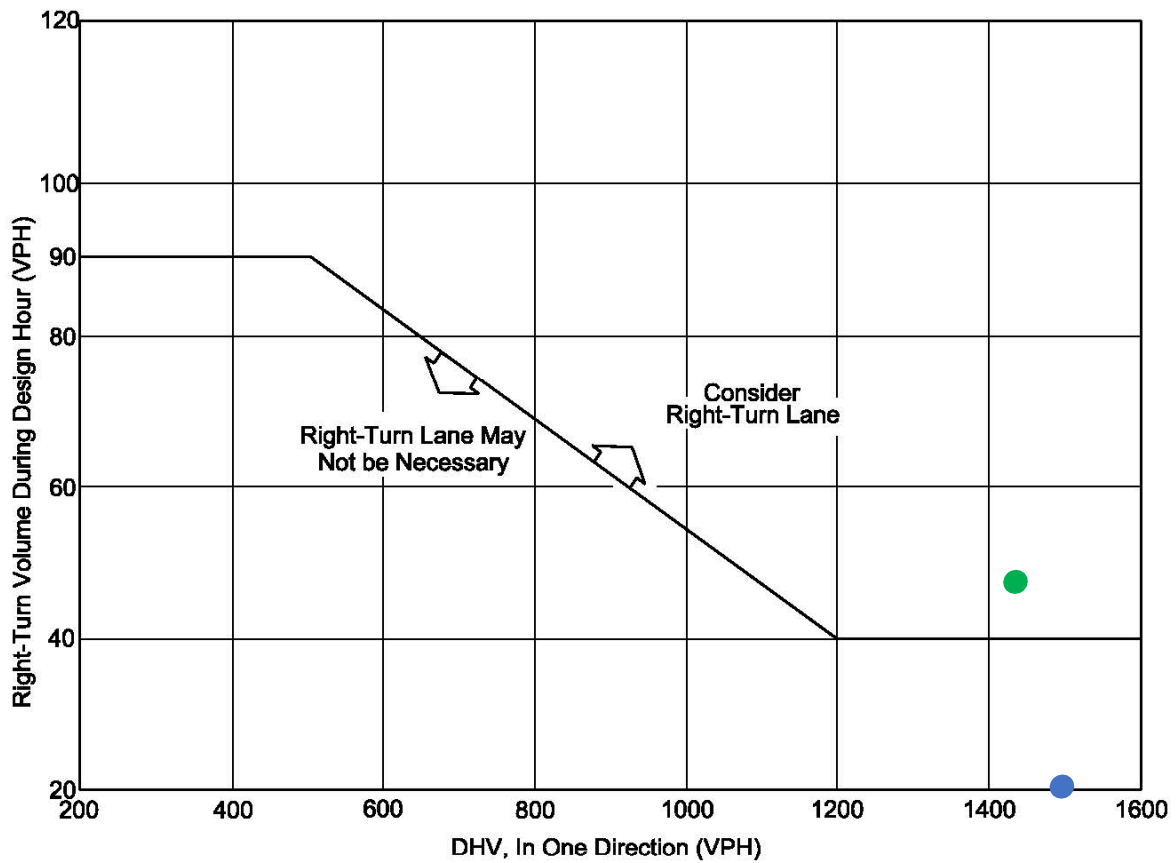
WINDSOR MILL DEVELOPMENT

PM PEAK HOUR

March 2017

INTERSECTIONS

9.5-3



Note: Figure is only applicable on highways with a design speed of 50 miles per hour or greater.

US 52 AT SITE DRIVEWAY #1

- ✗**
- PM Peak Hour
 - Speed = 50 mph
 - DHV = 1,503
 - R-Turns = 12

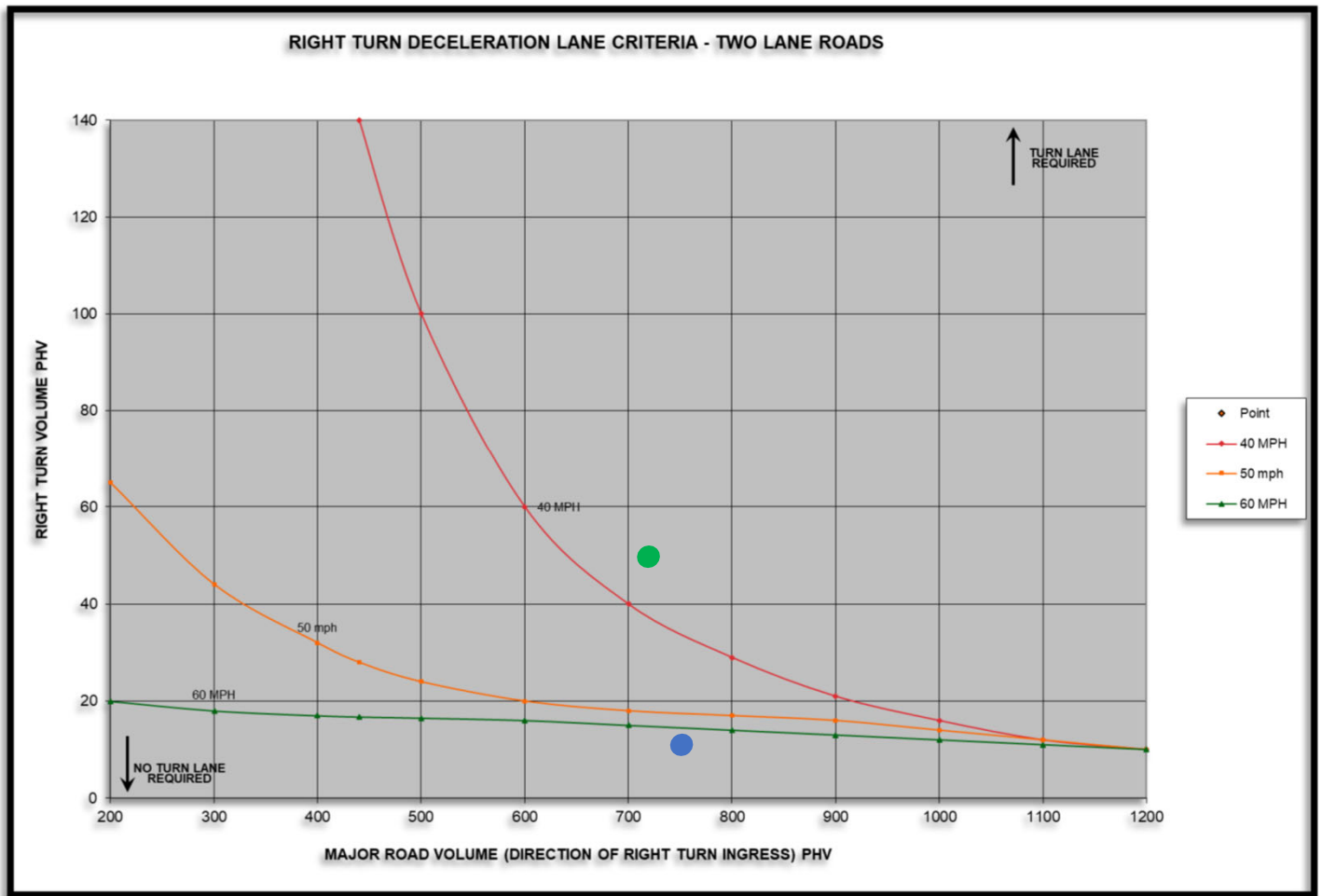
US 52 AT SITE DRIVEWAY #2

- ✓**
- PM Peak Hour
 - Speed = 50 mph
 - DHV = 1,442
 - R-Turns = 47

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS
ON FOUR-LANE HIGHWAYS
Figure 9.5-B**

WINDSOR MILL DEVELOPMENT

PM PEAK HOUR



US 52 AT SITE DRIVEWAY #1



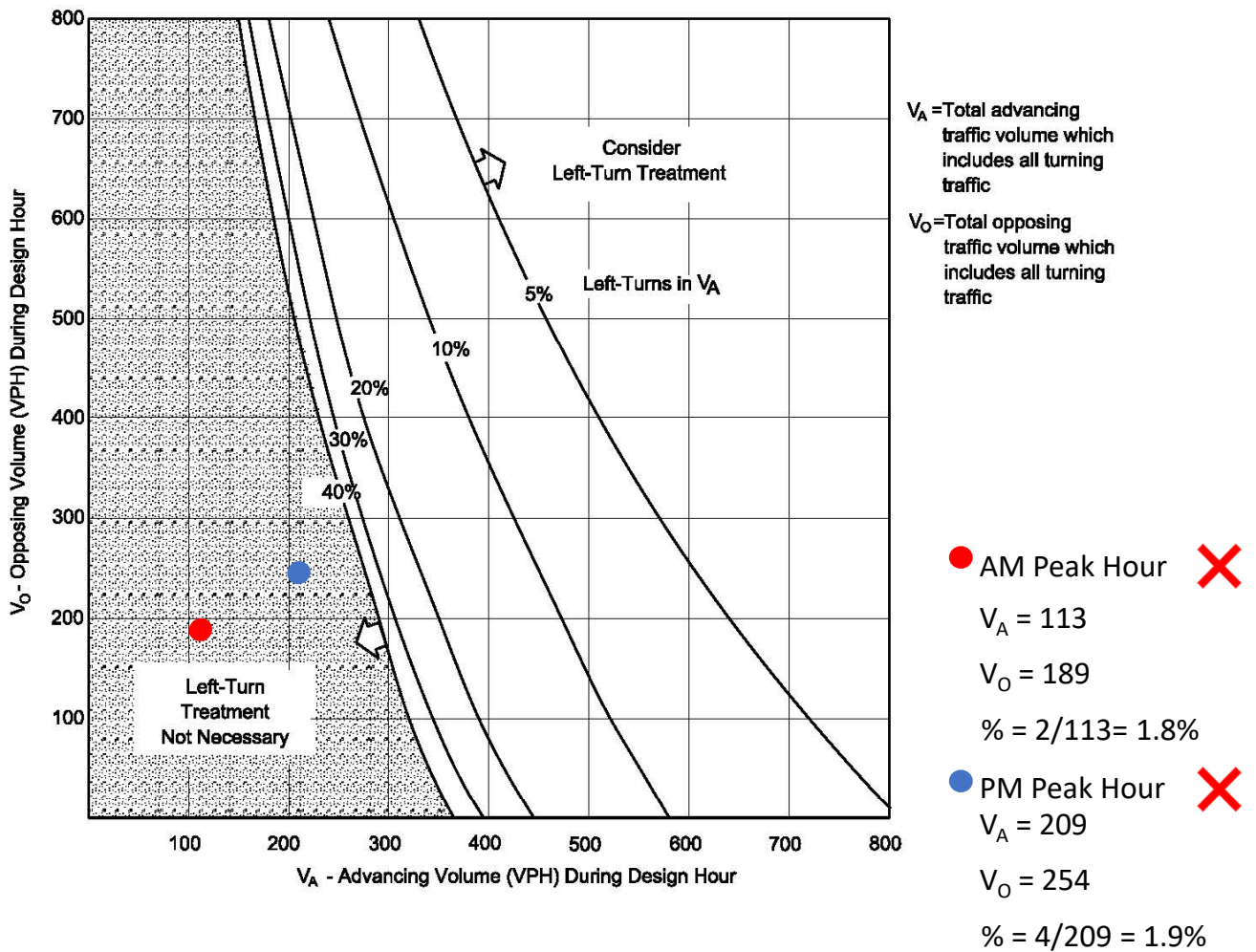
- PM Peak Hour
- Speed = 50 mph + 5 mph
- PHV = 752
- R-Turns = 12

US 52 AT SITE DRIVEWAY #2



- PM Peak Hour
- Speed = 50 mph + 5 mph
- PHV = 721
- R-Turns = 47

*Volumes on US 52 divided by number of lanes because US 52 is a four-lane roadway

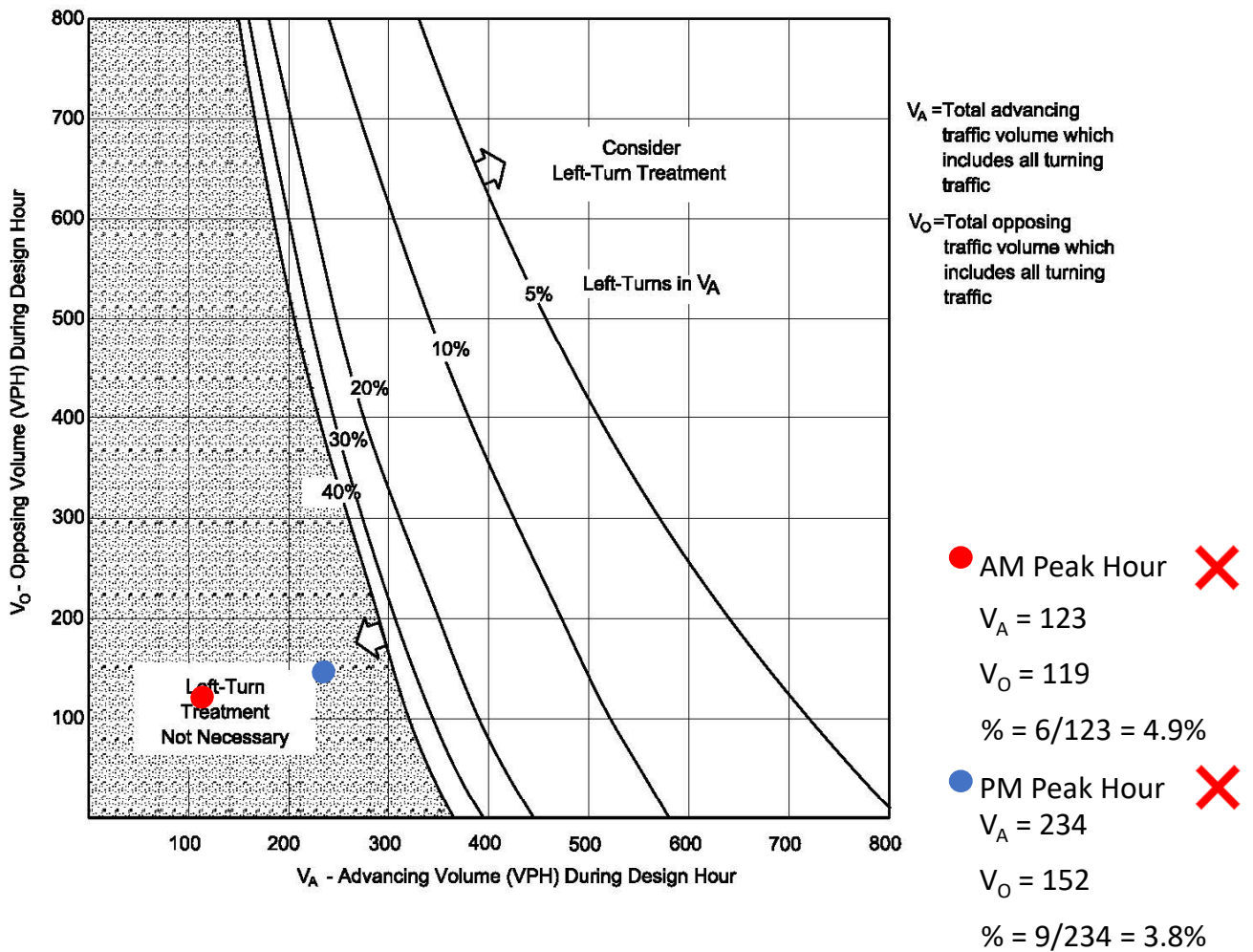


Instructions:

1. The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

Figure 9.5-G

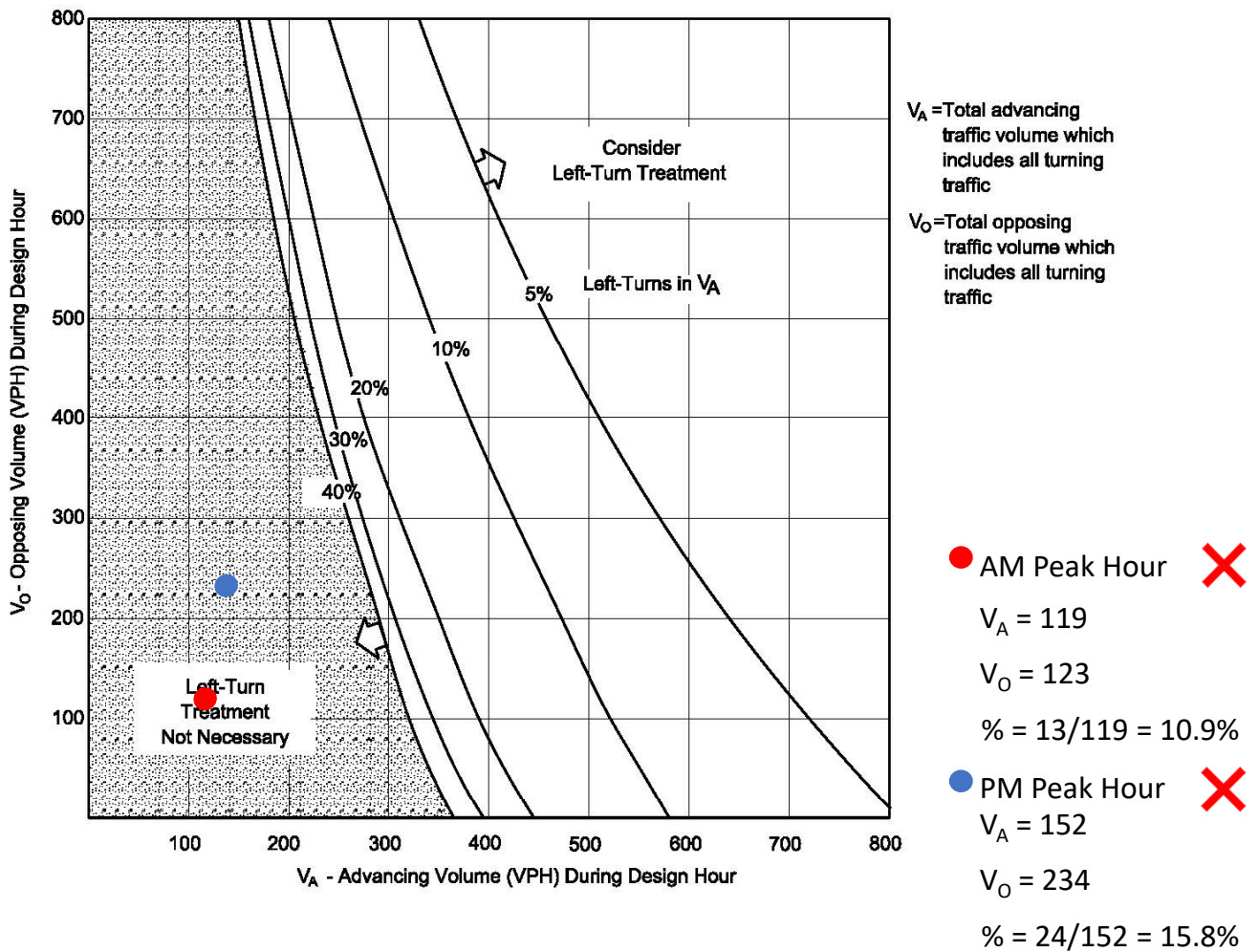


Instructions:

1. The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
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VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

Figure 9.5-G

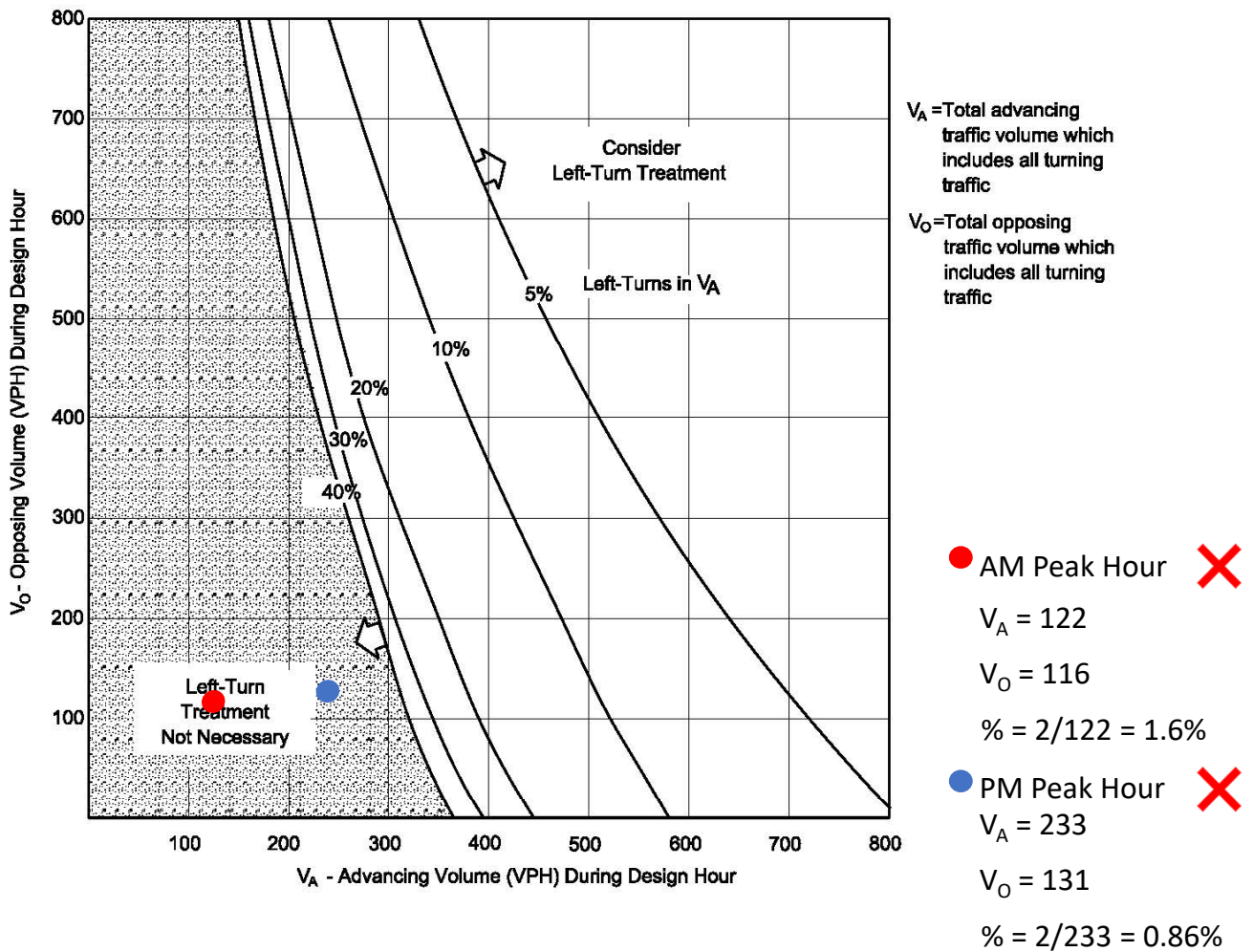


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VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

Figure 9.5-G

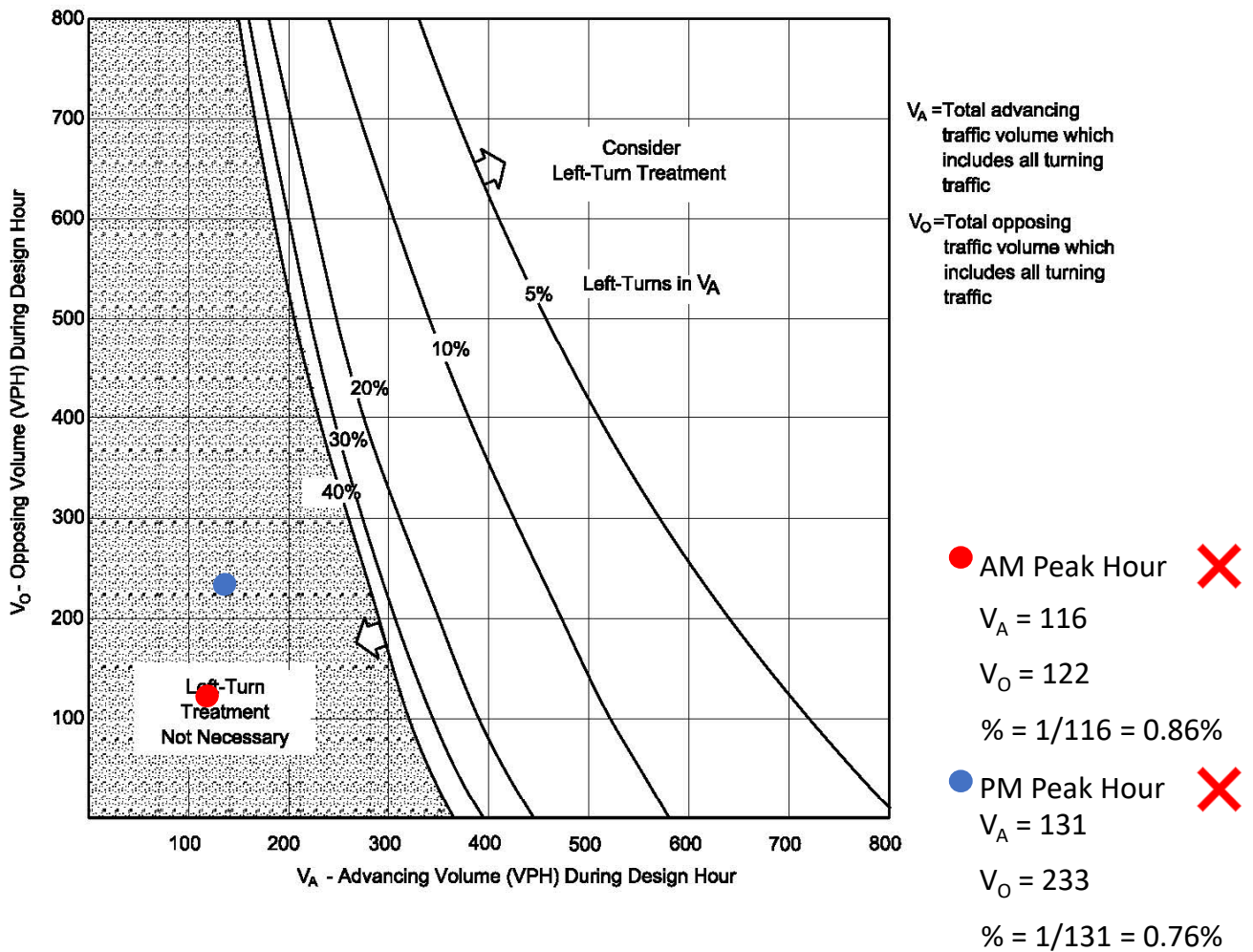


Instructions:

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VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

Figure 9.5-G



Instructions:

1. The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
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VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

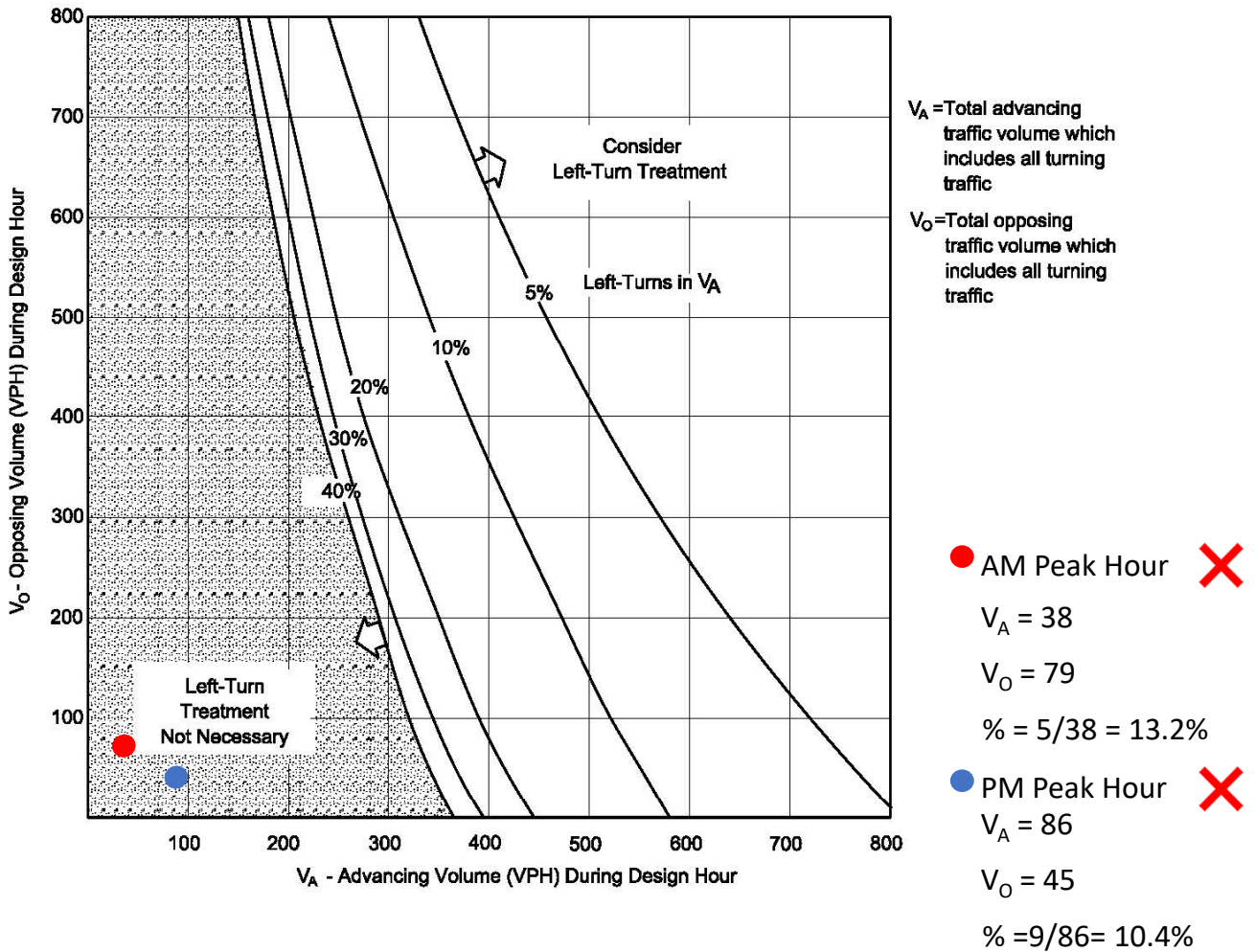
Figure 9.5-G

WINDSOR MILL DEVELOPMENT WOODLAND LAKES ROAD AT SITE DRIVEWAY #6

March 2017

INTERSECTIONS

9.5-9



Instructions:

1. The family of curves represents the percent of left turns in the advancing volume (V_A). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read V_A and V_O into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.

VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (40 mph)

Figure 9.5-G

Current Zoning Ordinance

CHAPTER 151: ZONING

Section

Planning Commission

- 151.001 Authority and enactment
- 151.002 Commission
- 151.003 Membership and appointment
- 151.004 Organization of Commission; meetings
- 151.005 Records
- 151.006 Referral of matters to Commission; reports
- 151.007 Planning session
- 151.008 Rules of procedures
- 151.009 Purpose of this chapter

Establishment of Controls and Definitions

- 151.025 Administration
- 151.026 Short title
- 151.027 Interpretation and purposes
- 151.028 Definitions of words and terms

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- 151.045 Authority
- 151.046 Policy on requirements for change
- 151.047 Procedure for amendments

Administration and Enforcement

- 151.060 Enforcement of chapter
- 151.061 Permit required; penalty
- 151.062 Application for permits
- 151.063 Construction process
- 151.064 Expiration of permit
- 151.065 Occupancy permit
- 151.066 Temporary uses

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- 151.080 Use of land or buildings
- 151.081 Flood hazard controls
- 151.082 Design standards
- 151.083 Landscaping requirements
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- 151.085 Land use buffers
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- 151.125 Regulations
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- 151.170 Organization
- 151.171 Duties and powers
- 151.172 Annual report
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- 151.174 Decisions of the ZBA

Architectural Review Board

- 151.190 Organization
- 151.191 Application procedure
- 151.192 Emergency uses
- 151.193 Pre-design conference
- 151.194 ARB meeting
- 151.195 Application requirements
- 151.196 Purview of ARB areas defined
- 151.197 Architectural review design guidelines

Legal Status Provisions

- 151.210 Interpretation and conflict
- 151.211 Violation

- 151.999 Penalty

Appendix A: Table of parking and loading space requirements

Appendix B: Table of land uses

Appendix C: Table of accessory uses

Appendix D: Zoning districts

PLANNING COMMISSION

§ 151.001 AUTHORITY AND ENACTMENT.

In pursuance of authority conferred by the S.C. Code Title 6, Chapter 29, in accordance with the Comprehensive Planning Enabling Act of May 4, 1994, the Goose Creek City Council, (hereinafter referred to as "Council"), hereby enacts into law, on this day October 10,

1995, establishing a Planning Commission, (hereinafter referred to as "Commission"), and revisions to the following sections and sections, to include as part of this chapter all maps, codes and regulations referred to herein.

(A) *Planning Commission established.* There is hereby established a Planning Commission for the City of Goose Creek, which shall have the powers and duties as provided in S.C. Code Title 6, Chapter 29, §§ 6-29-320 *et seq.*

(B) *Composition of Commission.* The Planning Commission shall consist of seven members appointed by the Mayor and City Council for terms of three years, staggered so that one third of the members shall have terms expiring in each year. Members shall serve until their successors are appointed and qualified. A vacancy in the membership of the Commission shall be filled for the unexpired term in the same manner as the original appointment. No member of the Planning Commission shall be the holder of an elected public office in the City of Goose Creek.

(C) *Compensation.* Members of the Planning Commission shall regularly attend meetings and public hearings, and shall serve without compensation. Reimbursement for actual expenses incurred in the performance of official duties may be reimbursed from budgeted funds pursuant to reimbursement policies and procedures for employees of the City of Goose Creek.

(D) *Removal of members.* Members of the Planning Commission may be removed at any time by Council for cause. The existence of cause shall be discussed by the Mayor and City Council in executive session as permitted by the Freedom of Information Act, S.C. Code § 30-4-70(a)(1), and the determination of removal shall be by vote in public session declaring a vacancy in the position without a statement of cause. Any fact which, in the discretion of the Mayor and City Council, is deemed to adversely affect the public interest, including lack of attendance at meetings without just cause, has not maintained required qualifications, or has been found guilty of malfeasance or misconduct in office, may constitute cause.

(E) *Organization and rules of procedures.* The Planning Commission shall organize, elect officers and adopt rules of procedure as required by S.C. Code § 6-29-360.

(F) *Public hearings.* The Planning Commission shall hold all public hearings on amendments to this chapter and map pursuant to S.C. Code § 6-29-760(A).

(1985 Code, Art. I, § 101) (Ord. 99-005, passed 4-13-1999)

§ 151.002 COMMISSION.

In the discharge of its responsibilities, the Commission of the City of Goose Creek (hereinafter referred to as the "city") has the following functions, powers and duties:

(A) Identify community needs and advise the Council of its short and long range implications for the total development of the city;

(B) Recommend achievable community goals as a basis for long range planning and development programs;

(C) Prepare and revise periodically plans, programs and policies that will aid the entire community in achieving its defined goals for the physical, social and economic growth, development and redevelopment of the city;

(D) The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity or the general welfare, as well as, the efficiency and economy of the city;

(E) Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development. and include recommended means of implementation;

(F) The Commission, through its designated staff, may make, publish and distribute maps, plans, reports and recommendations relating to the plans and programs and the development of the city to public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens;

(G) The Commission and its designated staff, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them; provided, however, that the Commission shall be liable for any injury or damage to property resulting therefrom;

(H) The Commission may serve as an Appeals Board on land development plans that have been disapproved by the Commission's designated staff;

(I) The Commission shall authorize the naming or renaming of a street or road laid out within the city;

(J) All public officials shall, upon request, furnish to the Commission, within a reasonable time, the available information as it may require for its work;

(K) In general, the Commission has the powers as may be necessary to enable it to perform its functions and promote the planning of the city;

(L) Prepare and recommend for adoption to Council as a means for implementing the plans and programs in the city:

(1) A zoning ordinance to include zoning district maps and appropriate revisions thereof;

(2) Regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted;

(3) An official map and appropriate revision on it showing the exact location of existing or proposed public street, highway and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structure or changes in land use within the rights-of-way, building sites or open spaces within the city;

(4) A landscape ordinance setting forth required planting, tree preservation and other aesthetic considerations for land and structures; and

(5) Policies or procedures to facilitate implementation of planning elements as set forth in S.C. Code § 6-29-510, as amended.

(M) Interpret the adopted plans and programs to concerned citizens so that private activities and desires may be accomplished in harmony with public needs and policies; and

(N) Submit an annual report to Council every year, summarizing its activities and achievements. The report shall include the identity of Commissioners and their respective meeting attendance record.

(1985 Code, Art. I, § 102) (Ord. 99-005, passed 4-13-1999)

§ 151.003 MEMBERSHIP AND APPOINTMENT.

The Commission shall be composed of seven qualified electors of the city. The Council will consider for appointment to the Commission only those persons who have demonstrated their professional expertise, civic interest and general knowledge of the city, independent judgment, interest in planning and zoning, concern for the future welfare of the total Community and its citizens and availability to prepare for and attend meetings. It is the intent of Council that members shall, by reasons of diversity in their individual occupations, constitute a Commission which is broadly representative of the Community.

(1985 Code, Art. I, § 103) (Ord. 99-005, passed 4-13-1999)

§ 151.004 ORGANIZATION OF COMMISSION; MEETINGS.

(A) The Commission shall hold an organizational meeting in November of each year to elect a Chairperson and Vice-Chairperson from its membership, whose terms shall be for one year.

(B) Also, a Secretary who may be an officer or an employee of the Council or of the Commission, and the other officers as the Commission deems necessary shall be elected, or assignment of staff personnel requested from the City Administrator.

(1985 Code, Art. I, § 104) (Ord. 99-005, passed 4-13-1999)

§ 151.005 RECORDS.

The Commission shall keep a record of its resolutions, findings and determinations, which record must be a public record.

(1985 Code, Art. I, § 105) (Ord. 99-005, passed 4-13-1999)

§ 151.006 REFERRAL OF MATTERS TO COMMISSION; REPORTS.

The Council may provide for the reference of any matters or class of matters to the Commission, with the provision that final action on it may not be taken until the Commission has submitted a report on it or has had a reasonable period of time, as determined by the Council to submit a report.

(1985 Code, Art. I, § 106) (Ord. 99-005, passed 4-13-1999)

§ 151.007 PLANNING SESSION.

The Commission may be convened as a committee of the whole in the same manner as prescribed for calling a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereat, and no quorum shall be required.

(1985 Code, Art. I, § 107) (Ord. 99-005, passed 4-13-1999)

§ 151.008 RULES OF PROCEDURES.

(A) *Organization.*

(1) *Rules.* These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the City of Goose Creek Planning Commission, which consists of members appointed by City Council.

(2) *Chairperson.* The Chairperson shall be a voting member of the Commission and shall:

- (a) Call meetings of the Commission;
- (b) Decide all points of order;
- (c) Act as spokesperson for the Commission;
- (d) Sign documents for the Commission;
- (e) Transmit reports and recommendations to Council; and
- (f) Perform other duties approved by the Commission.

(3) *Vice-Chairperson.* The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability or disqualification of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, an acting Chairperson shall be elected by the members present.

(4) *Secretary (non-voting member).* The Secretary shall:

- (a) Provide and publish public hearing and notice of meetings;
- (b) Preside at meetings and hearings;
- (c) Assist the Chairperson in preparation of agenda;
- (d) Keep minutes of meetings and hearings;
- (e) Maintain Commission records as public records;
- (f) Attend to Commission correspondence; and

(g) Perform other duties normally carried out by a Secretary.

(B) *Meetings.*

(1) *Time and place.* The Commission shall meet (either physically or by telephonic or other electronic means) at the call of the Chairperson and at the times as the Chairperson or Commission may determine. An annual schedule of regular meetings shall be adopted, published and posted at City Hall in December of each year. Special meetings may also be called by the Chairperson upon 24 hours notice, posted and delivered to all members and local news media. Meetings shall be held at the place stated in the notices, and shall be open to the public.

(2) *Agenda.* A written agenda shall be furnished by the Secretary to each member of the Commission and the news media, and shall be posted at least 24 hours prior to each regular meeting and each special meeting. Items may be added to, or removed from the agenda at a meeting by majority vote.

(3) *Quorum.* A quorum in all meetings shall be a simple majority of the total members. A quorum shall be present (either physically or by telephonic or other electronic means) before any business is conducted other than rescheduling the meeting.

(4) *Rules of order.* Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these rules of procedure. To the extent Robert's Rules require a physical presence of the Council for purposes of constituting a quorum, such requirement is waived so long as the Council maintains a quorum under § 151.173(B)(3).

(5) *Voting.* Motions may be made by any member other than the presiding official:

(a) A member must be present (either physically or by telephonic or other electronic means) to vote;

(b) Each member shall vote on every question unless disqualified by law;

(c) The disqualification shall be decided by the member affected, however, a member shall disqualify himself or herself from voting whenever he or she has a personal or monetary interest in the property under discussion, or upon belief that he or she will be directly affected by the Commission's decision, or when any applicant/agent has sought to influence his or her vote (other than influences exerted during public hearings);

(d) The member shall announce the reason for disqualification, give it to the Chairperson in writing, have it placed in the minutes and refrain from deliberating or voting on the question;

(e) A member present but disqualified from voting on a question by state law due to a conflict of interest shall not be counted for purpose of a quorum;

(f) A motion to approve any matter before the Commission, whether requiring subsequent Council approval or not, shall require a majority vote of the members present; and

(g) Tie votes constitute a failure of the motion.

(6) *Conduct.* Except for public hearings, no person shall speak at a Commission meeting unless invited to do so by the Commission.

(C) *Public hearings.*

(1) *Notice.* The Secretary shall give notices required by statute or ordinance for all public hearings conducted by the Commission, at least 15 days notice of the time and place of which shall be published in a newspaper of general circulation in the city, and a sign shall be placed on the property in question, facing the thoroughfare serving the property, stating the present zoning classification and other information deemed necessary in consideration of the proposed action. Members of the public desiring to be heard shall give written notice to the Secretary prior to commencement of the hearing.

(2) *Procedure.*

(a) The public shall be advised of the procedures to be followed during the hearing, and the Secretary shall advise the Commission of relevant communications received prior to hearing public comment of the matter.

(b) The Commission or Secretary, as directed, shall call each proposal in the order as to be in accord with the hearing time specified in the notice of public hearing.

(c) The Chairperson shall next call on the city staff for a factual summary and presentation relative to the proposal, and shall be afforded an opportunity to call to the Commission's attention any additional pertinent communications.

(d) In matters brought before the Commission for public hearing which were initiated by an applicant, the applicant, his or her agent or attorney shall be heard first, followed by members of the public, those in support, followed by those in opposition.

(e) In matters not initiated by an applicant, members of the public shall speak in the order in which requests were received, or in the order as the Commission shall determine.

(f) The applicant shall have the right to reply last.

(g) The Chairperson may limit the time for each person who wishes to speak.

(h) The Chairperson shall, when necessary, direct that all remarks shall be germane to the proposal. No rebuttal shall be permitted by either side, but the Commission may direct questions to any speaker in order to clarify statements and information presented. All questions shall be posed by members of the Commission.

(i) The Chairperson shall then declare the public presentation or hearing closed, as to that proposal.

(D) *Records.*

(1) *Minutes.* The Secretary shall record all meetings and hearings of the Commission on tape which shall be preserved until final action is taken on all matters presented. The Secretary shall prepare minutes of each meeting for approval by the Commission at the next regular meeting. Minutes shall be maintained as public records.

(2) *Reports.* The Secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission in appropriate form. Copies of all notices, correspondence, reports and forms shall be maintained as public records.

(3) *Attendance.* The minutes shall show the presence, absence, vote or abstention of each member, with the reason for absence submitted by any member. The Commission shall recommend to the governing body, the removal for cause of any member who is absent from three consecutive meetings without adequate reason.

(4) *Official record.* The official record shall be these regulations and the meetings minutes, together with all findings, decisions and other records of the Commission. All matters coming before the Commission shall be made part of the official record, the record to be available to the public for inspection at city planning during normal working hours.

(E) *Review procedure.*

(1) *Application procedure.* Every proposal submitted for Commission consideration shall be in the form required by the Zoning Administrator, to include filing fees when specified. Any information supporting a proposal or request for approval or denial, shall be submitted only in writing through the Secretary, or publicly before the Commission. A proposal may be withdrawn effective on the date of receipt of written request by the Secretary. No request shall be valid after the mailing of notices, except on action of the Commission. Withdrawal at any stage of consideration terminates all consideration by the city, and files shall be closed. No refund of required filing fees shall be made.

(2) *Zoning amendments.* Reference §§ 151.045 through 151.047.

(3) *Review of plats.* Plats submitted for review pursuant to land development regulations shall be reviewed by the Zoning Administrator who may approve for recording plats of existing lots of record, and subdivisions of land which meet all zoning requirements.

(4) *Comprehensive Plan.* All zoning and land development regulation amendments shall be reviewed first for conformity with the Comprehensive Plan. Conflicts with the Comprehensive Plan shall be noted in any report to City Council on a proposed amendment. The elements of the Comprehensive Plan shall be reviewed and updated on a schedule adopted by the Commission meeting the requirements of S.C. Code § 6-29-510(E).

(5) *Street naming and numbering:*

(a) It shall be unlawful for a person in laying out a new street or road to name the street or road on a plat, by a marking, or in a deed or instrument without first getting the approval of the Commission. Any person violating this provision is guilty of a misdemeanor, and, upon conviction, shall be punished in the discretion of the court.

(b) The Commission may, after reasonable notice through a newspaper having general circulation in the city, change the name of a street or road within the boundary of its territorial jurisdiction:

1. When there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders or messages;
2. When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
3. Upon any other good and just reason that may appear to the Commission.

(c) On the name being changed, after reasonable opportunity for a public hearing, the Commission shall issue its certificate designating the change, which shall be recorded in the office of the Berkeley County Register of Mesne Conveyances, and the name change and certified shall be the legal name of the street or road.

(F) *Reconsideration.* The Commission may reconsider any review when so requested by City Council, or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, matters not the fault of the applicant which affect the result of the review, or upon receipt of written request from the original applicant stating how conditions have substantially changed in the community since prior consideration was given the proposal, thereby justifying earlier review.

(G) *Amendment.* These rules may be amended by the Commission by a majority vote of the members present at the public hearing when the matter was considered. Results of the proposed amendments shall be submitted to the Council for review and approval.

(1985 Code, Art. I, § 108) (Ord. 99-005, passed 4-13-1999; Ord. 2021-024, passed 10-12-2021) Penalty, see § 151.999

§ 151.009 PURPOSE OF THIS CHAPTER.

(A) To guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare, the city does, in accordance with the authority cited in § 151.001, and in accordance with the following sections, regulate the following:

- (1) The location, height, bulk, number of stories and size of buildings and other structures;
- (2) The percentage of lot which may be occupied;
- (3) The sizes of yards, courts and other open spaces;
- (4) The density and distribution of population;
- (5) The uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation and airports and approaches thereto; and
- (6) Water supply, sanitation, protection against flood, public activities and other purposes.

(B) These regulations are made in accordance with the Comprehensive Plan, and are designed to:

- (1) Lessen congestion in the street;
- (2) Secure safety from fire, flood, panic and other dangers;
- (3) Promote the public health and the general welfare;

- (4) Provide adequate light, air and open space;
- (5) Prevent the overcrowding of land;
- (6) Avoid undue concentration of population;
- (7) Facilitate the creation of a convenient, attractive and harmonious community;
- (8) Protect and preserve significant or natural scenic, historic or ecologically sensitive areas;
- (9) Protect the unique, special or desired character of the Commercial and Light Industrial Districts, and uses;
- (10) Facilitate the adequate provision of transportation, police and fire protection, water, sewerage, schools, parks and other recreational facilities, affordable housing and disaster evacuation; and
- (11) Preserve and protect historic and architecturally valuable districts and neighborhoods, and other public requirements.

(C) The regulations are made with, but not limited to:

- (1) The character of each area and its peculiar suitability for a particular use, with a view to promoting desirable living conditions, and the sustained stability of neighborhoods;
- (2) Protecting property against blight and depreciation;
- (3) Securing economy in governmental expenditures;
- (4) Conserving the value of land and buildings; and
- (5) Encouraging the most appropriate use of land, buildings and structures, and to further the public welfare in any other regard specified by Council.

(1985 Code, Art. I, § 109) (Ord. 99-005, passed 4-13-1999)

ESTABLISHMENT OF CONTROLS AND DEFINITIONS

§ 151.025 ADMINISTRATION.

(A) All references in this chapter to the title of “Administrator” shall refer to the Zoning Administrator or other official so designated.

(B) The Planning Commission is one body, the term “Commission” shall refer to the Commission, and the term “Council” shall refer to the City Council.

(1985 Code, Art. II, § 201)

§ 151.026 SHORT TITLE.

This chapter shall be cited as the “Zoning Ordinance of Goose Creek, South Carolina”. The zoning map approved by City Council and on file with the Planning Director and City Clerk is an inseparable part thereof. A master copy of both, known as the “Official Zoning Ordinance and Map” shall be maintained up-to-date in the city offices.

(1985 Code, Art. II, § 202)

§ 151.027 INTERPRETATION AND PURPOSES.

The provisions contained herein, in their interpretation and application, shall be the minimum requirements adopted for the promotion of the public health, safety and welfare. This chapter has been made in accordance with the Goose Creek Land Use Plan, for all purposes itemized in the Code of Laws citation in §§ 151.001 through 151.009, and in §§ 151.002 and 151.003.

(1985 Code, Art. II, § 203)

§ 151.028 DEFINITIONS OF WORDS AND TERMS.

(A) For the purpose of this chapter, the following definitions shall apply unless the context indicates or requires a different meaning.

(B) The singular number includes the plural, and the plural includes the singular.

(C) The word **PERSON** includes a corporation, firm, company, partnership, association, organization or public or private authority, as well as an individual.

(D) The term **SHALL** is mandatory, and the term **MAY** is permissive.

(E) The word **USED** or **OCCUPIED** as applied to any land or building shall be interpreted to include the words “intended, arranged or designed to be used or occupied”.

(F) The word **BUILDING** includes the word **STRUCTURE**, and the word **STRUCTURE** includes the word **BUILDING**.

(G) The word **LOT** includes the words **PLOT**, **PARCEL** and **TRACT**.

(H) Terms not specifically defined herein shall have their customary dictionary definition.

ABANDONMENT. A determination that a particular use (of a parcel of land, or of a structure) has been discontinued, whether with or without the intent to permanently abandon, for at least 30 days. (See § 151.152(C).)

ACCESS AISLE. An accessible pedestrian space between elements, such as parking spaces, seating and desks that provides clearances appropriate for use of the elements.

ACCESSORY. A use, building or structure customarily incidental and subordinate to, and detached from, the principal use, structure or building, and located on the same lot with the principal use, structure or building. (See § 151.108.)

ADDITION (TO AN EXISTING BUILDING). An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction, regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

ADJOINING LOT. Land immediately adjacent to the lot in question, including lots located immediately across streets, alleys, water courses of less than 100 feet in width, drainage easements and other rights-of-way.

ADULT USES. Uses including, but not limited to, adult book store, adult entertainment cabaret, adult massage parlor and adult motion picture theater:

(a) **ADULT BOOK STORE.** An establishment having as a substantial portion of its stock in trade, books, magazines, films for sale or viewing on the premises, and periodicals which are characterized by their emphasis on sexual subject matter.

(b) **ADULT ENTERTAINMENT CABARET.** A nightclub, theater or other establishment which features performances by topless dancers, strippers or similar entertainers where the performances are distinguished or characterized by sexual exploitation.

(c) **ADULT MASSAGE PARLOR.** Any place where any form of gratuity occurs in connection with sexual conduct as a result of a massage, or any other treatment or manipulation of the human body.

(d) **ADULT MOTION PICTURE THEATER.** A building or structure used regularly or routinely for presenting material having as a dominant theme material distinguished or characterized by an emphasis on matter depicting sexual activity (or as characterized by the Motion Picture Code as "X Rated").

ALLEY. A permanent service way used primarily as a secondary means of access to the side or rear of abutting property or properties.

ALTER. As applied to a building or structure, a change or rearrangement in the structural parts or in the external facilities or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another; or the major renovation of a building interior when the renovation cost equals or exceeds 50% of the structure's market value.

ALTERATIONS OF BUILDING. Any change in the supporting members of a building, such as bearing walls, columns, beams, girders or floor joints; or the major renovation of a building interior when the renovation cost equals or exceeds 50% of the structure's market value.

APPEAL. Process of examining a decision rendered by any person charged with the administration of this chapter, requested by anyone aggrieved by the decision. (See § 151.171.)

AREA, BUILDING. The total of areas taken on a horizontal plane at the main grade level of the principal building, and all accessory buildings exclusive of uncovered porches, terraces and steps.

AREA OF SHALLOW FLOODING. Areas of 1% per year chance of flooding between depths of one and three feet, and floodwater velocity less than 15 feet per second, shown as AO Zones on Flood Insurance Rate Maps. (See § 151.081.)

AREA OF SPECIAL FLOOD HAZARD. The land in the floodplain within a community subject to a 1% or greater chance of being equaled or exceeded in any given year. (See § 151.081.)

AREA, SITE. The total area within the property lines of a project, excluding external streets.

AUTOMOBILE SERVICE STATION. (Includes gasoline or filling station). A place where gasoline stored only in underground tanks, kerosene, lubricating oil or grease, for operation of automobiles, trucks or boats, are offered for sale at retail directly to the public on the premises, and including minor accessories and services for motor vehicles and boats, but not including major motor vehicle or boat repairs or tire recapping, and including the washing of motor vehicles utilizing car washing equipment, such as chain conveyors and blowers. When the dispensing, sale or offering for sale of motor fuels or oil is incidental to the conduct of business, the premises shall be classified as a commercial garage.

AUTOMOBILE WRECKING YARD. An area outside of a building where vehicles are disassembled, dismantled, "junked" or "wrecked", or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

BASE FLOOD. The flood having a 1% chance of being equaled or exceeded in any given year. (See § 151.081.)

BASEMENT. Any enclosed area of a building that is below grade on all sides.

BOARDING HOUSE. (See also **TOURIST HOME**). Any dwelling other than a hotel or motel, in which more than three persons either individually or as families, who are not members of the operator's family, are housed or lodged for hire with or without meals. A rooming house, or a "furnished room" house shall be deemed a **BOARDING HOUSE**.

BREAKAWAY WALL. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

BUFFER AREA. As determined by the Administrator, an area along a lot or district line reserved in natural vegetation, accompanied by buffer screens as required, to achieve physical and visual separation of districts or uses.

BUFFERS. Spaces, structures, land forms or vegetation, and/or combinations of these elements which are reserved or constructed between lots, districts or uses.

BUFFER SCREEN. A fence, wall, hedge or similar barrier placed close and parallel to a lot line or zoning district line for the purpose of visually separating one use of district from another. (See § 151.081.)

BUILDING. Any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. The term **BUILDING** shall be construed as if followed by the words "or part thereof".

BUILDING COVERAGE. The proportion of the lot area, expressed as a percent, that is covered by the maximum horizontal cross

section of a building or buildings. Structures which are below the finished lot grade shall not be included in building coverage.

BUILDING, HEIGHT OF. As applied to a building, the vertical distance from grade to the highest finished roof surface. **HEIGHT OF A BUILDING** in stories does not include basements and cellars, except as specifically provided otherwise.

BUILDING LINE. (Including the term **SETBACK**). That line which represents the minimum distance, when measured at right angles, which a building or structure must be placed from a lot line, a street right-of-way or a street centerline, in accordance with the terms of this chapter. (See Appendix D.)

BUILDING PERMIT. Permission to be obtained from the city prior to commencing any clearing of land, or any action to change the use of land or structures. (See § 151.061.)

BUILDING, PRINCIPAL. (See also **USE, PRINCIPAL**). A building or structure in which is conducted the main or principal use of the lot on which the building is situated.

CAR WASH. (Also, self-service car washes). A building or portion thereof, where automobiles are washed with the use of a chain conveyor and blower or steam-cleaning device. Where car washing is the principal activity, the use is not deemed to be a public gasoline or gasoline service station.

CELLAR. A portion of a building partly underground which has less than one half of its height measured from finished floor to finished ceiling above the average grade of the adjoining ground and not deemed a story.

CESSATION. Ceasing to use, occupy or inhabit land or structures. (See § 151.152(G).)

CITY. City of Goose Creek, South Carolina.

CLUB, LODGE, CIVIC or FRATERNAL ORGANIZATION. An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational or like activities (but not including shooting clubs) operated for the benefit of its members and not open to the general public.

COMMERCIAL. A use involving the sale or transfer of goods or services.

COMMERCIAL FACILITY. A privately owned, non-residential facility involved in commercial activity, such as a factory, warehouse, corporate office building or other facility in which employment occurs.

COMMERCIAL, RESTRICTED. A commercial use involving the sale or rental of specific (or a specific category of) specialty goods or services in a retail floor or display area not to exceed 1,500 square feet.

COMMERCIAL, UNRESTRICTED. A commercial use involving the sale or rental of a non-specific or varied category of goods or services, light industrial uses, manufacturing, warehousing or the repair of large appliances, automobiles, machinery or the like.

COMMUNICATION (TELECOMMUNICATION) TOWERS. Including, but not limited to, a tower or other structure that supports communication equipment, either broadcasting or receiving. This definition does not include television reception antennas and satellite dishes, or amateur radio operators as licensed by the Federal Communication Commission.

CONDITIONAL USE. A use not otherwise permitted in a district, and which would not be appropriate generally or without restriction throughout a zoning district but which, if controlled as to number, area, location, relation to the neighborhood and subject to the conditions noted, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity or general welfare of the city. (See § 151.171(C).)

CONDOMINIUM. A form of fee ownership of whole units or separate portions of multi-unit buildings, by statute (S.C. Code §§ 27-31-10 *et seq.*) which provides the mechanics and facilities for formal filing and recording of a divided interest in real property, where the division is vertical as well as horizontal. Fee ownership of units in a multi-unit property includes joint ownership of the common areas. (See § 151.109(D).)

CONFORMING. Complying with all regulations of this chapter. (See §§ 151.150 through 151.153.)

COURT. An open unoccupied space bounded on two or more sides by the exterior walls of a building or exterior walls and lot lines. An **INNER COURT** is enclosed on all sides by exterior walls or lot lines on which walls are allowable. An **OUTER COURT** is enclosed on not more than three sides by exterior walls of a building, or by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley or yard.

CRITICAL DEVELOPMENT. Development that is critical to the community's public health and safety, is essential to the orderly functioning of a community; stores or produces highly volatile, toxic or water-reactive materials; or houses occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical development include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas, oil and propane storage facilities.

CUSTOMARY HOME OCCUPATION. An occupation, within a dwelling or a finished room over garage and clearly incidental thereto, carried on by a member of the family residing in the premises, provided, however, that no person not a resident of the premises is employed at the premises, no mechanical equipment is used except such that is normally used for family, domestic, or household purposes, and there is no exterior indication that the building is being used for any purpose other than a dwelling. There shall be no activity conducted outside, nor shall there be any outdoor storage, display, or refuse area in the yard. These standards must be met to the satisfaction of the Zoning Administrator. When the above requirements are met, a home occupation includes but is not limited to the following: an art studio; dressmaking; professional home office of a lawyer, engineer, architect, salesperson, or other similar occupation; independent business contractor who has no other permanent place of business; a family daycare in which care is given during the day for two or not more than six children, including the resident's own children.

DAY NURSERY. Any agency, institution, center, home nursery school, kindergarten, play school or other place, however styled and whether operated under public auspices, as a private business, or by an established religious denomination, in which are received for temporary custodial care apart from their parents, part of the day or all of the day or night, and upon any number of successive days, one or more children not related to the persons providing the temporary custodial care.

DENSITY. The number of dwelling units per acre of land developed or used for residential purposes. Unless otherwise clearly stated,

density requirements in this chapter are expressed in dwelling units per net acre; that is, per acre of land devoted to residential use exclusive of land utilized for streets, alleys, drives, parks, playgrounds, school grounds or other public uses. **GROSS RESIDENTIAL ACRE**, where used in this chapter, shall include all land within a specific parcel or lot. (See §151.137 and Appendix D.)

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations or permanent storage of materials or equipment.

DEVELOPMENT PERMIT. See also **BUILDING PERMIT**. As required in the pertinent *Procedures Manual*, the city permits to proceed with the proposed development, after review by the Zoning Administrator. (See § 151.062.)

DISABILITY.

- (a) A physical or mental impairment substantially limits one or more of the major life activities of an individual;
- (b) A record of the impairment; and
- (c) Being regarded as having such an impairment.

DRIVE-IN ESTABLISHMENT. A business where a customer is permitted or encouraged, either by the design of physical facilities or by service and/or parking procedures, to carry on his or her business, in the off-street parking area accessory to the business, while seated in his or her motor vehicle.

DWELLING. A building or portion of a building arranged or designed to provide living quarters for one or more families.

DWELLING, GROUP. A building or portion of a building occupied or intended for occupancy by several unrelated persons or families, but in which separate cooking utilities are not provided for the resident persons or families. The term **GROUP DWELLING** includes the terms rooming house, fraternity house or sorority house. A hotel, motel or tourist home shall not be deemed to be a **GROUP DWELLING** as herein defined.

DWELLING, MULTI-FAMILY. (Also, an **APARTMENT HOUSE**). A dwelling designed for or occupied by three or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided. Each multi-family living unit constitutes a dwelling unit.

DWELLING, ONE-FAMILY. A detached dwelling other than a mobile home designed for or occupied exclusively by one family.

DWELLING, TOWNHOUSES. One of a series of three or more separate, attached one-family dwelling units, which:

- (a) May or may not have a common roof;
- (b) Share at least one common wall;
- (c) Are separate from each other by fire resistive party wall partitions extending at least from the lowest floor level to the roof; and
- (d) Townhouses may be developed as either condominiums or sold as individual lots of record.

DWELLING, TWO-FAMILY. A detached or semi-detached dwelling designed for or occupied exclusively by two families living independently of each other.

DWELLING UNIT. One or more rooms connected together and constituting a separate independent housekeeping establishment for use on a basis involving owner occupancy or rental or lease on a weekly, monthly or longer basis, with provision for cooking, eating and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.

ELEVATED BUILDING. A non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls or breakaway walls.

EXISTING CONSTRUCTION. Means, for the purposes of determining rates, structures for which the start of construction commenced before February 17, 1982. (See § 151.081.)

EXISTING MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 10, 1981.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

FACILITY. All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, parking lot or other real or personal property located on a site giving access to buildings and accommodations in those buildings available for use by the public or employees.

FAMILY. The following groups of persons, and no others:

- (a) Any number of persons related by blood or marriage and living and cooking together as a single housekeeping unit, plus not more than two unrelated roomers, boarders or domestic servants; or
- (b) No more than three unrelated persons living and cooking together as a single housekeeping unit.

FAMILY CHILDCARE HOME. A private dwelling which receives for temporary custody not more than six children, including those children living in the home and children received for childcare who are related to the resident, provided said dwelling and childcare provider have received a license from the State of South Carolina to provide family childcare services, as defined by S.C. Code, Title 20, Chapter 7. For purposes of this chapter, a **FAMILY CHILDCARE HOME** as herein defined is a customary home occupation.

FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of inland or tidal waters; and

(b) The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD HAZARD AREA. Those areas as determined by the Federal Emergency Management Agency, or the United States Army Corps of Engineers, subject to periodic inundation by large floods which may reasonably be expected to cause damage or hazard of damage sufficient to justify protection therefrom. (See § 151.081.)

FLOOD HAZARD BOUNDARY MAP (FHBM). An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the city.

FLOOD INSURANCE STUDY. The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

FLOODWAY. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. (See § 151.081.)

FLOOR. The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA. The total number of square feet of floor space within the exterior walls of a building.

FREEBOARD. A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. **FREEBOARD** tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed. (See § 151.081.)

FRONTAGE

(a) All the property fronting on one side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street or political subdivision boundary, measured along the street line.

(b) An intercepting street shall determine only the boundary of the frontage of the side of the street which it intercepts.

GARAGE. A structure or any portion thereof in which one or more automobiles are housed, kept or repaired, not including exhibition or showrooms, or storage of cars for sale.

GARAGE, PRIVATE. An accessory building used for storage purposes only and which is provided primarily for the occupants of the premises on which such a garage is accessory, and in which no business, service or industry connected directly or indirectly with automotive vehicles is carried on. Space may be rented for not more than two vehicles of others than occupants of the building to which the garage is accessory.

GARAGE, PUBLIC. (Also, a commercial garage). Any garage other than a private garage, available to the public, operated for gain and which is used for storage, repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles, but not used for the storage of dismantled or wrecked motor vehicles or parts.

GARAGE, REPAIR. The building and premises designed or used for purposes indicated under "automobile service station" and/or major repair, provided that body work and painting shall be conducted within fully-enclosed buildings, and provided further that self-propelled vehicles not in safe operating condition shall be stored in fully-enclosed areas consistent with applicable provisions of §§ 151.080 through 151.087 and §§ 151.150 through 151.153. A **REPAIR GARAGE** shall not be operated as a customary home occupation.

GRADE. The average elevation of the surfaces of the ground adjacent to the exterior walls of a building as officially established by city authorities.

GRADE, FINISHED. The complete surfaces of lawns, walks and roads brought to grade as shown on official plans or designs relating thereto.

GOVERNMENTAL BUILDINGS. All buildings, structures, streets, sidewalks and access thereto used by the public or in which the physically disabled persons may be employed that are constructed, purchased, leased or rented in whole or in part by use of state, county or municipal funds or funds of any political subdivision of the state; and, to the extent not required otherwise by federal law or regulations or not beyond the power of the state to regulate, all buildings and structures used by the public which are constructed, purchased, leased or rented in whole or in part by use of federal funds.

HIGHEST ADJACENT GRADE. The highest natural elevation of ground surface, prior to construction, next to the proposed walls of a building.

HISTORIC STRUCTURE. Any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in South Carolina with the South Carolina Archives and History Department which has been approved by the Secretary of the Interior; or

(d) Individually listed on Berkeley County's inventory of historic places that has been certified by the South Carolina Archives and History Department.

HOTEL. (Includes motel, tourist courts, motor lodges and auto courts). A building or buildings containing ten or more rooms intended or designed to be used or which are used, rented or hired out to be occupied for sleeping purposes by transient or permanent guests, and where only a general kitchen and dining room are provided within the principal building or in an accessory building ("Efficiencies" are

considered to be dwelling units).

INCREASED COST OF COMPLIANCE (ICC). Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community flood plain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

JUNK OR SALVAGE YARDS. The use of any part of a lot, whether inside or outside of a building, for the storage, keeping, abandonment, sale or resale of junk, salvage or scrap materials; or the dismantling, demolition or abandonment of automobiles and other vehicles or machinery, equipment or parts thereof.

LANDSCAPING. Aesthetic improvement, other than grass cover, of developed grounds, using natural trees to the maximum extent possible. As determined by the Administrator, landscaping may include buffer screening and erosion control measures. (See § 151.083.)

LIMITED STORAGE. An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood-resistant or breakaway material, void of utilities except for essential lighting, and cannot be temperature-controlled. If the area is located below the base flood elevation in an A, AE and A1-A30 Zone, it must meet the requirements of § 151.081(N)(l)(d) of this chapter.

LOADING SPACE. A space within the main building or on the same lot, providing for the standing, loading or unloading of trucks/supply vehicles. (See § 151.086 and Appendix A.)

LOT. A plot or parcel of land considered as a unit, devoted to a certain use or occupied by a building or group of buildings permitted in this chapter, and having its principal frontage upon a street or access approved by the Mayor and Council, and the customary accessories and open spaces belonging to the same. Unless clearly indicated otherwise, the word **LOT**, when used alone in this chapter, shall mean a **ZONING LOT** as herein defined.

LOT, CORNER. A lot at the junction of and fronting on two or more streets at their intersection.

LOT, DEPTH OF. A mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

LOT, DOUBLE FRONTAGE. A lot having a frontage on two streets, at a point other than at their intersection, as distinguished from a corner lot.

LOT, INTERIOR. A lot other than a corner lot, having frontage on only one street other than an alley.

LOT LINES. Any lines dividing one lot from another.

LOT, OF RECORD. An area designated as a separate and distinct parcel of land on a legally recorded deed as filed in the official records of the County Clerk of Court. (See Appendix D for a summary of minimum size lots of record permitted for all districts.)

LOT, WIDTH OF. The distance between side lot lines as measured at the building line.

LOT, ZONING. A parcel of land occupied or to be occupied by a principal use or uses, yards and open spaces, which are permitted or required under the provisions of this chapter having frontage on an officially accepted street and having not less than the minimum area required by these regulations for a lot in the zoning district within which the parcel of land is located. A lot of record may or may not be a zoning lot.

LOWEST ADJACENT GRADE (LAG). An elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter.

MANUFACTURED HOME. A structure, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation, when connected to the required utilities. The term **MANUFACTURED HOME** does not include a **RECREATIONAL VEHICLE**.

MANUFACTURED HOME PARK OR SUBDIVISION. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL. For the purpose of this chapter, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps (FIRM) are shown.

MOBILE HOME. A detached single-family dwelling unit (including the term "manufactured home"), transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For flood plain management purposes the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles.

MOBILE HOME PARK. Premises where two or more mobile homes are parked for living or sleeping purposes, or where spaces are approved by the city and the South Carolina Department of Health and Environmental Control and set aside or offered for sale or rent for use by mobile homes, including any land, building, structure or facility used by occupants of mobile homes or the premises. (See §§ 151.136 and 151.137.)

MODULAR HOME. A detached permanent dwelling unit of conventional floor plan, designed for long-term occupancy after transportation (as a unit, or as substantially complete sub-units) by truck, trailer or train to a permanent foundation site, and subsequent completion of construction. This definition includes manufactured housing, other than mobile homes, as defined above.

NATIONAL GEODETIC VERTICAL DATUM (NGVD). As corrected in 1929, is a vertical control used as a reference for establishing

varying elevations within the flood plain.

NEW CONSTRUCTION. Structure for which the start of construction commenced on or after November 10, 1981. The term also includes any subsequent improvements to such structure.

NEW MANUFACTURED HOME PARK OR SUBDIVISION. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after November 10, 1981.

NON-CONFORMING USE. A building, structure or parcel of land lawfully occupied by a use that does not conform to the regulations of the zoning district in which it is situated, and existed prior to enactment of this chapter. (See § 151.152.)

NURSING HOME. A home for the aged, chronically ill or incurable persons in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick, injured or mentally ill, and not including rest homes which are primarily nursing homes for persons of all age groups.

OCCUPANCY PERMIT. Permit issued by the city after final inspection and approval, and prior to any use or occupancy of the land or structure. (See § 151.064.)

OCCUPANCY PERMIT, TEMPORARY. Permission for temporary use or occupancy. (See § 151.064.)

OPEN SPACE. An unoccupied space open to the sky on the same lot with the building and free of automotive traffic, parking and undue hazard, and readily accessible by all those for whom it is required.

OUTDOOR ADVERTISING. The use of signs directing public attention to any object, product, service or function that may be offered for sale, lease or hire, or is otherwise offered to provide information, or to solicit support or compliance. Outdoor advertising shall include only those signs which are, in any way, visible to the public from a position outside the premises on which the sign is located.

PARKING LOT, OFF-STREET. A paved area provided primarily for motor vehicle parking purposes, located entirely off a street or alley which affords ingress and egress for automobiles. (See § 151.086.)

PARKING SPACE, ONE CAR. The area required for parking one automobile, which in this chapter is held to be a minimum paved area of nine feet wide and 18 feet long, not including passageways, aisles, drives, maneuvering areas and entryways. (See § 151.086(C).)

PERMITTED USE. Any use listed as a use by right in any given district. (See Appendix B.)

PLANNED DEVELOPMENTS. Allow flexibility in the grouping, placement, size and use of buildings on relatively large tracts of land. Planned Developments provide for the mixing of building types and/or land uses and are usually characterized by a unified site design. Planned Developments have a number of advantages over traditional lot-by-lot development, including: the mixing of building types or uses creating a more diversified community, combining often unusable yard space on individual lots into common open spaces, providing incentives to build low cost housing, lower street and utility cost resulting from reduced frontage and allow increased development densities while providing or keeping desired amenities. (See § 151.136.)

PLAT. A map, plan or layout of a tract of land, or a section or subdivision of land, indicating the location and boundaries of individual properties, requiring city approval prior to recording with Berkeley County R.M.C.

PROCEDURES MANUAL. A condensed listing of requirements enumerated in this chapter, pertaining to specific types of development. (See § 151.062.)

PUBLIC BUILDINGS. All buildings, structures, streets, sidewalks and access thereto used by the public or in which physically disabled persons may be employed that are constructed, purchased, leased or rented by the use of private funds, including rental apartment complexes of 20 units or more and temporary lodging facilities of 20 units or more, except that the provisions of this chapter shall apply to only 5% of those units or a minimum of one unit, whichever is the greater, and provided, further, that the provisions of this chapter shall not apply to a private residence.

PUBLIC HEARING. An assembly to receive the public sentiment regarding actions pursuant to this chapter.

PUBLIC USE.

(a) A building or property owned or occupied by a use which is open to all people without or with minimal restrictions or regard as to membership, and which is established for their common or general use and enjoyment. A church is a **PUBLIC USE**.

(b) Interior or exterior rooms or spaces that are made available to the general public. May be a building that is privately or publicly owned.

RECREATIONAL VEHICLE. A vehicle that is:

(a) Built on a single chassis;

(b) Four hundred square feet or less, when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

REPETITIVE LOSS. A building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a ten-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the building at the time of each such flood event.

RETAIL STORE. A business selling or renting goods or merchandise directly to the consumer for direct consumption or use. Any merchandise for rent must be merchandise permitted for sale in the respective district.

RE-ZONING/ZONING AMENDMENTS. Re-zoning/zoning amendments are used to meet the evolving needs of the city. Re-zoning changes the zone classification on a given parcel of land while amendments usually refer to changes in this chapter's text. For example, the construction of a new road may provide access to areas well suited for commercial uses. Prior to the construction of the road, the area was zoned residential. For the owner to construct a commercial facility, he or she must request a re-zoning of the property. An example involving an amendment to the chapter text might be changing the definition of townhouses to include them either as multi-family or single-family dwellings. This may significantly affect where and how townhouses are permitted. Re-zonings, like the original enactment of the ordinance, are legislative acts that must be passed by the City Council. (See § 151.047.)

SATELLITE DISH ANTENNA. Any round, concave, "dish-shaped" antenna or other apparatus, either mobile or permanently mounted, intended for the reception of radio frequency signals or earth satellite signals.

SECTION 1316 OF THE NATIONAL FLOOD INSURANCE ACT OF 1968. The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

SEMI-PUBLIC USE. A building or property owned or occupied by an organization, institution or group of people which has written and adopted rules for membership, which is used or enjoyed primarily by that group.

SETBACK. See **BUILDING LINE**, and Appendix D.

SHOPPING/COMMERCIAL CENTER. A business use of land which locates two or more separately licensed businesses on a common parcel or parcels sharing access.

SIGN. A name, identification, image, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business and which is visible from any street, right-of-way, sidewalk, alley, park or other public property.

SIGN, AREA OF. For free standing signs (exclusive of supports), cabinet signage (single or double faced) or signage prepared on material subsequently intended for attachment to supports or a building structure which is removable as one piece, or signage painted upon the building surface, the sign area is that area contained within a single continuous perimeter enclosing the extreme limits of the structure. Where two sides of a double-faced sign are not more than 24 inches apart at the widest point and display identical writing or other representation, the sign area shall be computed by measuring one face only. For signs designed of uniformly colored individual raised letters separately attached to a building wall or facade surface, the sign area shall be the sum of the areas of each individual letter as circumscribed by the outer limits of each letter, provided the spacing between letters does not exceed one half the median height of letters used, and spacing of words does not exceed the height of the largest letter used.

(a) **BANNER and PENNANT SIGN.** Usually made of cloth or paper and suspended across streets, display lots or building fronts.

(b) **BENCH SIGN.** Painted or attached to the backrest of a bench.

(c) **PORTABLE SIGN.** A sign which is easily moved from one location to another. Usually rests on the ground, on wheels or metal legs and may be temporarily anchored by weights, stakes or cables to the ground. Common examples include **A-FRAME** or **SANDWICH BOARD** signs.

SIGN, OFF-PREMISE. A sign that advertises activities, goods, products and the like, that is available elsewhere than within the building or on the lot where the sign is located (i.e., billboards, off-premise outdoor advertising and the like).

SIGN, ON-PREMISE. A sign that advertises activities, goods, products and the like, that is available within the building or on the lot where the sign is located.

SIGN, PERMANENT. A sign which is permanently attached to a building, the ground or other structures and which meets the structural and installation standards of the Standard Building Code and the electrical standards of the National Electric Code.

(a) **AWNING SIGN.** On or attached to a retractable shelter that is supported entirely from the exterior wall of a building.

(b) **CANOPY SIGN.** On or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by the building.

(c) **COMBINATION WALL/ROOF SIGN.** A double faced, projecting wall sign which projects above the roofline of a building and which is wholly or partially supported by the building.

(d) **FASCIA SIGN.** Affixed in any manner to any exterior wall of a building and which projects not more than 18 inches and does not extend more than six inches above the parapet, eaves or building facade.

(e) **FREE-STANDING SIGN.** Supported by one or more columns, uprights or braces in the ground.

(f) **MARQUEE SIGN.** On or attached to a permanent over-hanging shelter which projects from the face of a building and is entirely supported by the building.

(g) **PAINTED WALL SIGN.** Painted on any externally visible surface (wall or window) of a building which advertises a product or service.

(h) **PROJECTING WALL SIGN.** A double-faced sign, mounted to the wall of a building, which projects out from that building for more than 18 inches.

(i) **ROOF MOUNT SIGN.** Erected on or above the roof line of a principal building and which is wholly supported by the building.

(j) **TEMPORARY SIGNS.** Not permanently attached to a building, the ground or other structures and which may not meet the structural and installation standards of the Standard Building Code or electrical standards of the National Electrical Code. **TEMPORARY SIGNS** include "For Sale/Rent" signs, contractor/builder/developer signs and trailer type signs used to announce a new business. (See § 151.084(C)(1)(c).)

SIGN PERMIT. Permit required prior to erection of, or change in, any sign or sign structure in the city.

START OF CONSTRUCTION. For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97 348), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The **ACTUAL START** means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. **PERMANENT CONSTRUCTION** does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the **ACTUAL START OF CONSTRUCTION** means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

STORY. That portion of a building included between the surface of any floor and the floor next above it, or if there is no floor above it, then the space between the floor and ceiling next above it.

STORY, HALF. A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of the story, except that any partial story used for residence purposes, other than for a janitor or caretaker or his or her family, or by a family occupying the floor immediately below it, shall be deemed a full story.

STREET. Any public or private thoroughfare, street, avenue, boulevard, way or space, a minimum of 50 feet right-of-way width, which affords the principal means of access to abutting properties.

STREET CENTERLINE. That line surveyed and monumented by the governing body shall be the centerline of a street, or in the event that no centerline has been so determined, it shall be that line running midway between, and parallel to the general direction of the outside right-of-way lines of the streets.

STREET LINE. The dividing line between a lot, tract or parcel of land and contiguous street.

STRUCTURE. Anything constructed or erected which requires a fixed location on the ground, or which is attached to something having a fixed location on the ground, including but not limited to buildings, mobile homes, trailers, signs, satellite dish antennas, billboards, backstops for athletic activities, swimming pools, walls and fences. The term **STRUCTURE** shall be construed as if followed by the words "or part thereof".

SUBDIVISION. A dividing of land for any purpose.

SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. (See the definition of **SUBSTANTIAL IMPROVEMENT**.)

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

(a) Any project of improvement to a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official, and that are the minimum necessary to assure safe living conditions; or

(b) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether **SUBSTANTIAL IMPROVEMENT** will occur.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS or **SUBDIVISIONS.** The repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50% of the market value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

TATTOO ARTIST. A person who practices body tattooing.

TATTOO FACILITY. Any room, space, location, area, structure, or business or any part of any of these places, where tattooing is practiced or where the business of tattooing is conducted.

TATTOO OR TATTOOING. The act or practice of indelibly marking or coloring the skin by subcutaneous introduction of non-toxic dyes or pigments.

TEMPORARY USE. Non-permanent land uses, including:

(a) Religious meetings in a tent or other temporary structure in GC, CO, LI Districts, for a period not to exceed 60 days;

(b) Open lot sale of Christmas trees in GC, NC, CO and LI Districts, for a period not to exceed 45 days;

(c) Real estate sales office, in any district, except full or near fully developed residential projects, for a period of one year, provided no cooking or sleeping accommodations are maintained;

(d) Contractor's office (shed or trailer) or equipment shed, in any district, except full or near fully-developed residential projects, for a period of one year, provided the office or shed is placed on the project property, and no sleeping or cooking accommodations are maintained except for the watch persons in the structure;

(e) Temporary uses which would have significant impact on the city, such as carnivals, circuses, promotions and the like, may be permitted only by City Council after duly determining that traffic congestion and neighborhood nuisance can be avoided; and

(f) Temporary occupancy permits for divisions (b), (c) and (d) above may be renewed provided it is determined that the use is

clearly of a temporary nature, will cause no traffic congestion and will not create a nuisance to surrounding uses. (See § 151.065.)

TOURIST HOMES. A dwelling in which sleeping accommodations in less than ten rooms are provided or offered for the use of guests in return for compensation, and where meals may or may not be offered. Any dwelling in which the accommodations are offered in ten or more rooms shall be deemed to be a "hotel" or "motel" as herein defined. The use of a dwelling as a tourist home shall not be considered an accessory use nor a customary home occupation.

TRAILERS. Any vehicle or structure capable of moving, or being moved, over streets and highways on its own wheels or on flat beds or other carriers, which is designed or utilized to:

- (a) Provide temporary or permanent quarters for the conduct of a business, profession, trade or occupation;
- (b) Serve as a carrier of new or used goods, products or equipment; or
- (c) Be used as a selling, advertising or display device. A trailer is not used as a residence (such as a mobile home), nor as additional classrooms to an educational facility.

TRAVEL TRAILER. A portable vehicular structure designed and primarily intended by its manufacturer as a temporary dwelling for travel, recreational and vacation uses, not exceeding eight feet in body width nor exceeding 4,500 pounds gross weight, as factory equipped for the road.

USE, PRINCIPAL. The main or primary purpose for which a building, other structure and/or lot is designed, arranged or intended, or for which they may not be used, occupied or maintained under this chapter. The use of any other building, other structure and/or land on the same lot and incidental or supplementary thereto and permitted under this chapter shall be considered an accessory use.

VIOLATION. The failure of a structure or other development to be fully compliant with these regulations.

WETLANDS. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life and saturated soil conditions. **WETLANDS** generally include swamps, marshes and bogs.

ZONING ADMINISTRATOR. The Chief Administrative Officer of this chapter. (See §§ 151.025 and 151.060.)

ZONING APPEALS. A request for relief from the strict provisions of this chapter. Appeals generally deal with ordinance interpretation. For example, if a developer disagrees about interpretation of the regulations, he or she may wish to have the Zoning Board of Appeals settle the issue. It is impossible to spell out everything in a zoning ordinance and from time to time interpretations as to intent must be made.

ZONING PERMIT. Synonymous with building permit, or development permit. (See **DEVELOPMENT PERMIT**.)

(1985 Code, Art. II, § 204) (Ord. 87-06, passed 2-10-1987; Ord. 87-13, passed 10-14-1987; Ord. 88-02, passed 3-8-1988; Ord. 89-10, passed 9-12-1989; Ord. 91-08, passed 9-10-1991; Ord. 95-002, passed 3-14-1995; Ord. 95-003, passed 3-14-1995; Ord. 96-002, passed 2-13-1996; Ord. 96-009, passed 9-10-1996; Ord. 99-013, passed 8-10-1999; Ord. 08-006, passed 4-15-2008; Ord. 13-006, passed 9-10-2013; Ord. 17-003, passed 3-14-2017; Ord. 17-019, passed 8-8-2017; Ord. 18-018, passed 8-14-2018; Ord. 18-027, passed 11-27-2018)

AMENDMENTS TO THIS CHAPTER

§ 151.045 AUTHORITY.

(A) This chapter, including the official zoning map approved by the City Council and on file with the Planning Director and City Clerk, and the re-zoning of all properties may be amended from time to time by the Council as herein specified, but no amendment, except cases related to annexation, shall become effective unless it shall have been proposed by, or shall first have been submitted to the Commission for review and recommendations.

(B) All amendments shall be in conformance with the city's Comprehensive Plan.

(C) The Commission shall have 30 days within which to submit its report.

(D) If the Commission fails to submit a report within the 30-day period, it shall be deemed to have approved the proposed amendment.

(E) In making its report, the Commission shall consider the following factors:

(1) The relationship of the request to the Comprehensive Plan;

(2) Whether the request violates or supports the Comprehensive Plan;

(3) Whether the use permitted by the proposed change would be appropriate in the area concerned, in terms of zoning, and general character of the neighborhoods;

(4) What effects, if any, the proposed change has on the property itself, as well as, on the surrounding properties;

(5) Whether adequate infrastructures exist or can be provided to serve the needs of the development likely to take place as a result of the change, and the consequence of the change;

(6) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of the vacant land unavailable for development;

(7) Recommendation of the Administrator and the city; and

(8) Any other considerations the Commission deems appropriate.

(1985 Code, Art. III, § 301) (Ord. 99-005, passed 4-13-1999)

§ 151.046 POLICY ON REQUIREMENTS FOR CHANGE.

As a matter of policy, when the following needs arise that justify an action to amend these regulations or the map, and after the required review and report by the Commission (§ 151.047), the Council may undertake the necessary steps to amend this chapter:

- (A) To correct a manifest error in the regulations or map;
- (B) To recognize changes in technology, the style of living or manner of doing business (in accordance with §51.009);
- (C) Where necessary to implement the Comprehensive Plan;
- (D) Where good planning and zoning practice justify the action(s); and
- (E) To recognize substantial change, changing condition or circumstances in a particular locality or area.

(1985 Code, Art. III, § 302) (Ord. 99-005, passed 4-13-1999)

§ 151.047 PROCEDURE FOR AMENDMENTS.

Requests to amend this chapter shall be processed in accordance with the following requirements.

(A) *Initiation of amendments to the ordinance.* A proposed amendment to this chapter may be initiated by the Council, the Commission or by application filed with the Zoning Administrator by owners of the subject property; provided, however, that once a decision has been made, action shall not be initiated for a zoning amendment affecting the same parcel of property or any part thereof, and requesting the same change in district classification, more often than once every 12 months. Furthermore, when an application has been legally advertised for public hearing, it shall not be considered for an amendment affecting the same property for six months from the date of withdrawal by the applicant, unless authorized by the Council. Council may waive the mandatory delay period and authorize the acceptance of a new application upon receipt of written request from the original applicant stating how conditions have substantially changed in the community since prior consideration was given the proposal, thereby justifying earlier review.

(B) *Application procedure for amendments to the chapter.*

(1) Amendment requests shall be submitted to the Administrator in letter form. Amendment requests, together with an application fee, plus any additional information the applicant feels to be pertinent, shall be filed with the Administrator. The applications shall also include a description and/or statement of the present and proposed zoning regulation or district boundary to be changed, and the names, telephone numbers and addresses of the owner(s) of the property, including the tax assessor's assigned number to the property. The application should be signed and dated, and should also include a narrative addressing the reasons for the requested amendment. Any communication purporting to be an application for an amendment shall be regarded as mere notice to seek relief until it is made in written form and is accompanied by the appropriate fee. In the special case of planned development, note the public hearing requirements of § 151.136(C)(2). Application for amendments must be submitted, in proper form, at least 30 working days prior to a Commission meeting in order to be heard at that meeting. The Commission normally meets the first Tuesday of the month.

(2) Application fees as set by the Council, and filed with the Finance Director, shall be forwarded by the Administrator to the City Clerk, who shall supervise the application of same to the costs of advertising and other administrative expenses. Application fee is required to cover publication and other miscellaneous costs for the change. Application fees shall not be required of any employee of the city when acting in his or her official capacity.

(C) *Commission and Council review.*

(1) All papers and other data submitted by the applicant on behalf of the amendment request shall be transmitted to the Commission.

(2) The Commission, at regular meetings, shall review the application and prepare a report, including its recommendation, for transmittal to the Council.

(3) All meetings of the Commission shall be open to the public. At a meeting, any party may appear in person, or by agent.

(4) No member of the Commission shall participate in a matter in which he or she has any pecuniary or special interest.

(5) The Commission and the Council shall have the option to defer action on any amendment(s) in order to gain additional facts, have reasonable time to consult with other governmental agencies or to seek the resolution of any disputes surrounding the amendment(s).

(6) The recommendation of the Commission shall be advisory only, and shall not be binding on Council.

(7) Following action by the Commission, all papers and data pertinent to the application shall be transmitted to the Council for final action.

(8) The Council may then approve the application or amendment, may include specific modifications of the proposal or other specific regulations, or may deny the application. The approval of an application or an amendment by Council shall be based on two readings, at least six days apart.

(9) If the amendment is approved, the proposed development or application shall be required to be in accordance with all development rules and regulations of the city and other agencies, and shall conform with any time or priority limitations established by Council on beginning and completion of the development as a whole, or in specified stages. All related agreements, contracts, deed restrictions or other instruments involved shall be approved by the city before development may proceed.

(D) *Public hearing on proposed amendment.* Before enacting an amendment to this chapter, a public hearing shall be held thereon; at least 15 days notice of the time and place of which shall be published in a newspaper of general circulation in the municipality, and a sign (see § 151.008(C)(1)) shall be placed on the property in question, facing the thoroughfare serving the property, stating the present zoning classification and other information deemed necessary in consideration of the proposed action.

(E) *Changes in the ordinance.* Following Commission review, public hearing consideration and final action by the City Council, any necessary changes shall be made in this chapter and map. A written record of the type and date of the change shall be maintained by the City Clerk. Until the change is made, no action by the Council on amendments to this chapter shall be considered official, unless the Administrator fails to make the change within seven days after formal action by Council. In the latter event, action by Council shall be

considered official seven days after the date of the action even if the Administrator has failed to make the appropriate changes.
(1985 Code, Art. III, § 303) (Ord. 99-005, passed 4-13-1999)

ADMINISTRATION AND ENFORCEMENT

§ 151.060 ENFORCEMENT OF CHAPTER.

(A) The duty of administering and enforcing the provisions of this chapter is hereby conferred upon the Administrator.

(B) These duties include:

- (1) Interpreting the terms and provisions of this chapter;
- (2) Receiving applications for appeals, zoning amendments, conditional uses and variances;
- (3) Processing applications for the Architectural Review Board;
- (4) Accepting and examining all applications for construction including signs, land use or reuse;
- (5) Maintaining the current official zoning ordinance and map for public review;
- (6) Ordering the discontinuance of illegal uses of land or work being done;
- (7) Issuing citations, warnings or notices where the violations exist;
- (8) Attending court hearings and testifying concerning planning and zoning violations;
- (9) Maintaining public records related to zoning;
- (10) Investigating and resolving complaints;
- (11) Inspecting premises. However, there shall be no right-of-entry into any building without the consent of the owner;
- (12) Reviewing and approving plats and plans;
- (13) Keeping records and files of any and all matters referred to the Administrator, and to executing any and all reports as the Council may require;
- (14) Advising the Planning Commission on matters relating to the administration of this chapter; and
- (15) Performing other duties deemed necessary to insure compliance with this chapter, or to prevent violation of its provisions.

(C) It shall be the duty of all officers and employees of the city to assist the Administrator by reporting to him or her all new construction, all reconstruction, all changes in land use and all apparent violations of this chapter.

(1985 Code, Art. IV, § 401) (Ord. 99-005, passed 4-13-1999)

§ 151.061 PERMIT REQUIRED; PENALTY.

(A) *General.* It shall be unlawful to initiate any development or construction in any district without an appropriate permit. Permits shall be conspicuously posted on premise while work is in progress.

(B) *Development and construction.* It shall be unlawful to initiate any development, building construction, grading or clearing of land, or to commence the moving, occupying, changing, converting, enlarging or the altering of any building or sign until the Administrator has approved the appropriate permit for the work. See § 151.008. It shall also be unlawful to change or implement previously-approved development plans without first obtaining approval from the city.

(C) *Penalty.* If work, which in all respects would normally be permitted, is begun without the proper permit(s) having first been obtained, subsequent permit(s) shall be issued after payment of the required fee, plus a penalty equal to the fee. Work illegally begun in other respects shall be issued a "stop work order", and shall be subject to penalty as described in § 151.999. Additional enforcement action may include the following:

- (1) Revocation of any permit; and
- (2) The withholding of any related permits, plats, inspections or other permissions, approvals or privileges authorized by any city rules and regulations.

(D) *Non-conformity.* Work initiated prior to this chapter may, or may not, be non-conforming. See § 151.152(F).

(1985 Code, Art. IV, § 402) (Ord. 99-005, passed 4-13-1999) Penalty, see § 151.999

§ 151.062 APPLICATION FOR PERMITS.

(A) Applications shall include a plan illustrating the shape, size, dimensions and location of the lot, location and dimensions of existing and proposed buildings and structures, conditions existing on the lot and adjacent lots, general area of vegetative cover and buffers if applicable, the boundaries of flood hazard areas (see § 151.081), proposed dwelling units, office or commercial units, easements, setback lines or adjacent structures, off-street parking spaces and all other information required to determine compliance with this chapter.

(B) A scaled plan is only necessary for new construction, commercial and light industrial applications.

(C) Application, permit and inspection procedures for specific types of construction are detailed in the respective *Procedures Manual*, available from the Zoning Administrator.

(1) Zoning, development, building or occupancy permit shall be issued upon determination by the Zoning Administrator that all provisions of this, and all other city ordinances, are complied with, and any required fees are paid. The Zoning Administrator shall state

reasons for refusal of a permit in writing.

(2) Before commencing any actions described in § 151.061, the required permit (or copy thereof) shall be placed conspicuously on the front property line therein described for the project duration, in a manner to protect it from weather.

(3) Permits and certificates of occupancy issued based on plans and applications approved by the city, and by other officers or agencies where additional approval is required, shall authorize only the use, arrangement, location and construction set forth in the approved plans and applications, and no other use, arrangement, location or construction shall be authorized unless the approvals have been obtained.

(1985 Code, Art. IV, § 403) (Ord. 99-005, passed 4-13-1999)

§ 151.063 CONSTRUCTION PROCESS.

Start of construction, for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. Law No. 97-348), being 16 U.S.C. §§ 3501 *et seq.*, includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

(1985 Code, Art. IV, § 404) (Ord. 99-005, passed 4-13-1999)

§ 151.064 EXPIRATION OF PERMIT.

(A) If the work described in any permit has not begun or has not been completed within six months from the date of issuance thereof, the permit shall expire and the applicant shall have to reapply for another permit. It is expected that all new construction be completed within six months.

(B) In the case of new construction, which may reasonably be expected to require more than six months for completion, the city may specify a time limit in excess of six months at the time of original issuance of the building permit on a case-by-case basis, and shall extend the time limit accordingly.

(1985 Code, Art. IV, § 405) (Ord. 99-005, passed 4-13-1999)

§ 151.065 OCCUPANCY PERMIT.

Upon determination that the completed building, sign or structure, or change in occupancy, as described in the authorizing permits, conforms to this chapter and all other city ordinances, an occupancy permit will be issued by the Finance Director, at the direction of the Zoning Administrator.

(A) No buildings hereafter erected or structurally altered shall be used, occupied or changed in use until an occupancy permit is issued stating that the building or intended use complies with this chapter.

(B) Occupancy permits shall be required of all non-conforming uses, to be applied for within 12 months from the effective date of this chapter. After this time, occupancy permits will only be granted upon proof that the non-conforming use predated this chapter.

(C) Occupancy permits shall be issued as part of the city permit administrative process; issuance shall occur within ten days of completion of final inspection by the Inspection Division.

(D) Temporary occupancy letter may be issued at the discretion of the Administrator in cases where the temporary occupancy represents no threat to the safety of the occupants, or to the general safety or welfare of the public. The time frame for temporary occupancy should first be agreed upon between the occupant and the city.

(1985 Code, Art. IV, § 406) (Ord. 99-005, passed 4-13-1999)

§ 151.066 TEMPORARY USES.

The Zoning Administrator is authorized to issue temporary occupancy permits for particular circumstances, or at the direction of other appropriate city officials, and for certain temporary uses, as defined in **TEMPORARY USE**.

(1985 Code, Art. IV, § 407) (Ord. 99-005, passed 4-13-1999)

GENERAL DEVELOPMENT PROVISION

§ 151.080 USE OF LAND OR BUILDINGS.

No land, building or structure, including signs, shall be used or occupied, and no building or sign shall be constructed, altered or moved, unless in conformity with the regulations herein specified for the particular zoning district. When proposed development lies adjacent to an established area of the city, the design, scale and location of structures or landscaping on the site shall enhance rather than detract from the character, value and attractiveness of the established surroundings.

(A) *Preservation of natural environment.* The intent of this section is to preserve the natural environment and existing trees to the maximum extent possible, prevent the unregulated clear-cutting of trees and natural vegetative cover and provide for the inclusion of natural trees in the landscape requirements of this chapter.

(B) *Trees on undeveloped lots.* On undeveloped lots, parcels, tracts and acreage in any district, it shall be unlawful to fell any tree measuring four inches in diameter (measured four and one half feet above grade), or otherwise commence development, clearing, grading, filling or excavation until the Administrator has approved the appropriate permit. (See §§ 151.061(C) and 151.999.)

(C) *Clear-cutting prohibited.* The clear-cutting of trees and vegetative cover on any lot, parcel, tract or acreage in any district is specifically prohibited.

(D) *Removal of trees in public rights-of-way.* In all zoning districts, the removal or cutting of trees in public rights-of-way (federal, state or local) shall not be permitted except by governmental entities or with the permission of governmental entities.

(E) *Tree conservation.*

(1) *Authority and power.* Pursuant to Objective Seven of the Natural Resources Element of the Comprehensive Plan, and recognizing the importance of preserving the natural landscape of the city as a way to promote the public health, safety and general welfare of its citizens, the Council hereby adopts the tree conservation section of this chapter. All developments and uses proposed within the Commercial and Industrial Districts of the city (BPO, NC, RC, GC, CI, LI, GI and PD) and all development and uses proposed on undeveloped parcels and tracts in residential districts (R1, R-2, R-3 and PD) shall be subject to the procedures, standards and guidelines specified in the following sections, in addition to those standards pertaining to the particular zoning district in which the development occurs.

(2) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context indicates or requires a different meaning.

DIAMETER AT BREAST HEIGHT (DBH). The height at which the diameter of a tree is measured, a height of four and one half feet above the ground level.

GRAND TREES. Trees at least 24 inches DBH, except pine and sweet gum trees.

PROTECTED TREES. Trees at least eight inches DBH, except pine and sweet gum trees.

TREE. A woody perennial plant having a single or multiple elongated main stem (trunk) and height of that particular species. Trees are distinguished from shrubs by having comparatively greater height and, characteristically, single or multiple trunks. Common trees, when planted, shall have a minimum of two and one half inch caliper.

TREE, CALIPER. American Association of Nurserymen standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken six inches above the ground for and up to and including four inch caliper size, and 12 inches above the ground for larger sizes.

TREE, CANOPY. The over story of a tree area that forms the top layer or the above-ground parts of a tree, consisting of the branches, stems, buds, fruits and leaves. Also referred to as a "crown". Examples of trees include oaks, elms, hickories, maples, poplars and others.

TREE, DIAMETER AT BREAST HEIGHT (DBH). The diameter in inches of a tree trunk measured four and one half feet above grade. For trees with multiple trunks, the diameter shall be the sum of the diameters of the two largest trunks. Diameter is calculated as the circumference measured in inches divided by 3.14 (π).

TREE, DRIP LINE. The outermost perimeter of a crown of a tree projected vertically to the ground.

TREE, REMOVAL OF.

1. Any intentional or negligent act causing a tree to decline and die within a period of one year from the act as determined by the city, including but not limited to, damage inflicted upon the root system of a tree by application of toxic substances, the operation of machinery or the change of natural grade by excavation or filling;

2. Damages from injury or fire inflicted on trees that result in, or permit pest infestation; and

3. Purposeful felling of trees using best management practices; in accordance with this chapter and following approval granted by the city.

(3) *Benefits and values of trees.* The city recognizes that trees are an essential natural resource, an invaluable economic resource and a priceless aesthetic resource. The city acknowledges that trees play a critical role in, and have the following benefits and values:

(a) Improve air quality by absorbing carbon dioxide, returning oxygen into the air, increasing filtration of dust and fumes, and absorbing emitted exhaust gasses;

(b) Reduce water pollution by filtering impurities;

(c) Increase ground water recharge by absorbing rainwater;

(d) Reduce noise pollution by blocking and masking noise, thereby serving as noise buffers;

(e) Reduce glare by blocking headlights and reflected sunlight from vehicles;

(f) Prevent soil erosion and improve stormwater management by holding soils with their root systems, thereby slowing stormwater runoff and minimizing flooding;

(g) Conserve energy by providing shade, reducing heat levels and the formation of smog;

(h) Beautify and enhance improved and undeveloped land by buffering incompatible land uses, breaking up hard edges of buildings and hiding unsightly views;

(i) Improve the appearance of the city by providing greenery and a variety of colorful foliage in an urban environment, thereby preserving the small town character of the city and promoting civic pride and identity;

(j) Establish and preserve scale and spatial identity;

(k) Provide focus points for entrances and exits, thereby providing pleasant transitions for developments;

(l) Improve property values and sales by their proven marketability;

(m) Provide and preserve recreational settings for wildlife habitat by providing food, nesting sites and shelters;

- (n) Promote commerce and tourism;
- (o) Improve city-wide economic impact by improving the quality of life; and
- (p) Improve the physical well-being and emotional health of citizens of the city.

(4) *Intent and purposes.* The city acknowledges that there is continuing intense development inside the city, and the intense development sometimes results in the unnecessary or unreasonable removal of trees and vegetation. The intent of this section is to promote the preservation, protection and conservation of trees, and to further the goals and objectives of the Comprehensive Plan of the city. To that end, the city intends to achieve the following purposes through the tree protection section of this chapter:

- (a) Recognize the importance of trees and other landscaping and their various contributions;
- (b) Encourage the proliferation of trees and other landscaping as well as their replacement;
- (c) Maintain the environment and aesthetic benefits that trees provide;
- (d) Promote and increase property value and economic development through the benefits of trees;
- (e) Improve the quality of life by ensuring adequate light, air and open space, and by conserving energy;
- (f) Prevent the unnecessary removal and indiscriminate cutting of trees while allowing for reasonable and economical development of land;
- (g) Promote a positive identity of the city which is necessary for successful businesses and industries to continue;
- (h) Recognize the individual rights to develop private property in a manner which will not be prejudicial to the public interest;
- (i) Encourage creativity in tree protection, planting and maintenance, and not to increase monotony;
- (j) Preserve scenic beauty and provide a sense of scale, color, silhouette, and mass to the city;
- (k) Prevent erosion of topsoil for developments;
- (l) Protect developments against flood hazards and landslides;
- (m) Add beauty to the city by softening the harshness of the urban environment;
- (n) Help to reduce the negative effects of noise and glare;
- (o) Provide a protective physical and psychological barrier between pedestrians and traffic; and
- (p) Promote the appreciation and understanding of the benefits and values of trees to the citizens of the city.

(5) *Tree removal.* Removal of any tree(s) with a diameter breast height (DBH) of eight inches or more shall be permitted only for the following reasons:

- (a) The tree is diseased, dying or dead;
- (b) The tree poses a safety hazard, or is in violation of §151.009;
- (c) The tree is designated for removal on an approved site development plan or tree survey;
- (d) It is in the interest of good forestry management;
- (e) An emergency situation such as an act of nature. The city reserves the right to review the extent of tree removal and take the appropriate action after the effects of the emergency situation;
- (f) Proposed site grading shall minimize the removal of trees and soil erosion as much as possible; and
- (g) The city is fully aware of the circumstances surrounding the removal of trees for any other reasons than the above-mentioned. Please contact the Planning Director.

(6) *Site or land clearing.* An applicant shall file, in letter form, a request for the clearing of land, property or parcel prior to any clearing activities. A site plan highlighting the areas to be cleared and areas of trees to be saved shall accompany the clearing request. Substantial interest in the development of the proposed project or phases of the project shall be shown prior to the city's approval of a land clearing request. The intent is to prevent a situation from occurring whereby the land has been cleared and the development of the proposed project does not materialize. An applicant may underbrush and remove trees less than four inches DBH in order to develop a tree survey. The Planning Director must be notified of the intent prior to the under brushing and the removal of the trees.

(7) *Tree survey.* A tree survey is required prior to any new development or substantial redevelopment, or when the Planning Director deems it necessary. The following information shall be shown on a tree survey:

- (a) Name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina;
- (b) Tree survey clearly identifying the location and species of protected and grand trees and whether those trees are to be preserved, relocated, or removed;
- (c) The boundaries of the proposed development, including the different phases of development;
- (d) The boundaries of the buildable areas, and any proposed structures and parking areas;
- (e) The location, species and DBH of trees eight inches or greater DBH;
- (f) For sites greater than ten acres, the survey may consist of all grand trees for the entire site and a detailed sample survey of at least one acre that is representative of the majority of the site. For the purposes of determining mitigation, the detailed sample will be considered in determining the number of protected trees per acre;

(g) Tree protection methods and specifications;

(h) Trees shall be true to name and variety established by the American Joint Committee on Horticultural Nomenclature "Standardized Plant Names";

(i) Any other information as deemed necessary by the applicant or by the Planning Director.

(8) *Tree preservation.* Existing trees identified on the site of a new development or redevelopment should be preserved rather than mitigated. The locations of buildings, parking, stormwater management devices, utilities, and other appurtenances should be determined taking into consideration the existing natural environment, and specifically the retention of existing trees. For subdivisions, the siting of a lot so as to place a grand tree at or near the center of a lot in a location that will require the removal of the grand tree for construction of a dwelling unit, shall be prohibited.

(9) *Tree protection.* The city expects that the following tree protection methods shall be followed. The intent is not to have the city hire an arborist in order to enforce any section of this chapter. It is the responsibility of every applicant and his or her representative to conserve and protect trees according to the tree survey.

(a) Temporary protective barriers shall be erected at least up to the drip lines of trees to be saved.

1. Provide protection fencing for trees designated to remain. The fencing shall be orange safety fencing at least three feet high supported by wood or metal poles.

2. There shall be no construction, paving, operation of equipment or vehicles, or storage and dumping of materials within this protected zone. Where grading must occur, trees shall be protected.

3. Temporary protective barriers shall be maintained until the issuance of the certificate of occupancy.

4. No fill material shall be placed within the drip line of any tree in excess of acceptable level for the particular species.

5. Landscaping activities taking place after the removal of temporary protective barriers shall be accomplished with light machinery or by hand.

6. The Planning Director shall be notified prior to any deviation from the above-mentioned criteria.

(b) Protected trees shall be marked with surveyor's flagging for easy identification and inspection.

(c) Corrective measures shall be taken for trees in declining health. Such measures may include:

1. Initiation of pest control measures;

2. Pruning for good forestry;

3. Fertilizing to restore vigor; and

4. Other mitigation measures as deemed necessary.

(10) *Tree conditions for new planting.*

(a) All trees planted shall be a minimum of two and one half inch caliper, eight to ten feet in height. If a tree splits into multiple trunks below four and one half feet, then the trunk is measured at its most narrow point beneath the split. The crown material shall be in good balance with the trunk.

(b) Trees shall be free of diseases, fungi, insect infestations, abrasions or disfigurement.

(c) Trees shall be well formed and sturdy, free of cold injury and sun scald.

(d) Lateral branching shall be plentiful and uniformly distributed. At least half of the trunk shall have lateral branches.

(e) Pruning scars shall follow proper horticultural practices.

(f) Trees shall be densely supplied with healthy, vigorous leaves of normal size, shape, texture and appropriate colors.

(g) Rooting medium shall be weed-free.

(h) Any new planting shall be done to avoid any adverse impact to the root systems of existing trees.

(i) Tree type substitutions are permitted upon approval from the Planning Director.

(j) All trees shall meet the standards of the latest edition of the American Standard for Nursery Stock sponsored by the Association of American Nurserymen.

(11) *Tree planting and maintenance.*

(a) All installation shall be accomplished in a sound workman-like manner, according to accepted good planting procedures with quantity and quality of plant materials described. Installation shall include, but not be limited to, planting conditions, planting methods, staking of trees, fertilizing, irrigating, pruning and tree maintenance until tree is established.

(b) Evergreens shall be planted in clusters rather than singly in order to maximize their chances of survival.

(c) The city has developed master tree plans for Highway 52 and Highway 176. Street trees shall be planted in accordance with the master tree plans, and will count toward the tree planting requirements of a development.

(12) *Tree replacement, relocation and mitigation.* The intent of this section is to create conscientiousness in tree conservation and protection. The objective is to retain existing trees as much as possible, replant reasonably larger trees and provide alternate methods for tree replacement. Trees shall be mitigated according to the specifications provided herein.

(a) Each protected or grand tree that is determined by the Planning Director to be hazardous, diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of providing proof of the extent of the hazard, disease or injury shall rest

with the applicant, who must provide documentation from a qualified arborist.

(b) Removal of protected trees shall be mitigated at 100%. Removal of the protected trees in accordance with an approved site development plan shall be replaced by the applicant on the property through the replanting of species approved by the city at a minimum of four inch calipers equal to the

1. All existing trees including significant trees to be saved within the buildable area may count toward the total number of replacement trees required; and

2. Replacement trees may be the predominant species on the property, or of species approved by the city.

(c) A tree replacement schedule is required showing the location, species and sizes of any replacement trees to be planted.

(d) In areas outside the buildable areas (yard areas), with the exception of significant trees, all trees over four inches DBH shall be saved when practicable. This does not preclude an applicant from removing trees that unnecessarily hinder the development process, or trees that are in the way of driveways, easements and the like. The Planning Director shall be consulted prior to removing any trees.

(e) A tree replacement schedule is required showing the location, species and sizes of any replacement trees to be planted.

(f) Replacement trees shall be planted on the site in the areas specified in the plans to be approved by the Planning Director. Replacement trees shall be long-lived, hardy, native and compatible with local conditions, with good aesthetic value, healthy and disease and pest free and approved by the Planning Director.

(g) If trees are to be relocated onto the development site, the applicant shall identify the original locations of the trees, as well as, submit to the city site preparations and methods used on the tree survey. Trees may be relocated provided the environmental conditions of the new location are favorable to the survival of the trees.

(h) Prior to issuance of a Certificate of Occupancy for a completed structure, the Planning Director shall provide a compliance inspection including the provisions in this chapter. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. The Certificate of Occupancy will be withheld pending verification of compliance. The Planning Director shall approve a delayed schedule for planting materials when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials.

(i) All trees planted, replanted, relocated or mitigated may count toward the landscaping requirement for trees under §151.197. The City of Goose Creek encourages the planting of trees as an integral part of the landscaping design of a development. Tree planting shall be at least 10% of the landscape design of a project. The use of native trees is preferred.

(1985 Code, Art. V, § 501) (Ord. 91-09, passed 9-10-1991; Ord. 08-004, passed 2-12-2008; Ord. 19-006, passed 6-11-2019) Penalty, see § 151.999

§ 151.081 FLOOD HAZARD CONTROLS.

(A) General standards.

(1) *Statutory authorization.* The Legislature of the State of South Carolina has in S.C. Code Title 5 and Title 6, and amendments thereto, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council does ordain as follows.

(2) *Findings of fact.* The special flood hazard areas of the city are subject to periodic inundation resulting in loss of life, property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures of flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(3) Furthermore, these flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and by the occupancy in flood hazard areas by uses vulnerable to floods or hazardous to other lands that are inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

(B) Statement of purpose and objectives.

(1) It is the purpose of this section to protect human life and health, minimize property damage, and encourage appropriate construction practices to minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction.

(2) Uses of the floodplain that are dangerous to health, safety, and property due to water or erosion hazards, or that increase flood heights, velocities, or erosion, are restricted or prohibited.

(3) These provisions attempt to control the alteration of natural floodplains, stream channels, and natural protective barriers involved in the accommodation of flood waters, and to control filling, grading, dredging and other development that may increase flood damage or erosion.

(4) This section prevents or regulates the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards to other lands.

(5) The objectives of this section are to protect human life and health, to help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize flood-blight areas, and to ensure that potential home buyers are notified that property is in a flood area.

(6) The provisions of this section are intended to minimize damage to public facilities and utilities, such as water and gas mains, electric, telephone, and sewer lines, streets and bridges, located in the floodplain, and prolonged business interruptions. Also, an important floodplain management objective of this section is to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

(7) Floodplains are an important asset to the community. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, prevention of erosion, habitat for

diverse natural wildlife populations, recreational opportunities, and aesthetic quality. These functions are best served if floodplains are kept in their natural state. Wherever possible, the natural characteristics of floodplains and their associated wetlands and water bodies should be preserved and enhanced. Decisions to alter floodplains, especially floodways and stream channels, should be the result of careful planning processes that evaluate resource conditions and human needs.

(C) *Lands to which this section applies.*

(1) This section shall apply to all areas of special flood hazard within the jurisdiction of the City of Goose Creek, as identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study, dated December 7, 2018, with accompanying maps, on file with the City Clerk and Office of Planning and Zoning, and other supporting data that are hereby adopted by reference and declared to be a part of this section.

(2) Upon annexation, any special flood hazard areas identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study for the unincorporated areas of Berkeley County, with accompanying map and other data, are adopted by reference and declared part of this section.

(D) *Establishment of development permit.* A development permit shall be required in conformance with the provisions of this section prior to the commencement of any development activities.

(E) *Compliance.* No structure or land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this section and other applicable regulations.

(F) *Interpretation.*

(1) In the interpretation and application of this section, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under state law.

(2) This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this section and another conflict or overlap, whichever imposes the more stringent restrictions, shall prevail.

(G) *Partial invalidity and severability.* If any part of this section is declared invalid, the remainder of this section shall not be affected and shall remain in force.

(H) *Warning and disclaimer of liability.*

(1) The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions.

(2) Flood heights may be increased by man-made or natural causes.

(3) This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages.

(4) This section shall not create liability on the part of the city, or by any officer or employee thereof, for any flood damages that result from reliance on this section, or on any administrative decision lawfully made hereunder.

(I) *Penalties for violation.*

(1) Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor.

(2) Any person who violates this section or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500 or imprisoned for not more than 30 days, or both. Each day the violation continues shall be considered a separate offense. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

(J) Executive Order 11988 (Floodplain Management), issued by President Carter in 1977, requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

(K) *Administration.*

(1) *Designation of local floodplain administrator.* The Director of Planning and Zoning is hereby appointed to administer and implement the provisions of this section.

(2) *Adoption of Letters of Map Revision (LOMR).* All Letters of Map Revision (LOMR) that are issued in the areas identified in § 151.081(C) are hereby adopted.

(3) *Development permit and certification requirements.*

(a) Application for a development permit shall be made to the local floodplain administrator, on forms furnished by him or her, prior to any development activities. The development permit may include, but not be limited to, plans in duplicate, drawn to scale, showing: the nature, location, dimensions, and elevations of the area in question; existing or proposed structures; and the location of fill materials, storage areas, and drainage facilities. Specifically, the following information is required.

(b) A plot plan that shows the 100-year floodplain contour, or a statement that the entire lot is within the floodplain, must be provided by the development permit applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency or the floodplain identified pursuant to either the duties and responsibilities of the local floodplain administrator of § 151.081(L)(11), or the standards for subdivision proposals of §151.081(S)(2) and the standards for streams without estimated base flood elevations and floodways of § 151.081(S)(3). The plot plan must be prepared by or under the direct supervision of, and certified by, a registered land surveyor or professional engineer. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency, or the floodway identified pursuant to either the duties or responsibilities of the local floodplain administrator of § 151.081(L)(11), or the standards for subdivision proposals of §151.081(O)(13), and the standards for streams without estimated base flood elevations and floodways of § 151.081(Q).

(c) Where base flood elevation data is provided as set forth in §151.081(C) or the duties and responsibilities of the local floodplain administrator of § 151.081 (L)(11), the application for a development permit within the flood hazard area shall show:

1. The elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures; and
2. If the structure will be floodproofed in accordance with the non-residential construction requirements of §151.081(O)(2), the elevation (in relation to mean sea level) to which the structure will be floodproofed.

(d) Where base flood elevation data is not provided as set forth in §151.081(C) or the duties and responsibilities of the local floodplain administrator of § 151.081(L)(11), then the provisions in the standards for streams without estimated base flood elevations and floodways of § 151.081(S)(3) must be met.

(4) Where any watercourse will be altered or relocated as a result of proposed development, the application for a development permit shall include a description of the extent of watercourse alteration or relocation, an engineering study to demonstrate that the flood-carrying capacity of the altered or relocated watercourse is maintained, and a map showing the location of the proposed watercourse alteration or relocation.

(a) When a structure is floodproofed, the applicant shall provide certification from a registered, professional engineer or architect that the non-residential, floodproofed structure meets the floodproofing criteria in the non-residential construction requirements of § 151.081(O)(2).

(b) A lowest floor elevation or floodproofing certification is required after the lowest floor is completed. As soon as possible after completion of the lowest floor and before any further vertical construction commences, or floodproofing by whatever construction means, whichever is applicable, it shall be the duty of the permit holder to submit to the local floodplain administrator a certification of the elevation of the lowest floor, or floodproofed elevation, whichever is applicable, as built, in relation to mean sea level. The certification shall be prepared by or under the direct supervision of, and certified by, a registered land surveyor or professional engineer. Any work done prior to submission of the certification shall be at the permit holder's risk. The local floodplain administrator shall review the floor elevation survey data submitted. The permit holder immediately and prior to further progressive work being permitted to proceed shall correct deficiencies detected by the review. Failure to submit the survey or failure to make the corrections required hereby shall be cause to issue a stop-work order for the project.

(c) Upon completion of the development, a registered, professional engineer, land surveyor or architect, in accordance with state law, shall certify, according to the requirements of § 151.081(K)(4)(a) and (b), that the development is built in accordance with the submitted plans and previous pre-development certifications.

(L) *Duties and responsibilities of the local floodplain administrator.*

- (1) Review all development permits to assure that the requirements of this section have been satisfied.
- (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- (3) Review permits to assure the following process is followed in the event there are proposed watercourse alterations.
 - (a) Notify adjacent communities and the South Carolina Department of Natural Resources, Land, Water, and Conservation Division, State Coordinator for the National Flood Insurance Program, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 - (b) In addition to the notifications required prior to watercourse alterations per §151.081(L)(3)(a), written reports of maintenance records must be maintained to show that maintenance has been provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is maintained. This maintenance must consist of a comprehensive program of periodic inspections, and routine channel clearing and dredging, or other related functions. The assurance shall consist of a description of maintenance activities, frequency of performance, and the local official responsible for maintenance performance. Records shall be kept on file for FEMA inspection.
 - (c) If the proposed project will modify the configuration of the watercourse, floodway, or base flood elevation for which a detailed Flood Insurance Study has been developed, the applicant shall apply for and must receive approval for a Conditional Letter of Map Revision with the Federal Emergency Management Agency prior to the start of construction.
 - (d) Within 60 days of completion of an alteration of a watercourse, referenced in the certification requirements of §151.081(K)(4)(c), the applicant shall submit as-built certification, by a registered, professional engineer, to the Federal Emergency Management Agency.
- (4) Prevent encroachments within floodways unless the certification and flood hazard reduction provisions of §151.081(O)(7) are met.
- (5) Cooperate with neighboring communities with respect to the management of adjoining floodplains and/or flood-related erosion areas in order to prevent aggravation of existing hazards.
- (6) Notify adjacent communities prior to permitting substantial commercial developments and large subdivisions to be undertaken in areas of special flood hazard and/or flood-related erosion hazards.
- (7) Obtain and certify elevations and certifications.

(a) Obtain and review actual elevation (in relation to mean sea level) of the lowest floor of all new or substantially improved structures, in accordance with administrative procedures outlined in § 151.081(K)(4)(b).

(b) Obtain the actual elevation (in relation to mean sea level) to which the new or substantially improved structures have been floodproofed, in accordance with the floodproofing certification outlined in § 151.081(K)(4)(a).

(c) When floodproofing is utilized for a particular structure, obtain certifications from a registered, professional engineer or architect in accordance with the nonresidential construction requirements outlined in § 151.081(O)(2).

(8) *Map interpretation.* Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this section.

(9) *Prevailing authority.* Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations for flood protection elevations (as found on an elevation profile, floodway data table, and the like) shall prevail. The correct information should be submitted to FEMA as per the map maintenance activity requirements outlined in § 151.081(P)(5).

(10) *Use of best available data.* When base flood elevation data and floodway data have not been provided in accordance with § 151.081(C), obtain, review, and reasonably utilize the best base flood elevation data and floodway data available from a federal, state, or other source, including data developed pursuant to the standards for subdivision proposals outlined in § 151.081(O)(13), in order to administer the provisions of this section. Data from preliminary, draft, and final Flood Insurance Studies constitutes the best available data from a federal, state, or other source. Data must be developed using hydraulic models meeting the minimum requirement of NFIP-approved model. If an appeal is pending on the study in accordance with 44 C.F.R. Ch. 1, pts. 67.5 and 67.6, the data does not have to be used.

(11) *Special flood hazard area and topographic boundaries conflict.* When the exact location of boundaries of the areas special flood hazards conflict with the current, natural topography information at the site; the site information takes precedence. When the lowest adjacent grade is at or above the BFE, the property owner may apply and be approved for a Letter of Map Amendment (LOMA) by FEMA. The local floodplain administrator will maintain a copy of the Letter of Map Amendment issued from FEMA in the permit file.

(12) *Records maintenance.* Maintain all records pertaining to the administration of this section and make these records available for public inspection.

(13) *Annexations and detachments.* Notify the South Carolina Department of Natural Resources Land, Water and Conservation Division, State Coordinator for the National Flood Insurance Program, within six months of any annexations or detachments that include special flood hazard areas.

(14) *Federally funded development.* The President issued Executive Order 11988, Floodplain Management in May 1977. E.O. 11988 directs federal agencies to assert a leadership role in reducing flood losses and losses to environmental values served by floodplains. Proposed developments must go through an eight-step review process. Evidence of compliance with the executive order must be submitted as part of the permit review process.

(15) *Substantial damage determination.* Perform an assessment of damage from any origin to the structure using FEMA's Residential Substantial Damage Estimator (RSDE) software to determine if the damage equals or exceeds 50% of the market value of the structure before the damage occurred.

(16) *Substantial improvement determination.* Perform an assessment of permit applications for improvements or repairs to be made to a building or structure that equals or exceeds 50% of the market value of the structure before the start of construction. Cost of work counted for determining if and when substantial improvement to a structure occurs shall be cumulative for a period of five years. If the improvement project is conducted in phases, the total of all costs associated with each phase, beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

The market values shall be determined by one of the following methods:

(a) The current assessed building value as determined by the County Assessor's office, or the value of an appraisal performed by a licensed appraiser at the expense of the owner within the past six months.

(b) One or more certified appraisals from a registered, professional, licensed appraiser in accordance with the laws of South Carolina. The appraisal shall indicate actual replacement value of the building or structure in its pre-improvement condition, less the cost of site improvements and depreciation for functionality and obsolescence.

(c) Real estate purchase contract within six months prior to the date of the application for a permit.

(M) *Administrative procedures.*

(1) *Inspections of work in progress.* As the work pursuant to a permit progresses, the local floodplain administrator shall make as many inspections of the work as may be necessary to ensure that the work is being done according to the provisions of the local ordinance and the terms of the permit. In exercising this power, the floodplain administrator has a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction at any reasonable hour for the purposes of inspection or other enforcement action.

(2) *Stop-work order.* Whenever a building or part thereof is being constructed, reconstructed, altered, or repaired in violation of this section, the floodplain administrator may order the work to be immediately stopped. The stop-work order shall be in writing and directed to the person doing the work. The stop-work order shall state the specific work to be stopped, the specific reasons for the stoppage, and the conditions under which the work may be resumed. Violation of a stop-work order constitutes a misdemeanor.

(3) *Revocation of permits.* The local floodplain administrator may revoke and require the return of the development permit by notifying the permit holder in writing, stating the reason for the revocation. Permits shall be revoked for any substantial departure from the approved application, plans, or specifications; for refusal or failure to comply with the requirements of state or local laws; or for false statements or misrepresentations made in securing the permit. Any permit mistakenly issued in violation of an applicable state or local law may also be revoked.

(4) *Periodic inspections.* The local floodplain administrator and each member of his or her inspections department shall have a right, upon presentation of proper credentials, to enter on any premises within the territorial jurisdiction of the department at any reasonable hour for the purposes of inspection or other enforcement action.

(5) *Violations to be corrected.* When the local floodplain administrator finds violations of applicable state and local laws, it shall be his or her duty to notify the owner or occupant of the building of the violation. The owner or occupant shall immediately remedy each of the violations of law on the property he or she owns.

(6) *Actions in event of failure to take corrective action.* If the owner of a building or property shall fail to take prompt corrective action, the floodplain administrator shall give the owner written notice, by certified or registered mail to the owner's last known address or by personal service, that:

(a) The building or property is in violation of the flood damage prevention ordinance;

(b) A hearing will be held before the local floodplain administrator at a designated place and time, not later than ten days after the date of the notice, at which time the owner shall be entitled to be heard in person or by counsel, and to present arguments and evidence pertaining to the matter; and

(c) Following the hearing, the local floodplain administrator may issue such order to alter, vacate, or demolish the building, or to remove fill, as appears appropriate.

(7) *Order to take corrective action.* If, upon a hearing held pursuant to the notice prescribed above, the floodplain administrator shall find that the building or development is in violation of the flood damage prevention ordinance, he or she shall make an order in writing to the owner, requiring the owner to remedy the violation within such period, not less than 60 days, the floodplain administrator may prescribe; provided that where the floodplain administrator finds that there is imminent danger to life or other property, he or she may order that corrective action be taken in such lesser period as may be feasible.

(8) *Appeal.* Any owner who has received an order to take corrective action may appeal from the order to the local elected governing body by giving notice of appeal in writing to the floodplain administrator and the Clerk within ten days following issuance of the final order. In the absence of an appeal, the order of the floodplain administrator shall be final. The local governing body shall hear an appeal within a reasonable time and may affirm, modify and affirm, or revoke the order.

(9) *Failure to comply with order.* If the owner of a building or property fails to comply with an order to take corrective action from which no appeal has been taken, or fails to comply with an order of the governing body following an appeal, he or she shall be guilty of a misdemeanor and shall be punished in the discretion of the court.

(10) *Denial of flood insurance under the NFIP.* If a structure is declared in violation of this section, and after all other penalties are exhausted to achieve compliance with this section, then the local floodplain administrator shall notify the Federal Emergency Management Agency (FEMA) to initiate a Section 1316 of the National Flood Insurance Act of 1968 action against the structure, upon the finding that the violator refuses to bring the violation into compliance with this section. Once a violation has been remedied, the local floodplain administrator shall notify FEMA of the remedy and ask that the Section 1316 be rescinded.

(11) The following documents are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this section, as found on FEMA's website at www.fema.gov:

(a) FEMA 55, *Coastal Construction Manual*;

(b) All FEMA technical bulletins;

(c) All FEMA floodplain management bulletins;

(d) FEMA 348, *Protecting Building Utilities from Flood Damage*;

(e) FEMA 499, *Home Builder's Guide to Coastal Construction Technical Fact Sheets*

(N) *Provisions for flood hazard reduction; general standards.* Development may not occur in the special flood hazard area (SFHA), where alternative locations exist, due to the inherent hazards and risks involved. Before a permit is issued, the applicant shall demonstrate that new structures cannot be located out of the SFHA, and that encroachments onto the SFHA are minimized. In all areas of special flood hazard, the following provisions are required.

(1) *Reasonably safe from flooding.* Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding.

(2) *Anchoring.* All new construction and substantial improvements shall be anchored to prevent flotation, collapse, and lateral movement of the structure.

(3) *Flood-resistant materials and equipment.* All new construction and substantial improvements shall be constructed with flood-resistant materials and utility equipment resistant to flood damage, in accordance with Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, dated August 2008, and available from the Federal Emergency Management Agency.

(4) *Minimize flood damage.* All new construction and substantial improvements shall be constructed by methods and practices that minimize flood damages.

(5) *Critical development.* Critical development shall be elevated to the 500-year flood elevation, or be elevated to the highest known historical flood elevation (where records are available), whichever is greater. If no data exists establishing the 500-year flood elevation or the highest known historical flood elevation, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates 500-year flood elevation data.

(6) *Utilities.* Electrical, ventilation, plumbing, heating and air conditioning equipment (including ductwork), and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of the base flood plus one foot.

(7) *Water supply systems.* All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

(8) *Sanitary sewage systems.* New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems, and discharges from the systems into floodwaters. On-site waste disposal systems shall be located and constructed to avoid impairment to them, or contamination from them, during flooding.

(9) *Gas or liquid storage tanks.* All gas or liquid storage tanks, either located above ground or buried, shall be anchored to prevent flotation and lateral movement resulting from hydrodynamic and hydrostatic loads.

(10) *Alteration, repair, reconstruction, or improvement.* Any alteration, repair, reconstruction, or improvement to a structure that is in compliance with the provisions of this section, shall meet the requirements of "new construction" as contained in this section. This includes post-FIRM development and structures.

(11) *Nonconforming buildings or uses.* Nonconforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this section. Provided, however, nothing in this section shall prevent the repair, reconstruction, or replacement of an existing building or structure located totally or partially within the floodway, provided that the bulk of the building or structure below base flood elevation in the floodway is not increased, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this section.

(12) *American with Disabilities Act (ADA).* A building must meet the specific standards for floodplain construction outlined in § 151.081(O), as well as any applicable ADA requirements. The ADA is not justification for issuing a variance or otherwise waiving these requirements. Also, the cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

(O) *Specific standards.* In all areas of special flood hazard (Zones A, AE, AH, AO, A1-A30, V, and VE) where base flood elevation data has been provided, as set forth in § 151.081(C), or outlined in the duties and responsibilities of the local floodplain administrator, § 151.081(L), the following provisions are required.

(1) *Residential construction.* New construction and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in § 151.081(O)(2).

(2) *Non-residential construction.* New construction and substantial improvement of any commercial, industrial, or non-residential structure (including manufactured homes) shall have the lowest floor elevated no lower than one foot above the level of the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces, shall be provided in accordance with the elevated buildings requirements in § 151.081(O)(2). No basements are permitted. Structures located in A Zones may be floodproofed in lieu of elevation, provided that all areas of the structure below the required elevation are watertight, with walls substantially impermeable to the passage of water, using structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy.

A registered, professional engineer or architect shall certify that the standards of this division are satisfied. Such certifications shall be provided to the official as set forth in the floodproofing certification requirements in § 151.081(K)(4)(a). A variance may be considered for wet floodproofing agricultural structures in accordance with the criteria outlined in § 151.081(S)(5). Agricultural structures not meeting the criteria of § 151.081(S)(5) must meet the non-residential construction standards and all other applicable provisions of this section. Structures that are floodproofed are required to have an approved maintenance plan with an annual exercise. The local floodplain administrator must approve the maintenance plan and notification of the annual exercise shall be provided to it.

(3) *Manufactured homes.* Manufactured homes that are placed or substantially improved on sites outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated no lower than one foot above the base flood elevation, and must be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Manufactured homes that are to be placed or substantially improved on sites in an existing manufactured home park or subdivision that are not subject to the provisions for residential construction in § 151.081(O)(1) must be elevated so that the lowest floor of the manufactured home is elevated no lower one foot than above the base flood elevation, and must be securely anchored to an adequately anchored foundation to resist flotation, collapse, and lateral movement.

Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. For the purpose of this requirement, manufactured homes must be anchored to resist flotation, collapse, and lateral movement in accordance with Section 40-29-10 of the *South Carolina Manufactured Housing Board Regulations*, as amended. Additionally, when the elevation requirement would be met by an elevation of the chassis 36 inches or less above the grade at the site, the chassis shall be supported by reinforced piers or engineered foundation. When the elevation of the chassis is above 36 inches in height, an engineering certification is required.

An evacuation plan must be developed for evacuation of all residents of all new, substantially improved or substantially damaged manufactured home parks or subdivisions located within flood-prone areas. This plan shall be filed with and approved by the local floodplain administrator and the local emergency preparedness coordinator.

(4) *Elevated buildings.* New construction and substantial improvements of elevated buildings that include fully enclosed areas below the lowest floor that are usable solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and that are subject to flooding, shall be designed to preclude finished space, and to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

Designs for complying with this requirement must either be certified by a professional engineer or architect, or meet or exceed all of the following minimum criteria.

(a) Provide a minimum of two openings on different walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

(b) The bottom of each opening must be no more than one foot above the higher of the interior or exterior grade immediately under the opening.

(c) Only the portions of openings that are below the base flood elevation (BFE) can be counted towards the required net open area.

(d) Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions.

(e) Fill placed around foundation walls must be graded so that the grade inside the enclosed area is equal to or higher than the

adjacent grade outside the building on at least one side of the building.

(5) *Hazardous velocity.* Hydrodynamic pressure must be considered in the design of any foundation system where velocity waters or the potential for debris flow exists. If flood velocities are excessive (greater than five feet per second), foundation systems other than solid foundations walls should be considered so that obstructions to damaging flood flows are minimized.

(6) *Enclosures below the lowest floor.*

(a) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door), or limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator).

(b) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, must be void of utilities except for essential lighting as required for safety, and cannot be temperature-controlled.

(c) One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation specified in the specific standards outlined in § 151.081(O)(1)(a), (b), and (c).

(d) All construction materials below the required lowest floor elevation specified in the specific standards outlined in §151.081(O)(1), (2), (3), and (4) should be of flood-resistant materials.

(7) *Floodways.* Located within areas of special flood hazard established in § 151.081(C), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles, and has erosion potential. The following provisions shall apply within such areas.

(a) No encroachments, including fill, new construction, substantial improvements, additions, and other developments shall be permitted unless:

1. It has been demonstrated, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that the proposed encroachment would not result in any increase in the flood levels during the occurrence of the base flood. Such certification and technical data shall be presented to the local floodplain administrator.

2. A Conditional Letter of Map Revision (CLOMR) has been approved by FEMA. A Letter of Map Revision must be obtained upon completion of the proposed development.

(b) If § 151.081(O)(7)(a) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of § 151.081(N).

(c) No manufactured homes shall be permitted, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision, provided the anchoring and the elevation standards of § 151.081(O)(3) and the encroachment standards of § 151.081(O)(5) are met.

(d) Permissible uses within floodways may include: general farming, pasture, outdoor plant nurseries, horticulture, forestry, wildlife sanctuary, game farm, and other similar agricultural, wildlife, and related uses. Lawns, gardens, play areas, picnic grounds, and hiking and horseback riding trails are also acceptable uses, provided that they do not employ structures or fill. Substantial development of a permissible use may require a no-impact certification. The uses listed in this division are permissible only if and to the extent that they do not cause any increase in base flood elevations or changes to the floodway configuration.

(8) *Recreational vehicles.*

(a) A recreational vehicle is **READY FOR HIGHWAY USE** if it is:

1. On wheels or jacking system;
2. Attached to the site only by quick-disconnect-type utilities and security devices; and
3. Has no permanently attached additions

(b) Recreational vehicles placed on sites shall either be on site for fewer than 180 consecutive days, or be fully licensed and ready for highway use, or meet the development permit and certification requirements of § 151.081(K), the general standards outlined in § 151.081(N)(l), and the manufactured homes standards in §151.081(O)(1), (3) and (4).

(9) *Accessory structures.*

(a) A detached accessory structure or garage, the cost of which is greater than \$3,000, must comply with the requirements as outlined in FEMA's Technical Bulletin 7-93, *Wet Floodproofing Requirements*, or be elevated in accordance with §151.081(O)(1) and (4), or dry floodproofed in accordance with § 151.081(O)(2).

(b) If accessory structures of \$3,000 or less are to be placed in the floodplain, the following criteria shall be met:

1. Accessory structures shall not be used for any uses other than the parking of vehicles and storage;
2. Accessory structures shall be designed to have low flood-damage potential;
3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
4. Accessory structures shall be firmly anchored to prevent flotation, collapse and lateral movement of the structure;
5. Service facilities such as electrical and heating equipment shall be installed in accordance with §151.081(N)(l)(e);
6. Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with § 151.081(O)(4)(a); and

7. Accessory structures shall be built with flood-resistant materials in accordance with Technical Bulletin 2*Flood Damage-Resistant Materials Requirements*, dated August 2008, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

(10) *Swimming pool utility equipment rooms.* If the building cannot be built at or above the BFE because of functionality of the equipment, then a structure to house the utilities for the pool may be built below the BFE, with the following provisions:

(a) Meet the requirements for accessory structures in §151.081(O)(9); and

(b) The utilities must be anchored to prevent flotation, and shall be designed to prevent water from entering or accumulating within the components during conditions of the base flood.

(11) *Elevators.*

(a) Install a float switch system or another system that provides the same level of safety necessary for all elevators, where there is a potential for the elevator cab to descend below the BFE during a flood, per FEMA's Technical Bulletin 4-93, *Elevator Installation for Buildings Located in Special Flood Hazard Areas*.

(b) All equipment that may have to be installed below the BFE, such as counterweight roller guides, compensation cable and pulleys, and oil buffers for traction elevators, and the jack assembly for a hydraulic elevator, must be constructed using flood-resistant materials where possible, per FEMA's Technical Bulletin 4-93, *Elevator Installation for Buildings Located in Special Flood Hazard Areas*

(12) *Fill.* An applicant shall demonstrate that fill is the only alternative to raising the building to meet the residential and non-residential construction requirements of § 151.081(O)(1) and (2), and that the amount of fill used will not affect the flood-storage capacity or adversely affect adjacent properties. The following provisions shall apply to all fill placed in the special flood hazard area.

(a) Fill may not be placed in the floodway unless it is in accordance with the requirements in §151.081(O)(7)(a).

(b) Fill may not be placed in tidal or non-tidal wetlands without the required state and federal permits.

(c) Fill must consist of soil and rock materials only. A registered, professional geotechnical engineer may use dredged material as fill only upon certification of suitability. Landfills, rubble fills, dumps, and sanitary fills are not permitted in the floodplain.

(d) Fill used to support structures must comply with ASTM Standard D-698, and its suitability to support structures certified by a registered, professional engineer.

(e) Fill slopes shall be no greater than two horizontal to one vertical. Flatter slopes may be required where velocities may result in erosion.

(f) The use of fill shall not increase flooding or cause drainage problems on neighboring properties.

(g) Fill may not be used for structural support in the coastal high hazard areas.

(h) Fill will meet the requirements of FEMA Technical Bulletin 10-01 *Ensuring That Structures Built On Fill in or Near Special Flood Hazard Areas Are Reasonable Safe from Flooding*.

(13) *Standards for subdivision proposals and other development.*

(a) All subdivision proposals and other proposed new development shall be consistent with the need to minimize flood damage, and are subject to all applicable standards in these regulations.

(b) All subdivision proposals and other proposed new development shall have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and constructed to minimize flood damage.

(c) All subdivision proposals and other proposed new development shall have adequate drainage provided to reduce exposure to flood damage.

(d) The applicant shall meet the requirement to submit technical data to FEMA in §151.081(P) when a hydrologic and hydraulic analysis is completed that generates base flood elevations.

(P) *Map maintenance activities; requirement to submit new technical data.* The National Flood Insurance Program (NFIP) requires that flood data be reviewed and approved by FEMA. This ensures that flood maps, studies and other data identified in § 151.081(C) accurately represent flooding conditions so appropriate floodplain management criteria are based on current data. The following map maintenance activities are identified.

(1) For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical or scientific data reflecting such changes is submitted to FEMA as soon as practicable, but no later than six months of the date such information becomes available. These development proposals include; but not limited to:

(a) Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;

(b) Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;

(c) Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and

(d) Subdivision or large-scale development proposals requiring the establishment of base flood elevations in accordance with § 151.081(O)(6)(a).

(2) It is the responsibility of the applicant to have technical data, required in accordance with §151.081(P), prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall also be the responsibility of the applicant.

(3) The local floodplain administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

(a) Proposed floodway encroachments that increase the base flood elevation; and

(b) Proposed development that increases the base flood elevation by more than one foot in areas where FEMA has provided base

flood elevations but no floodway.

(4) Floodplain development permits issued by the local floodplain administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to § 151.081(P).

(5) *Right to submit new technical data.* The floodplain administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the local jurisdiction and may be submitted at any time.

(Q) *Standards for streams without established base flood elevations and floodways.* Located within the areas of special flood hazard (Zones A and V) established in § 151.081(C), are small streams where no base flood data has been provided, and where no floodways have been identified. The following provisions apply within such areas.

(1) In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or five acres, whichever is less.

(2) No encroachments, including fill, new construction, substantial improvements and new development shall be permitted within 100 feet of the stream bank, unless certification with supporting technical data by a registered, professional engineer is provided, demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(3) If § 151.081(O)(1) is satisfied and base flood elevation data is available from other sources, all new construction and substantial improvements within such areas shall comply with all applicable flood hazard ordinance provisions of § 151.081(N), and shall be elevated or floodproofed in accordance with elevations established in accordance with § 151.081(M)(11).

(4) Data from preliminary, draft, and final Flood Insurance Studies constitutes the best available data. Refer to FEMA Floodplain Management Technical Bulletin 1 -98, *Use of Flood Insurance Study (FIS) Data as Available Data* If an appeal is pending on the study in accordance with 44 C.F.R. Ch. 1, pts. 67.5 and 67.6, the data does not have to be used.

(5) When base flood elevation (BFE) data is not available from a federal, state, or other source, one of the following methods may be used to determine a BFE. For further information regarding the methods for determining BFEs listed below, refer to FEMA's manual, *Managing Floodplain Development in Approximate Zone A Areas*

(a) *Contour interpolation.*

1. Superimpose approximate Zone A boundaries onto a topographic map and estimate a BFE.
2. Add one-half of the contour interval of the topographic map that is used to the BFE.

(b) *Data extrapolation.* A BFE can be determined if a site within 500 feet upstream of a reach of a stream reach for which a 100-year profile has been computed by detailed methods, and the floodplain and channel bottom slope characteristics are relatively similar to the downstream reaches. No hydraulic structures shall be present.

(c) *Hydrologic and hydraulic calculations.* Perform hydrologic and hydraulic calculations to determine BFEs using FEMA-approved methods and software.

(R) *Standards for streams with established base flood elevations but without floodways.* Along rivers and streams where base flood elevation (BFE) data is provided, but no floodway is identified for a special flood hazard area on the FIRM or in the FIS.

No encroachments including fill, new construction, substantial improvements, or other development shall be permitted, unless certification with supporting technical data by a registered, professional engineer is provided, demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(S) *Variance procedures.*

(1) *Establishment of appeal board.* The Zoning Board of Appeals, as established by the city, shall hear and decide requests for variances from the requirements of this section.

(2) *Right to appeal.* Any person aggrieved by the decision of the appeal board or any taxpayer may appeal such decision to the court.

(3) *Historic structures.* Variances may be issued for the repair or rehabilitation of historic structures, upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure.

(4) *Functionally dependent uses.* Variances may be issued for development necessary for the conduct of a functionally dependant use, provided the criteria of this section are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage and create no additional threat to public safety.

(5) *Agricultural structures.* Variances may be issued to wet floodproof an agricultural structure, provided it is used solely for agricultural purposes. In order to minimize flood damages during the base flood and the threat to public health and safety, the structure must meet all of the conditions and considerations of § 151.081(S)(8), this section, and the following standards.

(a) Use of the structure must be limited to agricultural purposes as listed below:

1. Pole frame buildings, with open or closed sides, used exclusively for the storage of farm machinery and equipment;
2. Steel grain bins and steel frame corncribs;
3. General-purpose barns for the temporary feeding of livestock that are open on at least one side;
4. For livestock confinement buildings, poultry houses, dairy operations, and similar livestock operations, variances may not be issued for structures that were substantially damaged. New construction or substantial improvement of such structures must meet the

elevation requirements of § 151.081(O)(2); and

(b) The agricultural structure must be built or rebuilt, in the case of an existing building that is substantially damaged, with flood-resistant materials for the exterior and interior building components, and elements below the base flood elevation.

(c) The agricultural structure must be adequately anchored to prevent flotation, collapse, or lateral movement. All of the structure's components must be capable of resisting specific flood-related forces, including hydrostatic, buoyancy, hydrodynamic, and debris-impact forces. Where flood velocities exceed five feet per second, fast-flowing floodwaters can exert considerable pressure on the building's enclosure walls or foundation walls.

(d) The agricultural structure must meet the venting requirement of §151.081(O)(4).

(e) Any mechanical, electrical, or other utility equipment must be located above the base flood elevation (BFE), plus any required freeboard, or be contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with § 151.081(N)(I)(e).

(f) The agricultural structure must comply with the floodway encroachment provisions of §151.081(O)(7).

(g) Major equipment, machinery, or other contents must be protected. Such protection may include protective, watertight floodproofed areas within the building, the use of equipment hoists for readily elevating contents, permanently elevating contents on pedestals or shelves above the base flood elevation, or determining that property owners can safely remove contents without risk to lives, and that the contents will be located to a specified site out of the floodplain.

(6) *Considerations.* In passing upon such applications, the appeal board shall consider all technical evaluations, all relevant factors, all standards specified in other divisions of this section, and:

(a) The danger that materials may be swept onto other lands to the injury of others;

(b) The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;

(c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(d) The importance of the services provided by the proposed facility to the community;

(e) The necessity to the facility of a waterfront location, where applicable;

(f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(g) The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(h) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

(i) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and

(j) Agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the special flood hazard area, and no other alternative locations for the structure are available.

(7) *Findings.* Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance. Additionally, comments from the Department of Natural Resources, Land, Water and Conservation Division, State Coordinator's Office, must be taken into account and included in the permit file.

(8) *Floodways.* Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result, unless a CLOMR is obtained prior to issuance of the variance. In order to ensure the project is built in compliance with the CLOMR for which the variance is granted, the applicant must provide a bond for 100% of the cost to perform the development.

(9) *Conditions.* Upon consideration of the factors listed above and the purposes of this section, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this section. The following conditions shall apply to all variances.

(a) Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.

(b) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(c) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(d) Any applicant to whom a variance is granted shall be given written notice, specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built, and a written statement that the cost of flood insurance will be commensurate with the increased risk. Such notification shall be maintained with a record of all variance actions.

(e) The local floodplain administrator shall maintain records of all appeal actions, and shall, upon request, report any variances to the Federal Emergency Management Agency (FEMA).

(f) Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of

this section. Violations must be corrected in accordance with § 151.081(M)(5).

(T) *Legal status provisions.*

(1) *Effect on rights and liabilities under the existing flood damage prevention ordinance.* This section in part comes forward by re-enactment of some of the provisions of the flood damage prevention ordinance enacted March 14, 2017, and it is not the intention to repeal, but rather to re-enact and continue to enforce without interruption of such existing provisions, so that all rights and liabilities that have accrued there under are reserved and may be enforced. The enactment of this section shall not affect any action, suit or proceeding instituted or pending. All provisions of the flood damage prevention ordinance of the city, enacted on March 14, 2017, as amended, which are not reenacted herein, are repealed.

(2) *Effect upon outstanding building permits.* Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure, or part thereof, for which a building permit has been granted by the Chief Building Inspector, or his or her authorized agents, before the time of passage of this section; provided, however, that when start of construction has not occurred under such outstanding permit within a period of 60 days subsequent to passage of this section, the construction or use shall be in conformity with the provisions of this section.

(1985 Code, Art. V, § 502) (Ord. 91-08, passed 9-10-1991; Ord. 96-013, passed 11-26-1996; Ord. 06-007, passed 3-14-2006; Ord. 17-004, passed 3-14-2017; Ord. 18-028, passed 11-27-2018)

§ 151.082 DESIGN STANDARDS.

Attention to these standards is intended to further the goals expressed in §151.003, and assist developers in achieving maximum marketability and aesthetic value.

(A) *Architectural conformity and review.* In any zoning district, subdivision, Planned Development or other area of the city which has a majority of the zoning lots built upon, all subsequently permitted buildings must substantially conform to the architectural standards established by the majority of existing structures. By determination of the Zoning Administrator, subsequent structures must conform as to architectural style, general design, square footage of living area (exclusive of garages and porches), external siding materials and overall treatments.

(B) *Exterior yard provisions.*

(1) Yard depth shall be measured perpendicular to the lot line; for a curved or irregular lot line, depth shall be measured perpendicular to a straight line connecting the two lot corners. At least one yard shall have the full required depth, and no other yard on the lot shall have less than one half the required depth, except as provided in division (B)(2) below; and

(2) In lots between two non-intersecting streets, having one yard with a depth not in keeping with the prevailing yard depth pattern, the Zoning Administrator may approve a special minimum yard depth equal to the average yards of adjoining lots. If the city approves a plat with less than normal yard depth along on the two streets, the building set back line shall be the minimum yard depth for the lot(s).

(C) *Other yard provisions.*

(1) Depth of interior yards shall be measured perpendicular to the lot lines;

(2) Accessory buildings shall not be located closer than five feet to any property boundary;

(3) Commercial, industrial and residential dish antennae shall meet all minimum setback requirements for their respective districts (see Appendix D):

(a) In Commercial and Light Industrial Districts, dish antennae may be permitted in rear yard or on rooftop only so as to present the least conspicuous visual appearance; and

(b) Dish antennae of 18 inches in diameter or smaller may be roof-mounted on residences and shall not be visible from the roadway directly in front of the dwelling. FCC regulations shall prevail regarding the placement of antennae; however, when there is no impact on service reception, antennae shall be permanently mounted so that they shall not be visible from the street.

(4) Fences, poles and other customary fixed yard accessories, (dish antennae excepted) and roof overhangs not over 36 inches, may be permitted in any minimum required yard, subject to height, safety and visibility limitations, of the respective district. Privacy fences located within residential communities must be no more than four feet high when located forward of the front corner of the principal structure of the property:

(a) Fencing shall be constructed of traditional fencing materials, that is materials expressly designed for residential fencing. No residential perimeter fencing may be constructed of rope, string, barbed and/or razor wire, wire fabric, and/or broken glass and may not be constructed of damaged or unsafe materials; however, chain link fence material is allowed. The Building Official of the building department or his/her designee may require the homeowner to provide the manufacturer's standards to establish intended use of a proposed fencing material; and

(b) Fences and/or structures that are nonconforming in regard to the materials used for construction shall have six months to conform after the date of acceptance of the chapter; and

(5) Solar panels and associated fixtures shall be located to the rear of all residential structures whenever feasible, and if not, shall be mounted so as to be flush to the roof of the house.

(D) *Height limitations.* Zoning district height regulations shall not apply to building fixtures usually required to be placed above the roof and not intended for habitation, for example: spires, water tanks, chimneys and the like.

(E) *Visual clearance.* No structure or object obstructing motorist vision between three and ten feet above street grade shall be located in street corners according to the table and chart below. The line of vision (L.O.V.) when more restrictive than the building setback line, shall become the required setback line:

(1) Driveway or alley and street: ten feet;

(2) Minor streets: 25 feet;

(3) Collector streets: 30 feet; and

(4) Major thoroughfares: 40 feet.

(F) *Property access.*

(1) No building shall be placed on a lot not located on an existing publicly maintained paved street, or street shown on a city approved development plan, except for an accessory structure fully conforming to the provisions of § 151.108 of this chapter where the accessory structure is to serve an existing, otherwise legally established principle residential structure conforming to the use and minimum yard requirements of Appendices B and D, respectively; and

(2) Curbing and curb cuts shall comply with standards of the South Carolina Department of Highway and Public Transportation.

(G) *Minimum design standards; subdivisions, planned developments and commercial sites.* In addition to other provisions of this chapter, adopted Building Codes and the like, these supplemental minimum design standards apply in designing planned developments, subdivisions and commercial site:

(1) Curbs and gutters (concrete) are required. The minimum standard to be 18 inch concrete roll;

(2) Drainage ditches (two to one sidewall slope), with all soil removed from shoulders, and all shoulders and sidewalls seeded. All ditches used as collectors for street run-off will be piped to the point they discharge into a drainage canal;

(3) Open space reservation for parks, playgrounds or recreation areas shall be required for all residential subdivisions of 20 or more building lots and for all high density residential developments (multi-family projects).

(a) Open space may include land with minimal improvements, such as limited clearing, appropriate grading, and the installation of low impact physical improvements such as pedestrian trails and grassed areas as well as picnic tables, play equipment, recreational areas, barbecue grills, covered open structures, plazas or squares, and amenity centers.

(b) Parking lots and RV/boat storage areas are not to be considered open space.

(c) Significant physical features of the project area such as the location of grand trees, scenic vistas, wildlife habitats, and water access shall be considered when siting open space.

(d) Open space shall be landscaped throughout and be designed for active and passive recreational purposes. No more than 50% of created water features may be included in the open space requirement.

(e) Wetland and marshland areas are generally not to be included in area calculations.

(f) The calculation for determining required open space area for all residential subdivisions of 20 or more lots and all multi-family developments shall be as follows:

$$\frac{(\#homes) \times (sq. ft. of typical unit) \times 0.375}{43,560 \text{ ft/acre}}$$

43,560 ft/acre

Example:

$$(325 \text{ homes} \times 1,500 \text{ sq. ft.} \times 0.375) \div 43,560 = 4.2 \text{ acres of required open space}$$

(4) Minimum street rights-of-way shall be 50 feet; street paving: minimum width of 24 feet (curb to curb), minimum base course, (six inches R.O.C.) with a minimum surface (one and one half: asphalt/four feet reinforced concrete);

(5) All sidewalks must be concrete, shall be a minimum width of 48 inches, and shall meet all ADA (Americans with Disabilities Act) requirements;

(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;

(7) Utilities shall provide all distribution systems underground; and

(8) Builders/developers shall place the assigned house/unit number (minimum height: three inches) on or in close proximity to the structure's main entrance (uniformly on all units) as soon as practical.

(H) *Minimum design standards; factory manufactured housing.* In addition to all other provisions of this chapter, adopted Building Codes and other regulations and policies of the city, any manufactured (modular) building, for either residential or commercial use, must meet the minimum standards listed herein for placement in any zoning district of the city, excepting the Planned Development/Mobile Home District:

(1) License in South Carolina as a general contractor, home builder, plumber or electrician (as appropriate) is required of all modular structure set-up personnel;

(2) Metal chassis structures are prohibited as modular structures. No steel undercarriage or chassis which remains attached to the structure after on-site setup, nor any metal in the primary or secondary floor or wall systems, is permitted;

(3) Southern Building Code Congress International seal and the SBCCI compliance report number must be affixed to each modular structure;

(4) Third party inspection, by an inspection agency duly certified by the South Carolina Residential Home Builders Association, must be indicated by affixed seal;

(5) Unit must be approved for mortgage financing by the Veterans Administration (VA) and the Federal Housing Administration (FHA);

(6) Minimum foundation shall be a properly ventilated and drained continuous eight inch block wall; and

(7) Minimum first floor elevation shall be 32 inches above finished grade, in any area not requiring a higher minimum finished first floor elevation under the provisions of § 151.081.

(I) *Recreational facilities adjacent to residential uses.* Outdoor recreational facilities adjacent to lots used for residential purposes shall comply with the following:

- (1) No swimming pool, playground, ball field or court, or miniature golf course shall be closer than 50 feet from a residential lot line;
- (2) No outdoor recreational facility lighting shall be installed closer than 50 feet from a residential lot line;
- (3) A solid wall or fence, or combination vegetative screen and wall or fence, may be required for screening of noise or light; and
- (4) Recreational uses in recreational zones shall have no commercial aspect, except:
 - (a) Fee for use of recreational facility; and
 - (b) Other activity directly related to the recreational use, when approved by the Zoning Administrator.

(J) *Swimming pools.* An outdoor swimming pool is recognized as a potential attractive nuisance, whether privately, publicly or commercially owned or operated:

- (1) Water supply and sanitary facilities shall comply with local and S.C.D.H.E.C. regulations;
- (2) Swimming pools may be located in a minimum yard space, however, they shall not be closer than five feet from the rear or side lot lines, nor shall they be located in front yards. Swimming pools shall not be located in easements;
- (3) Swimming pools as part of a multi-family development shall not be located within 100 feet of adjacent single-family or duplex residential communities, unless closer location, with buffering and screening, are provided suitable to the Zoning Administrator;
- (4) The pool shall comply with the "Standard Swimming Pool Code" of the Southern Building Code Congress, except as to schedule of fees, which shall be posted in the office of the City Clerk;
- (5) A wall or fence at least four feet high, with self-locking gates, shall completely enclose the pool or surrounding yard;
- (6) Lighting shall be so placed or shielded as to prevent direct rays being visible on adjacent properties; and
- (7) A public address system for the supervision and safety of swimmers shall be the only broadcast device permitted.

(K) (1) The design guidelines below apply to mini-warehouses where storage units are fully enclosed within a single building structure and access to all units is from a common entrance into the building and where the proposed development will occur on a parcel zoned General Commercial (GC), Commercial Industrial (CI), and Light Industrial (LI).

(2) The intent of the following guidelines is to encourage aesthetically pleasing development which should be designed to be in harmony with surrounding commercially zoned properties.

(a) The first-floor frontage of the structure shall be designed to accommodate retail/office space to a depth of no less than 30 feet and not be occupied as mini-warehouse/self-storage space.

(b) The facade of the structure facing the street shall be designed to appear as retail/office space and blend with surrounding properties.

(c) The site shall incorporate interesting architectural features such as a water fountain, flag pole, or decorative wrought iron fencing to the front of the site at the entryway as approved and at the discretion of the Zoning Administrator.

(L) The design guidelines below apply to mini-warehouses with units having access from the exterior of unit and where the proposed development will occur on a parcel zoned Commercial Industrial(CI) and General Industrial (GI).

(1) The main office building shall be located to the front of the mini-warehouse thus screening the storage activity.

(2) All loading bays shall be oriented so as not to be visible from any street unless screened by fencing or landscaping materials.

(1985 Code, Art. V, § 503) (Ord. passed - -; Ord. 87-06, passed 2-10-1987; Ord. 87-15, passed 11-24-1987; Ord. 88-01, passed 1-12-1988; Ord. 89-02, passed 3-14-1989; Ord. 94-004, passed 4-28-1994; Ord. 95-009, passed 1-13-1995; Ord. 97-003, passed 2-11-1997; Ord. 08-007, passed 4-15-2008; Ord. 13-006, passed 9-10-2013; Ord. 15-008, passed 8-11-2015; Ord. 15-106, passed 12-8-2015; Ord. 16-006, passed 3-8-2016; Am. Ord. 17-014, passed 6-13-2017; Am. Ord. 17-025, passed 11-14-2017) Penalty, see § 151.999

§ 151.083 LANDSCAPING REQUIREMENTS.

(A) *Design principles.*

(1) Landscape design and planning shall be integrated with the overall project design concept. Proposed landscaping shall be evaluated in relation to the existing natural landscape and to existing and proposed landscaping, including the landscape elements existing on adjacent properties and street rights-of-way, and in relation to adjacent buildings, existing or proposed.

(2) The existing natural landscape character shall be preserved whenever possible. Greatest diligence and care shall be exercised to retain and protect existing trees in the proposed landscape design.

(3) All landscape areas shall provide an attractive transition to adjoining properties. The landscaping plans for the proposed development shall provide visually harmonious and compatible settings for structures on the development, with adjacent properties, and shall blend with the surrounding natural landscape. Natural appearing landscape forms are strongly preferred.

(4) Landscape design based on groupings of trees is preferable. Saving existing trees between the building and the street is a top priority. Tree masses are a valuable means of defining outdoor spaces and visually linking a site development to the larger community landscape. For streetscaping, trees planted in rows along roads and in site boundaries are preferred, except in road rights-of-way; Trees planted for streetscaping shall be a minimum of two and one half inch caliper and eight feet to ten feet in height.

(5) Landscaping shall be required between buildings and sidewalks and/or buildings and curbing, and between parking lots and driveways.

(6) Location of trees should be coordinated with the location of exterior lighting, security cameras and overhead power lines in order for trees to have room to mature and not conflict with these items.

(7) The clear cutting of trees and vegetative cover on any lot, parcel, tract or acreage in any district is specifically prohibited.

(8) Removal or cutting of trees in any public right-of-way shall not be permitted.

(B) *Residential design requirements.*

(1) In all single family residential properties, the area to be landscaped shall be seven percent of the total available area in a manner approved by the Zoning Administrator.

(2) The natural landscape character shall be preserved in every reasonable instance. Existing trees shall be incorporated into the landscaping plan where feasible.

(3) Materials shall be planted at regular intervals along the front and both sides of new residential units. Other natural or newly planted landscaping material shall be planted in various areas of the property to meet the seven percent requirement.

(4) At least one canopy tree shall be planted or preserved in the front yard of a residential lot, with a maximum distance of 50 feet between trees.

(C) *Commercial, institutional, industrial, and/or multi-family residential design requirements.* All commercial, institutional, industrial, and/or multi-family residential development shall incorporate the following design principles into a comprehensive landscaping plan for all new development, for projects involving substantial improvements as defined in § 151.028, projects involving structural improvements, and/or upon reusing a property where its use has been abandoned for 30 or more days.

(1) In all commercial, institutional, industrial, and/or multi-family developments the area to be landscaped shall be 12% of the total available area. The total available area shall be calculated by subtracting the area covered by buildings and structures from the total land area of the site and then multiplying this difference by 12%. This amount of land shall be devoted to vegetative landscaping which includes trees, shrubs, ground covers, and other plants. At a minimum, 10% of this landscaping shall be trees, whether existing or newly planted trees, or 12 trees per acre, whichever is greater. However, this requirement may be modified by the Zoning Administrator when strict application will seriously limit the function of the area.

(2) A comprehensive landscaping plan for each parcel located within commercial, institutional, industrial, and multi-family uses and districts is required based on the following design standards and guidelines. The plan shall detail the areas to be reserved for landscaping, indicating dimensions of landscaped areas, plant materials, decorative features, and site lighting. It is up to the discretion of the applicant to combine different types of landscaping methods in their proposal provided that at least 12% of the development is devoted to landscaping.

(3) In addition, the site plan for the development detailing the proposed building footprint(s) and parking arrangements shall include an overlay of the tree survey at the same scale showing the location of any protected trees and grand trees as defined in § 151.080 Use of Land or Building.

(4) When any commercial, institutional, industrial, or multi-family residential use shall be established or reestablished in an existing building or structure, landscaping shall be provided in accord with this section. When a property is reestablished for use or expanded or enlarged by 50% or more, the minimum landscaping required by the provisions of this section shall be provided throughout the building site. Enlargements of 20% to 49% of building area shall meet the minimum requirements for the enlargement only.

(5) A strong emphasis shall be placed on the appearance of the streetscape. Three canopy trees of a minimum of two and one half inch caliper shall be required for each 100 linear feet of street frontage using species approved during the Design Review Process. Such tree types shall be consistent with each block and evenly spaced, with exceptions made for curb cuts, utilities, and other obstructions.

(D) *Design for roadway and road edge planting.*

(1) The lot shall be clearly separated from adjacent uses such as roads and sidewalks.

(2) A planted strip a minimum of six feet in width will delineate the edge.

(E) *Landscape for parking lot.*

(1) To create shade over the majority of a paved surface, the majority of the trees shall be canopy trees. Tree canopies soften the visual impact of parking areas and relieve them from heat build-up.

(2) To provide a canopy, a planted island or break at least five feet wide with at least one tree and two shrubberies, or two trees shall be installed for every ten spaces of parking area.

(3) Parking islands shall extend the full length of the adjacent parking aisles.

(4) Parking lots shall provide a minimum ten percent net area of landscaping on the interior or exterior of parking lots.

(5) Tree islands shall be placed along the perimeter of the parking area at each end of the drive aisles and interspersed as needed.

(6) Where vehicles overhang a foundation planting strip, the width of the planting strip must be expanded to six feet.

(7) For parking lots exceeding 75,000 square feet, linear planting strips are required every 250 linear feet which shall include, in addition to the required trees, 15 shrubs per 100 linear feet. These are minimum standards; additional landscaping is encouraged.

(8) Where shrubs and ground covers are used, their use should reflect a design aesthetic that is commercial, not residential. Planting design will consist predominantly of mass plantings of shrubs and ground covers in arrangements that are simple in geometry and form do not require significant maintenance and are appropriate in scale for their specific context.

(9) All landscaped areas shall be protected from vehicular encroachment by concrete curb and gutter unless planted per best

management practices for Low Impact Development site design.

(F) *Landscape for large open spaces.* Lawn areas utilized in buffers and open space areas shall be used sparingly, and ground covers and mulched areas are preferred.

(G) *Landscape for building foundations.*

(1) Where building foundations are visible from the public street or from adjacent uses, foundation landscaping is required. Landscaping of this area shall complement the building elevations, connect the building to the site and increase continuity.

(2) Planters may be required as a design element to soften the building exterior and enhance the streetscape appearance.

(3) Shrubs maturing to a two foot minimum shall be planted at five feet on center maximum for the length of the building facing the public right-of-way. To soften and screen a blank building facade, shrubs maturing to a minimum of four feet in height shall be planted eight feet on center (maximum), and small maturing trees shall be planted within 15 feet of the building facade.

(4) No shrub smaller than those in three gallon containers shall be planted. Understory trees shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two and one half calipers and eight feet to ten feet in height at time of planting.

(5) A two inch to four inch layer of chipped wood, bark, pine straw, or mulching materials shall be used only in connection with plant materials and shall not stand alone as ground cover.

(6) Arcades across a building's front facade accompanied by tree planting may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings.

(7) Lawn areas within 50 feet of a building or adjacent to public roadways require sodding. Other lawn areas may require sodding depending upon slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations.

(H) *Landscape for retention areas.*

(1) Retention ponds shall be landscaped with appropriate plants and materials as recommended by best management practices for bioretention areas.

(2) Plant materials shall be compatible with the use.

(3) The slopes of these areas shall be regulated.

(4) Large areas for retention shall be designed to eliminate small unusable areas.

(I) *Landscaping or architectural treatment of free-standing signs.* All freestanding signs shall be landscaped or installed on a wood, stone or other base structure that is at least two feet high.

(J) *Fencing as landscaping mechanism.*

(1) Long, solid fences shall contain offsets or other architectural treatments to break up the appearance of a continuous mass. Vertical lines of trees help to break the often monotonous horizontal line of a fence.

(2) Any fence design shall include detailed plans for planting. Shrubbery and trees shall be used in fence plantings.

(K) *Landscaping maintenance.*

(1) All plant materials installed must be in healthy growing condition and remain so within the first year of planting.

(2) The owner, occupant, tenant, and the respective agent of each, if any, shall be jointly and

severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to represent a healthy, neat, and orderly appearance at least equal to the original development, and shall be kept free of refuse, with dead vegetation promptly replaced. All landscaping shall be inspected by the Zoning Administrator or designee one year after issuance of certificate of occupancy to ensure it is surviving in a healthy condition. Any plants found to be declining shall be replaced by the owner of the development within 30 days of notification from the Zoning Administrator or designee. If replacement is necessary there shall be reinspection six months after the replacement planting.

(L) *Garages and parking decks.* Parking structures must be heavily screened from the public right-of-way or adjacent property. Grading and additional landscape planting may be used independently or combined to visually separate the structure from its public neighbors.

(Ord. 19-007, passed 6-11-2019)

§ 151.084 SIGN REGULATIONS.

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.

(A) *Definitions.* Specific definitions of types of signs and related terminology is contained in the definitions of sign above.

(B) *General provisions.* All signs shall comply with the following.

(1) *Traffic.* No advertising sign shall interfere with motorists' vision, nor simulate traffic control or emergency vehicle lighting.

(2) *Hazard and directional signs.* Signs less than four square feet in area, consisting of arrows, name and colors of the business, graphics or such words as "Step", "Fire", "Escape", "Danger" or similar symbols, shall not be included in computing maximum allowable sign area.

(3) *Illumination.*

(a) No sign lighting is allowed which switches on and off intermittently, changes intensity and/or color or otherwise creates an illusion of flashing or movement;

(b) All bare light bulbs, except bulbs less than 15 watts, shall be directed toward the face of the sign;

(c) Signs within 50 feet of a residential district shall be shielded from casting glare into the district; and

(d) Signs within residential districts shall be shielded from casting illumination into residences within 100 feet.

(4) *Height, setback and location.*

(a) A projecting wall sign shall project no more than five feet from a building, have bottom ten feet (minimum) above grade and top 25 feet above grade or height of the building, whichever is lower and have no exposed guy wires;

(b) Free-standing signs, awning signs, canopy signs, marquee signs and temporary signs shall have a minimum setback of ten feet from the street curb, and shall not be installed within, nor project into the vertical plane of, the street right-of-way;

(c) Fascia signs may project no more than 18 inches from a wall, and extend no more than 18 inches above the parapet, eaves or building facade;

(d) Roof mounted signs may project no more than ten feet above the highest point of the roof or parapet;

(e) Combination roof/wall mounted signs must comply with points of divisions (B)(4)(a) and (d) above;

(f) No sign shall be attached to or obstruct any fire escape or opening intended as a fire fighting point of ingress or egress, interfere with any opening required for legal ventilation or prevent free passage from one part of a roof to another;

(g) Street furniture, such as benches, waste receptacles, fountains and the like shall not be used for advertising purposes; and

(h) When a sign extends over sidewalks, walkways or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least eight feet above the ground.

(5) *Construction of signs.* All permanent signs shall conform to International Building Code and National Electrical Code requirements as to design, materials, support, installation, fixtures and wiring. Specifically, all permanent signs must be able to withstand a pressure of 24 pounds per square foot, which is equivalent to 110 mph wind. The Administrator may require certification by an engineer when he or she is uncertain that the proposed method of construction is adequate.

(C) *Administration and enforcement.*

(1) *Sign permit required.* Except for signs described in division (D)(1) below, a permit must be obtained prior to placing a sign within the city limits:

(a) A new petition for a sign permit must be obtained if an owner wishes to alter a sign for which a permit has been issued;

(b) At the time of passage of this chapter, the existence of a permanent sign not conforming to these regulations constitutes a vested right; however, the sign shall not be replaced if removed or renovated at a cost over 50% of the sign replacement cost, except that it be replaced in conformity with these regulations;

(c) A temporary sign shall be allowed only once, and only for 30 days, to advertise the establishment of a new business. In addition, temporary signs are only allowed if the business has a new owner, or has changed its business name. Relocation of a business shall not qualify the business owner for a temporary sign. The temporary sign permit (protected from weather) shall be attached to the sign structure during its permitted use;

(d) Pennants or bench signs are prohibited; and

(e) *Portable signs.* Portable signs shall be permitted in the Commercial and Light Industrial zoning districts and shall comply with the following:

1. There shall be only one portable sign permitted per business.

2. The portable sign shall be located within ten feet of subject business entrance.

3. The portable sign shall not exceed 24 inches in width or 36 inches in height.

4. The portable sign shall be heavy enough or otherwise weighted to prevent being blown over.

5. The portable sign shall not be internally or externally illuminated.

6. The portable sign shall only be displayed during the hours of operation of the subject business and shall be removed daily after close of business.

7. The portable signs shall employ a high level of traditional design and material and shall not include reader boards, changeable letter copy, plastic or similar material.

(2) *Petition for sign permit.* A petition for the permit required by this section shall be filed with the Zoning Administrator, and prepared in the form required, to include a scale drawing of the proposed sign(s), a plat of the property the sign is to be located on or a rendering of subject building elevation, to illustrate proposed sign location(s).

(3) *Action on petition.* The petition shall be promptly investigated by the Zoning Administrator, and action taken for approval or denial.

(4) *Sign permit issuance, refusal or appeal.* If a sign is authorized as described in the petition, a sign permit will be issued. The permit expiration date of temporary sign permit will be indicated on the permit:

(a) If not authorized as described in the petition, the petitioner will be promptly informed; and

(b) Appeals of refused petition shall be made to the Zoning Board of Appeals.

(5) *Sign permit records.* A duplicate of the permit shall be attached to the petition and maintained on file in the city offices.

(6) *Enforcement.* Violation of these sign regulations shall be a misdemeanor, punishable as described in division (C)(8) below and § 151.192.

(7) *Penalty.*

(a) *Abandonment.* Obvious lack of maintenance or abandonment shall be reported to the property owner by the Administrator, with a request for sign removal within 30 days. After 30 days, the city shall have the sign removed and the owner shall be responsible for expenses incurred.

(b) *Appeal.* Appeal of a decision by the Administrator that a sign has been abandoned shall be made to the Zoning Board of Appeals, who shall instruct the Administrator in writing of the disposition of the matter.

(8) *Fees.*

(a) Fees shall be paid upon filing a petition for a sign permit, in the amount established in the fee schedule on file in the City Clerk's office. Signs erected, or work begun, without obtaining a permit, shall be subject to penalty, as described in § 151.061;

(b) Signs in division (D)(1) below are exempt from fees, but shall conform in all other respects to these regulations; and

(c) A sign confiscated in violation of the city's sign ordinance may be reclaimed upon payment of a \$25 fee. Any sign confiscated by the city will not be kept more than 30 days from the date the sign was confiscated.

(D) *Regulations by zoning district.*

(1) *Residential.* Only the following signs are allowed in any residential district:

(a) One sign, no more than three square feet in area, attached to a rod or post not more than five feet high, or attached to the building, stating only the street number or occupants name, or both. Separate street numbers attached to the building shall not be included in computing sign area;

(b) One sign, bulletin board or entrance marker not exceeding 32 square feet in area for each church or institution, however, if building street frontage exceeds 100 feet, up to three signs may be placed, one sign per 100 feet of frontage, or portion thereof;

(c) One "For Sale", "Sold" or "For Rent" sign not over eight square feet in area, advertising the lot on which the sign is placed, for each licensed realtor listing the property, to be removed within 30 days after sale;

(d) One builder's or developer's sign not over 20 square feet in area, on a lot where the building is under construction, and one sign not over eight square feet per subcontractor, all to be removed within 30 days after project completion; and

(e) Subdivision entrance sign(s), to be approved as part of Planning Commission's subdivision review procedure.

(2) *Multi-Family, Business and Light Industrial.* Only the following signs are allowed:

(a) Signs allowed in division (D)(1) above, or, for any lot or parcel of two acres or larger and lots or parcels with a front footage exceeding 199 linear feet, one "For Sale", "Sold" or "For Rent" sign not over 20 square feet in area, advertising that lot or parcel on which the sign is placed. All signs are to be removed within 30 days after sale, rental or lease;

(b) One freestanding sign, no more than 50 square feet in area, nor exceeding ten feet height above grade, and of a monument design. A business may substitute a freestanding sign for one additional building sign, provided that the cumulative square footage does not exceed the maximum allowable area pursuant to division (D)(2)(d) below;

(c) Reader board signs may be mounted onto the free-standing sign provided that the signs have been approved by the Architectural Review Board for aesthetic purposes, the signs are within the 50 square feet limit and are permanently attached as close to the free-standing sign as possible in order to provide a unified appearance;

(d) The size, area and numbers of all signs to be located in Commercial and Light Industrial Districts of the city shall be governed by the following table. This shall include any combinations of building, projecting wall, painted wall and/or window, roof mounted, marquee or illuminated signs which are located interior to a business and visible from the exterior of a business establishment:

Distance From Front Property Line To Business Front:	Business Frontage Multiplied By:	Total Area (Square Feet) Not To Exceed:	Total Number Of Signs Not To Exceed:
0-99 feet	1	200	2
100-399	1.5	300	3
400 feet or more	2	400	4

Note: The intent of this section is to not have a sign dominating the overall size of the building. Any sign is subject to the aesthetic review of the Architectural Review Board.

(e) A shopping center may erect a maximum of two freestanding signs with a maximum total area of one square foot per frontage foot, but not to exceed 500 square feet per sign. The freestanding sign(s) shall advertise the shopping center development, and are not considered in the requirements of division (D)(2)(d) above. Businesses located in established shopping centers are not authorized to erect freestanding signs;

(f) Petroleum product pumps and dispensers shall be permitted to display only information required by law and the brand name and type of product being dispensed. Height of letters for price and information shall not exceed six inches. Pump and dispenser signs shall not exceed ten square feet in surface area per side, and shall not exceed the face of the pump. Pumps and dispenser signs shall not be counted in the maximum number of building signs for a business; however, the designs of the signs shall meet with the approval of the City Planner;

(g) Gasoline canopy signs shall be subject to the maximum size and number of building signs for each business except height-warning signs;

(h) Holiday decorations such as Christmas lights and ornaments may be installed with the exception that the decorations cannot flash, and decorations shall contain no commercial copy or commercial graphics;

(i) Permanent signs on windows or doors (interior or exterior, or a combination thereof) shall not exceed 50% of the gross transparent area of any one window or door;

(j) Exterior vending machines, newspaper stands and telephone booths on the property shall not bear advertisements for the businesses and shall advertise only the products or services available from those machines or booths;

(k) Informational signs are permitted provided that no sign shall exceed six square feet. Informational signs shall not count toward the maximum number of signs allowable or the maximum allowable sign area;

(l) Special event sign/banner, professional in appearance that is intended to inform the public of a special event. An applicant is limited to two special event signs/banners during the calendar year and must obtain a permit from the Zoning Administrator. The sign or banner must be located on the property on which the event is being held and be germane to that event. Special event signs/banners are restricted to businesses, churches, schools and governmental entities and are subject to the following conditions:

1. Banners and special event signs do not include pennants, flags or bench signs;
2. Only one banner or special event sign is allowed for each business at any given time;
3. Banners and special event signs may be displayed up to a maximum of 30 days and no more than twice per year. The frequency of displaying banners by local municipal government entity shall be subject to the permission of the city. Applicants shall indicate on the permit the number of days for banners to be displayed;
4. Banners and special event signs shall be properly secured and maintained at all times, and shall not interfere with pedestrian or vehicular movement. Banners shall not be strewn between buildings or utility poles;
5. Banners and special event signs may be used as temporary signs for the opening of a new business, or to promote special events. Banners shall be treated as temporary in nature, and shall not be perceived as permanent signs;
6. Banners and special event signs are exempt from review by the Architectural Review Board;
7. The maximum size of a banner or special event sign shall be 50 square feet;
8. The design, colors and overall appearance of the banner or special event sign shall be subject to staff review and approval. Gaudy, distasteful or cluttered-looking banners shall not be permitted; and
9. Street banners as proposed for the city as part of the strategy of the Downtown Business District shall not be subject to the requirements of this section.

(m) Painted wall and/or window signs, signs painted directly on an externally visible wall or window (including glass doors) to advertise the business in the building may be allowed only in the commercial and light industrial zoning districts, subject to division (D)(2) above and upon approval by the Zoning Administrator. Painted wall or window signs may be allowed for the purpose of advertising nationally recognized trademarks or logos, or legitimate business names, but shall not display any other pictorial scenes, free-hand advertising creations, "sale" or pricing information. A permit for a painted wall or window sign shall be granted only upon presentation of a guarantee that the sign will be well-maintained, re-painted at intervals frequent enough to guarantee its professional appearance and painted over or removed upon cessation of the business at that location.

(E) *LED (light emitting diode) signs.* LED signs are permitted within the city under the following restrictions.

- (1) *Permitted locations.* Schools, places of worship and municipal complexes.
- (2) *Sign, style, height, width and setback.* The LED portion of the sign shall be integrated into a low profile monument sign with a brick or stone base. The sign shall not exceed eight feet in height and ten feet in width, including the base and all brickwork. The sign shall be setback with a minimum of ten feet from the front property line. The LED portion of the sign may display letters only, with a maximum of three lines of text. No characters are permitted.
- (3) *LED sign area.* The maximum area of the LED sign component shall not exceed 40 square feet or 50% of the total sign area, whichever is less.
- (4) *Color and brightness control.* Message copy shall be limited to one color, white or amber on a black background. The sign shall be equipped with photosensitive equipment which automatically adjusts to the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

(5) *Minimum interval.* The sign may only display one new message per hour.

(6) *Movement restriction.* The use of animation, flashing, scrolling or blinking characters is prohibited.

(F) *Display of national, state and organizational flags.*

- (1) Review, approval and permitting;
- (2) A permit shall be required for the installation of all flag poles or flag display devices;
- (3) Applicant must submit with the permit application a scaled site plan giving the location of flagpole(s) and complete dimensional and installation engineering data;
- (4) Applicant must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation;
- (5) Height of poles, types of flags, size flags and number of flags;

(6) The maximum height above grade for a ground mounted flagpole shall be 35 feet or 15 feet above the highest point of the roof or parapet of the building for roof/wall mounted installations;

(7) United States national flags, South Carolina state flags and approved organizational flags may be flown in accordance with accepted protocol, however, no flag may be flown except in conjunction with the national flag;

(8) No individual flag may exceed 50 square feet in area;

(9) No more than three flags may be displayed from a single pole or device; no more than three flags may be displayed on a single site, lot or parcel, whether on single or multiple poles;

(10) Inclement weather/hours of darkness display;

(11) All flags to be displayed must be maintained in a neat and clean condition, free of fading colors and/or frayed edges. Flags showing obvious signs of fading or wear will be immediately replaced; and

(12) Illuminated signs located interior to a business and visible from the exterior of a business establishment shall be included as part of the total square footage of signage authorized by division (D)(2) above.

(G) *Political signs and posters.* Political signs and posters promoting the candidacy of a person or persons for elected public office may be erected or posted within the City of Goose Creek 30 days prior to a general or special election. A candidate shall be limited to one political sign per lot, and signs shall be self supporting. It shall be the responsibility of the candidate for public office, whose name or advertisement appears on the signs and posters, to remove the same within 48 hours after the closing of the polls at the general or special election. Failure to remove the signs or posters constitutes a misdemeanor, and upon conviction, shall be punishable by fine not to exceed \$500 or 30 days of imprisonment. In no case shall political signs or posters be placed, erected or posted upon any public right-of-way, easement, tree or utility pole. Political signs shall be no larger than eight square feet in residential areas, and 32 square feet in commercial and light industrial areas. It is permissible for signage to appear on both sides of the sign.

(H) *Installation of signs in wetland.* In all zoning districts, the installation of signs in wetlands shall not be permitted except by governmental entities or with the permission of governmental entities.

(I) *Prohibited signs.* Except as may be hereinafter specifically permitted, it shall be unlawful after the effective date of this chapter, or amendment thereto, for any person to erect, place or use within the city, any of the following signs in addition to the requirements of this chapter:

(1) Off-premise signs;

(2) A sign which contains any moving, rotating, animated lights, visible moving or movable parts (with the exception of time and temperature signs), or giving the appearance of animation;

(3) Stationary or abandoned vehicle signs. The parking in public view of any vehicle not in operation condition or lacking current registration shall be prohibited;

(4) Any sign which emits a sound, odor or visible matter;

(5) Signs using the words "Stop", "Danger" or any word, phrase, symbol or character in a manner that misleads, confuses or distracts a vehicle driver;

(6) Signs painted on or attached to trees, fences, rocks or natural features, telephone or utility poles or painted on the roofs of buildings visible from any public thoroughfare;

(7) Any sign towed behind a boat, raft, aircraft, helicopter or recreational vehicle;

(8) Any sign which exhibits statements, words or pictures of obscene or pornographic subjects;

(9) Inflatable signs, including balloons;

(10) Streamers, ribbons, windblown propellers, strung light bulbs, pennants, bench or furniture signs; and

(11) Visible angle or other frames supporting projecting signs, roof and canopy signs, as well as chain supports are prohibited.

(1985 Code, Art. V, § 505) (Ord. 05-008, passed 7-12-2005; Ord. 05-018, passed 11-8-2005; Ord. 17-012, passed 5-9-2017; Ord. 18-018, passed 8-14-2018) Penalty, see § 151.999

§ 151.085 LAND USE BUFFERS.

(A) *Buffers required.*

(1) Land use buffers shall be provided between all incompatible zoning districts in accordance with the provisions of this section. Buffers shall function as aesthetically pleasing visual transitional areas between land uses and shall be integrated into the overall landscape design.

(2) All sites not in compliance with this section at the time of its adoption shall be considered preexisting nonconforming and shall be required to comply with this section when there are renovations or improvements made totaling more than 50% of the reasonable replacement costs of the principle structure(s).

(B) *Purpose.* The purpose of the land use buffer is to balance the impacts of different types of land uses and to mitigate the impacts that certain land uses may impose on adjacent properties.

(C) *Location.* Buffers shall be provided along property boundaries separating zoning districts or along a delineated area on the site other than near the property boundary as approved pursuant to this section.

(D) *Buffer design standards.*

(1) *Plant material.* All buffers shall contain appropriate plant material to provide adequate screening from public view and from adjacent property. Existing trees and understory vegetation shall be retained wherever possible, with additional plantings as necessary to

achieve the required buffer. Plant material shall be designed and maintained in such a manner so as to create a naturally appearing buffer area. Within the required buffer area, plant materials and structural elements shall be designed and maintained in a staggered and undulating manner to create a more natural looking buffer. The use of native species is preferred.

(2) *Structural elements in buffers.* Structural elements, such as fences, privacy walls, berms or other elements approved by the Zoning Administrator, may also be required, depending on adjacent existing or zoned land uses. Structural elements shall be at least six feet in height, although such height may be less at specific points if required to preserve significant land forms or other aesthetically desirable features. Wood picket, rail, stockade and masonry walls and fences may be used.

(3) The type of required structure and exact placement of required plants shall be determined through the design approval process based upon the proposed use of the subject property, the uses of the adjoining properties, site lines, and any design elements established by surrounding properties. In instances of significant incompatibility in use intensity or density changes, the Zoning Administrator has the authority to amend the buffer requirements for a specific site, including the discretion to require additional buffering, including depth of buffer, density and number of trees, and/or the requirement for a structural screen.

(E) *Measurement of buffer areas.* Buffer area depth shall be measured at intervals no greater than ten feet.

(F) *Maintenance of buffers.* All buffer areas shall be maintained in good condition at all times. Trees and shrubs shall be maintained in healthy growing condition. All structural elements shall be constructed in a workmanlike manner, and well maintained in a safe and sound condition.

(G) *Buffer specifications.*

(1) Buffers shall be provided in accordance with the table and specifications listed below.

(a) *Buffer 1.*

1. A buffer 15 feet deep that shall consist of at least four canopy trees, eight understory trees, and 30 shrubs per 100 feet of buffer yard width; or

2. A buffer 20 feet deep that shall consist of at least four canopy trees, six understory trees, and 20 shrubs per 100 feet of buffer yard width; or

3. A buffer 30 feet deep wide that shall consist of at least four canopy trees, six understory trees, and 15 shrubs per 100 feet of buffer yard width.

(b) *Buffer 2.*

1. A buffer 30 feet deep that shall consist of at least five canopy trees, seven understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

2. A buffer 40 feet deep that shall consist of at least four canopy trees, five understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

3. A buffer 50 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(c) *Buffer 3.*

1. A buffer 50 feet deep that shall consist of at least five canopy trees, seven understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

2. A buffer 60 feet deep that shall consist of at least five canopy trees, five understory trees, and 15 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

3. A buffer 75 feet deep that shall consist of at least four canopy trees, four understory trees, and ten shrubs per 100 feet of buffer yard width.

(d) *Buffer 4.*

1. A buffer 75 feet deep that shall consist of at least ten canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

2. A buffer 100 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

3. A buffer 125 feet deep that shall consist of at least eight canopy trees, ten understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

4. A buffer 150 feet deep that shall consist of at least eight canopy trees, eight understory trees, and 20 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

(e) *Buffer 5.*

1. A buffer 100 feet deep that shall consist of at least 12 canopy trees, 18 understory trees, and 60 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

2. A buffer 125 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 40 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required; or

3. A buffer 150 feet deep that shall consist of at least ten canopy trees, 15 understory trees, and 30 shrubs per 100 feet of buffer yard width. In addition, a structural element shall be required.

	ADJACENT USE
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PROPOSED USE	Single-Family Residential	Multi-Family Residential	Restricted Commercial	Neighborhood Commercial	General Commercial and Institutional	General Commercial and Institutional Over 5 Acres	Light Industrial	General Industrial	Heavy Industrial
	ADJACENT USE								
PROPOSED USE	Single-Family Residential	Multi-Family Residential	Restricted Commercial	Neighborhood Commercial	General Commercial and Institutional	General Commercial and Institutional Over 5 Acres	Light Industrial	General Industrial	Heavy Industrial
Single-Family Residential (R1, R2, R3)	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 4 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet
Multi-Family Residential (R3)	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Restricted Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Neighborhood Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
General Commercial and Institutional (GC)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 30 - 50 feet	NA	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Commercial and Institutional Over 5 Acres	Buffer 3	Buffer 2	Buffer 2	Buffer 2 30 - 50 feet	Buffer 1	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
Light Industrial (LI)	Buffer 4 100 - 150 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	NA	Buffer 3 50 - 75 feet	NA
General Industrial (GI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	NA	NA
Heavy Industrial	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	NA	NA

MINIMUM PLANTING REQUIREMENTS

PLANT MATERIAL	SIZE
Canopy Tree	
Single trunk	2.5-inches caliper
	8-feet height
Understory Tree	2-inches caliper/6-feet height
Shrubs	24-inches height

(H) *Exemptions.* An application for a variance from this section may be made to the city's Zoning Board of Appeals pursuant to § 151.171. Upon approval of the variance, the property would then be exempted from meeting the requirements of this section.

(I) *Compliance review for installed buffers.* Prior to the issuance of the certificate of occupancy and one year after a certificate of occupancy has been issued, the buffer shall be reviewed by the Zoning Administrator to determine its adequacy in regard to softening and screening as required above. Where insufficient plant materials were originally installed, plant materials have died, or the buffer is otherwise deemed to be inadequate, the landowner shall remedy the problems within 30 days of receiving notice of inadequacy.

(1985 Code, Art. V, § 506) (Ord. 13-007, passed 9-10-2013; Ord. 16-010, passed 7-12-2016; Ord. 2021-005, passed 2-9-2021)

§ 151.086 PARKING AND LOADING SPACE.

Paved off-street automobile parking shall hereafter be required in all zoning districts at the time of initial construction of any principal building, or when changes in a principal building require more parking. Off-street parking shall have direct access to a street and shall in all respects conform to this chapter.

(A) *Required space.* The minimum number of off-street parking spaces, or loading spaces, shall be calculated on the basis of land use, or use of the principal building, as specified in Columns 2 and 3 of Appendix A. The number of off-street parking spaces shall not exceed 150% of the required minimum number of spaces. The parking spaces which are above 125% of the required minimum are to be made of a semi-pervious material approved by the Zoning Administrator. For those uses not specifically identified in the annexation, required space shall be determined by the Zoning Administrator.

(B) *Application of parking requirements.*

(1) All required parking spaces shall be located on the same lot with the principal building or use, except as provided in division (D) below.

(2) In the case of mixed or joint use of a building or lot, the required spaces shall be equal to the sum of the spaces required for each use individually. However, where the peak operating hours of adjoining uses do not overlap, the uses may share up to 50% of required parking spaces.

(3) Uses not specifically listed in Appendix A shall require parking spaces equal to a listed use of similar parking demand generation, as determined by the Administrator.

(4) The total number of spaces required may be reduced up to 10% when the reduction is warranted by unusual circumstances, as determined by the Administrator.

(5) The number of employees used for determining parking requirements shall be the average number on the shift of greatest employment.

(6) If fractional numbers result from parking space computations, the next highest whole number (as to number of spaces required) shall be used.

(C) *Area and paving required for parking spaces.* Each automobile parking space shall measure nine feet by 18 feet minimum (162 square feet), excluding any aisle or maneuvering space. However, the paved length of a 90-degree parking stall may be reduced to 17 feet, provided that the curbing or anchored concrete wheel stops are furnished at the edge of paving to allow the vehicle to overhang a landscaped area of at least five feet in width. Parking stall length shall not be reduced where the vehicle would overhang a sidewalk. Areas in public rights-of-way shall not be used in providing parking or maneuvering space. Curb cuts shall be specified in § 151.082(F). (2) Parking plans shall be submitted in the form of a scale drawing of the proposed parking and loading spaces, with landscaped areas and demonstrated conformance with these regulations. Approved parking spaces shall be paved.

(D) *Exceptions to off-street parking areas.* Required off-street parking for one and two-family residences shall be located on the same lot as the principal building served. In unusual circumstances or hardships, however, the Commission may approve off-site parking for all other permitted areas, provided the parking area is not more than 300 feet from the principal building or use served, and that the owner of the parking site relinquishes development rights of the property until parking is provided elsewhere. Where the off-site parking is proposed, recorded covenants as to parking use and development rights shall be provided.

(E) *Joint use off-street parking areas.* Two or more principal uses may utilize a common off-street area in compliance with divisions (B)(2) and (D) above. Total spaces required may be reduced by the Commission if a reduction is warranted by the particular grouping of uses.

(F) *Off-street loading area required.* Areas suitable for loading and unloading motor vehicles in off-street locations, and specifically designated for this purpose, shall be required upon initial construction, alteration or conversion of any building intended for commercial, industrial or governmental purposes. The off-street loading area shall have access to a public street and be provided as specified in Appendix A in addition to the preceding off-street parking requirements.

(G) *Area required per loading space.* Each off-street loading space shall be at least 12 feet wide, 40 feet long and 14 feet high, maintained clear of obstructions at all times.

(H) *Location of off-street loading areas.* Off-street loading areas shall be located on the same lot as the structure served, and in no case counted as part of the off-street parking requirements.

(I) *Adequacy of off-street loading area.* Whether specified in this chapter or not, all uses shall provide off-street loading areas sufficient for their requirements that no vehicle being loaded or unloaded shall stand in, nor project into, any public way.

(J) *Fire lanes required.* Commercial or light industrial facilities which have a floor area greater than 7,000 square feet or whose setback is 100 feet or greater from the road right-of-way, are required to establish and maintain fire lanes in compliance with § 3-2 of the State Fire Code. Fire lanes must be a minimum of 20 feet in width and be posted with signs which specifically state "No Parking - Tow Away Zone".

(K) *Parking requirements for the disabled person(s).* All governmental buildings, public buildings, commercial facilities and places for public uses, including churches and private clubs, with the exception of single-family and two-family residences, shall have parking spaces designated and signs posted in accordance with the following requirements.

(1) The international symbol of access to the physically disabled person(s) shall be permanently displayed (marked) on the ground for parking spaces that are reserved for such use. In addition, a sign bearing the international symbol of access to the physically disabled person(s) shall be posted facing each reserved parking space for the disabled person(s). Examples of the signs included one foot by one and one half foot in dimension, with the international symbol and "reserved parking" clearly marked on the sign.

(2) Parking spaces shall measure 13 feet by 18 feet minimum (234 square feet), including a five feet minimum access aisle. Parking spaces for the disabled person(s) shall be near main building entrances. Parking spaces and passenger loading zones for the disabled person(s) shall be as follows.

(3) Parking spaces and passenger loading zones for the disabled person(s):

<i>Total Spaces Or Zones</i>	<i>Required Number To Be Reserved For The Disabled Persons(s)</i>
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000
One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (eight feet) wide minimum and shall be designated "van accessible".	

(1985 Code, Art. V, § 507) (Ord. 90-16, passed 9-11-1990; Ord. 96-009, passed 9-10-1996; Ord. 2021-004, passed 2-9-2021)

§ 151.087 DEVELOPMENT IMPACT FEE.

(A) *Title.* This section shall be referred to as the "Development Impact Fee Ordinance for the City of Goose Creek, South Carolina."

(B) *Authority.* This section is adopted pursuant to and in compliance with the authority of the South Carolina Development Impact Fee Act, Code of Laws of South Carolina, Title 6, Article 9, Chapter 1 (the "Act"), and is to be interpreted in accordance with such Act, or as it may be amended in the future.

(C) *Findings.* The City of Goose Creek City Council hereby declares that:

(1) Adequate general government, police, fire protection, public works and parks and recreation facilities and equipment are vital and necessary to the health, safety, welfare and prosperity of the city and its citizens. Substantial growth and new construction is taking place within the city and is anticipated to continue. This growth creates substantial need for new infrastructure capacity. Meeting these needs is very costly; however, failure to do so will result in an inadequate system of facilities and equipment to accommodate anticipated demand. This would make the city a less desirable place to live and do business.

(2) To the extent that future growth and new construction in the city place demands on general government, police, fire protection, public works and parks and recreation facilities and equipment, those demands and needs should be met by shifting a portion of the capital costs for providing new capacity to serve new development, which creates, in whole or in part, these demands and needs.

(3) The Planning Commission recommended to City Council to adopt the impact fee rates as defined by the City of Goose Creek Development Impact Fee Study Report and Capital Improvement Plan dated June 26, 2018, with projects eligible for impact fee funding from FY2019 - FY2028.

(4) This section is enacted to implement the findings and recommendations of the City of Goose Creek Development Impact Fee Study Report and endorse the list of capital projects eligible for impact fee funding in the City of Goose Creek Capital Improvements Plan.

(5) The impact fees prescribed in this section are equitable, do not impose an unfair or disproportionate burden on developers and new construction, and are in the best interests of the general welfare of Goose Creek and its citizens.

(6) New facilities or equipment eligible for development impact fee funding will benefit all new development or redevelopment in city limits. Therefore, it is appropriate to treat the entire city as one service area for calculating, collecting and spending development impact fees.

(7) This section provides the procedures for timely processing of applications for determination of appropriate development impact fees applicable to all development inside city limits subject to the impact fees, and for the timely processing of applications for individual assessment of development impact fees, credits or reimbursements allowed or paid.

(8) The maximum allowable recreation impact fee determined in the City of Goose Creek Development Impact Fee Study Report has been reduced by 54% for the general development impact fee schedule summarized in Exhibit A of this chapter, setting the fees at 46% of the maximum amount to provide a reasonable fee for residential investment and to ensure that the impact fees collected do not exceed the cost to provide capital facilities that accommodate new development.

(9) Property for which a valid building permit has been issued prior to the effective date of this section shall not be subject to the updated development impact fees.

(D) *Definitions.* The following definitions apply within this ordinance consistent with the provisions set forth in the South Carolina Development Impact Fee Act, or as it may be amended in the future. Where terms are not defined, the definitions used in the City of Goose Creek Code of Ordinances shall apply:

AFFORDABLE HOUSING. Housing affordable to families whose incomes do not exceed 80% of the median income for the service area or areas within the jurisdiction of the city.

BUILDING PERMIT. A permit issued for construction on or development of land.

CAPITAL IMPROVEMENT. Improvements with a useful life of five years or more, by new construction or other action, which increase the service capacity of the public facility. Public facility categories for the purpose of this section include general government, police, fire protection, public works and parks and recreation facilities and equipment.

CAPITAL IMPROVEMENTS PLAN (CIP). A multi-year planning tool used to identify capital projects and coordinate financing and implementation. The plan also identifies capital improvements for which impact fees may be used as a funding source.

CERTIFICATE OF OCCUPANCY. A certificate allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with the City of Goose Creek Code of Ordinances and all other applicable regulations.

CREDITS. Impact fee deductions allowed to a fee payer for eligible off-site capital improvements funded by the fee payer.

DEVELOPER. An individual, corporation, partnership or other legal entity undertaking new development.

DEVELOPMENT. Construction or installation of a new building or structure, or a change in use of an existing building or structure, any of which creates additional demand and need for public facilities (i.e., general government, police, fire protection, public works and parks and recreation facilities and equipment). A building or structure shall include, but not be limited to, modular buildings and manufactured housing. Development does not include alterations made to existing single-family homes.

DEVELOPMENT APPROVAL. A document that authorizes the commencement of a development.

DEVELOPMENT IMPACT FEE. A financial payment imposed as a condition of development approval to pay a proportionate share of the cost for certain off-site system improvements needed to accommodate future growth. Development impact fees (or "impact fees") are collected by the city for general government, police, fire protection, public works and parks and recreation facilities and equipment.

DWELLING UNIT. Shall include the definitions for **DWELLING** as follows: duplex; group dwelling; group care dwelling; manufactured housing unit; multi-family dwelling; single-family dwelling; and townhouse dwelling contained in the City of Goose Creek Zoning Ordinance.

FEE PAYER. A fee payer is any person who, after the effective date of this section, seeks to develop land by applying for the issuance of a building permit, or other development permit, subject to development impact fees.

FIRE PROTECTION IMPACT FEE. A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the fire protection system identified to serve new development.

MUNICIPAL FACILITIES AND EQUIPMENT IMPACT FEE. A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the municipal facilities and equipment system identified to serve new development: police, fire, and government services associated with managing growth (i.e., planning and development, public services, and the administrative offices), and parks and recreation.

OFF-SITE IMPROVEMENTS. Capital improvements located outside of the boundaries of a development that are required to serve the development's proportionate share of future year system demands and needs.

PROPORTIONATE SHARE. The portion of system improvements costs for public facilities determined in the City of Goose Creek Development Impact Fee Study Report that reasonably relates to the service demands and needs of the development.

PUBLIC FACILITIES. Improvements to and/or construction of capital improvements identified in the City of Goose Creek Capital Improvements Plan, or the City of Goose Creek Development Impact Fee Study Report as described in division (E) hereof. Public facilities for the purpose of this section shall include general government facilities and equipment (including administration; law enforcement; fire protection; and public works) and parks and recreation facilities and equipment.

RECREATION IMPACT FEE. A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the recreation system identified to serve new development.

SERVICE AREA. A defined geographic area in which specific public facilities provide service to development within the area defined.

SQUARE FOOTAGE. The total floor space within the exterior walls of a building not including space in cellars or basements.

SYSTEM IMPROVEMENT. A capital improvement to a public facility which is designed to provide service to a service area.

SYSTEM IMPROVEMENT COSTS. The costs incurred for construction and reconstruction of system improvements, including design, acquisition, engineering and other costs attributable to the improvements, and also including the cost of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) Construction, acquisition, or expansion of public facilities other than capital improvements eligible for impact fee funding that are identified in the City of Goose Creek capital improvements plan;

(b) Repair, operation or maintenance of existing or new capital improvements;

(c) Upgrading, updating, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

(d) Upgrading, updating, expanding or replacing existing capital improvements to provide better service to existing development;

(e) Administrative and operating costs of the governmental entity; or

(f) Principle payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements eligible for impact fee funding that are identified in the City of Goose Creek capital improvements plan.

(E) *Supporting documentation.*

(1) This section is based upon the conclusions and recommendations presented in the City of Goose Creek development impact

fee study report, and City of Goose Creek capital improvements plan, prepared consistent with the provisions set forth in the act. Both documents are on file in the city's Clerk of Council Office and are incorporated into this section by reference.

(2) All development impact fees collected pursuant to this section shall be used to implement any or all of the public facilities deemed eligible for impact fee funding identified in the City of Goose Creek capital improvements plan as prioritized therein.

(F) *Jurisdiction.* A development impact fee shall apply to all new development or redevelopment located within city limits, including those locations annexed by the city in the future.

(G) *Application and exemptions.* The provisions of the section shall apply to all new development or redevelopment within city limits for which a building permit or development approval is required except for the following:

- (1) Rebuilding the same amount of floor space of a structure that was destroyed by fire or other natural catastrophe;
- (2) Remodeling or repairing a structure with the same use of land that does not result in an increase in the number of service units or place new demand on general government, police, fire protection, public works and parks and recreation facilities and equipment;
- (3) Replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the amount of demand for facilities and services generated by the new residential unit does not increase;
- (4) Placing a construction trailer or temporary office on a lot during the period of construction on the same lot;
- (5) Construction of an addition to a residential structure that does not increase the amount of demand for facilities and services generated by the same use of land;
- (6) Adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates new demand for general government, police, fire protection, public works and parks and recreation facilities and equipment;
- (7) All or part of a particular development project if:
 - (a) The project is determined to create affordable housing; and
 - (b) The exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;
- (8) Constructing a new elementary, middle or secondary school; and
- (9) Constructing a new volunteer fire department.

(H) *Determination of fees.*

(1) *General provisions.*

(a) The City Finance Department shall determine and collect all development impact fees administered within city limits.

(b) Upon the effective date of this section, development impact fees shall be charged to new development or redevelopment in accordance with the procedures set forth in this section. The fees to be collected for a development will be determined at the time of application for a building permit. If the development is one that does not require a building permit, the impact fee for the development will be determined at the time of development approval. No building permit or development approval shall be issued for any development requiring the payment of development impact fees until the fees have been remitted to the City Finance Department, or in the case of affordable housing, the appropriate financial guarantees have been filed with the City Finance Director. Payment of such fees shall not relieve the developer from obligations to comply with any other applicable city ordinances, regulations or requirements prior to receiving a certificate of occupancy.

(c) All monies paid by the fee payer pursuant to this ordinance shall be identified as development impact fees and promptly deposited in the appropriate development impact fee trust fund described under division (I) of this section.

(d) For the purpose of calculating development impact fees, the use of land types assumed in the General Development impact fee schedule of this section (i.e., Exhibit A) shall be defined in accordance with the definitions contained City of Goose Creek development impact fee study report as follows:

1. *Single family.* Detached and attached one-unit dwellings.
2. *Multi-family.* All attached multi-family dwellings including duplexes and condominiums.
3. *Commercial.* All commercial, retail, educational, and hotel/motel development.
4. *Office.* All general, professional, and medical office development.
5. *Industrial.* All manufacturing and warehouse development.

(e) Payment of development impact fees according to the general development impact fee schedule (i.e., Exhibit A), or independent impact fee calculation study as provided for in this section, shall constitute full and complete payment of the new development's proportionate share of public facilities costs.

(f) A developer may negotiate and contract with the city to provide facilities or services in lieu of payment of development impact fees in accordance with Section 6-1-1050 of the Act.

(2) *General government facilities and equipment impact fee formula.* General government facilities and equipment impact fees (including administration, police, fire protection, and public works) collected within city limits shall be in accordance with one of the following formulas:

<i>Land Use</i>	<i>A</i> <i>Cost Per Capita</i>	<i>B</i> <i>Densit y</i>	<i>C= A x B</i> <i>Base Fee</i> ¹	<i>D= C x 0.02</i> Admin Charge ^{1, 2}	<i>E = C + D</i> Total Fee ¹	<i>E/1,000</i> Fee per <i>Sq. Ft.</i>
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<i>Land Use</i>	<i>A</i> <i>Cost Per Capita</i>	<i>B</i> <i>Densit y</i>	<i>C= A x B</i> <i>Base Fee</i> ¹	<i>D= C x 0.02</i> Admin Charge ^{1, 2}	<i>E = C + D</i> Total Fee ¹	<i>E/1,000</i> Fee per <i>Sq. Ft.</i>
<i>Residential</i>						
Single family unit	\$932	2.70	\$2,517	\$50	\$2,567	
Multi-family unit	\$932	2.03	\$1,888	\$38	\$1,926	
<i>Non-residential</i>						
Commercial	\$289	2.00	\$578	\$12	\$590	\$0.59
Office	\$289	1.52	\$439	\$9	\$448	\$0.45
Industrial	\$289	0.90	\$260	\$5	\$265	\$0.27

¹ Fee per dwelling unit (residential) or per 1,000 square feet (non-residential).

² Administrative charge of 2.0% for:

- (a) Legal, accounting, and other administrative support; and
- (b) Impact fee program.

Administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

A *Cost per Capita*. The estimated cost per resident or worker to provide public facilities and equipment.

B *Density*. The estimated number of persons per dwelling unit or employee space ratio.

C *Base fee*. The cost per capita multiplied by the density assumptions.

D *Administration charge*. The assumed administrative charge of 2.0% for:

- (a) Legal, accounting, and other administrative support; and

- (b) Impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

E *Total Fee*. the sum of the Base Fee plus the Administration Charge.

E/1,000 For commercial development, the total fee per 1,000 square feet of development.

(3) *Recreation impact fee formula*. Recreation impact fees collected within city limits shall be in accordance with the following formula:

<i>Land Use</i>	<i>A</i> <i>Cost Per Capita</i>	<i>B</i> <i>Densit y</i>	<i>C= A x B</i> Base Fee ¹	<i>D= C x 0.02</i> Admin Charge ^{1, 2}	<i>E = C + D</i> Total Fee ¹
<i>Residential</i>					
Single family	\$249	2.70	\$673	\$13	\$686
Multi-family	\$249	2.03	\$504	\$10	\$514

¹ Fee per dwelling unit (residential) or per 1,000 square feet (non-residential).

² Administrative charge of 2.0% for:

- (a) Legal, accounting, and other administrative support; and
- (b) Impact fee program.

Administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

A *Cost per Capita*. The estimated cost per resident or worker to provide public facilities and equipment.

B *Density*. The estimated number of persons per dwelling unit or employee space ratio.

C *Base fee*. The cost per capita multiplied by the density assumptions.

D *Administration charge*. The assumed administrative charge of 2.0% for:

- (a) Legal, accounting, and other administrative support; and

- (b) Impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

E *Total Fee*. the sum of the Base Fee plus the Administration Charge.

E/1,000 For commercial development, the total fee per 1,000 square feet of development.

(4) *Determining general government facilities and equipment impact fees*. The amount of general government facilities and equipment impact fees attributable to a specific development shall be determined through the following process:

- (a) Verify the type and number of new residential dwelling units or the type and intensity of new nonresidential square footage or other use of land measuring criteria for which the building permit is being sought;
- (b) Determine the applicable use of land category and impact fee per unit set forth in Exhibit A (as applicable) of this chapter; and
- (c) Multiply the development impact fee rate for the specified use of land category by the number of net new units or net new square footage within the development (as applicable) and the average persons per household or employee space ratio estimate (as applicable in the City of Goose Creek Development Impact Fee Study Report).

(5) *Determining recreation impact fees*. The amount of recreation impact fees attributable to a specific development shall be determined through the following process:

- (a) Verify the type and number of new residential dwelling units for which the building permit is being sought;
 - (b) Determine the applicable residential dwelling unit category set forth in Exhibit A (as applicable) of this section; and
 - (c) Multiply the development impact fee rate for the residential dwelling unit category by the number of net new units within the development and the average persons per household estimate.
- (6) *Special cases.* The city shall take the following special cases into account when calculating development impact fees for a building permit application:

(a) When an application for a building permit has been made that contains two or more uses of land in any combination, including two or more uses of land within a single building or structure, the total development impact fee assessment shall be the sum of the products, as calculated above, for each use of land unless an independent impact fee calculation is performed, and approved for use by the City Administrator, or its designee, consistent with divisions (1) through (5) of this division (as applicable).

(b) In the case of a change, redevelopment or modification of a use of land which requires a building permit, and which is not exempted from development impact fees under division (G) of this ordinance, the impact fee calculation shall be based upon the net increase in new or proposed use of land as compared to the existing or previous use of land.

(c) In the case of a demolition or termination of an existing use or structure, development impact fees for future redevelopment shall be based upon the net increase in development impact fees for the new or proposed use of land as compared to the existing actual active previous use of land since its original occupancy. Credit for the prior use shall not be transferable to another location.

(d) In the case of relocating an existing use of land, development impact fees shall be assessed to the relocated use at its new location. Future redevelopment of the old location from which the use was removed will receive a credit against development impact fees assessed equal to the impact fees that would have been assessed against the relocated use. Credits shall not be transferable to the new location.

(e) Before a building permit application may become eligible for the provisions set forth in divisions (H)(6)(b) through (d), a developer shall provide reasonably sufficient evidence that a previous use of land had been actively maintained on the site within 12 months of the date of application for a building permit. Such evidence may include proof of utility records, records for the use sought to be shown, business license records or other documentation.

(f) Any claim of existing or previous use must be made no later than the time for application of a building permit. Any claim made after such time shall be deemed invalid.

(I) *Impact fee trust funds.*

(1) Development impact fees collected pursuant to this section shall be kept separate from other revenue of the city. There shall be one trust fund established for each development impact fee category depicted in Exhibit A of this chapter: general government and parks and recreation facilities and equipment. All development impact fees collected shall be properly identified by property address noted on the approved building permit and by the appropriate trust account.

(2) Any funds on deposit not immediately necessary for expenditure shall be maintained in an interest-bearing account prior to expenditure on recommended projects. Interest earned on development impact fees in deposit must be considered revenue to the trust fund account for which income is earned and must be subject to all restrictions placed on the use of development impact fees pursuant to this section.

(J) *Limitation on expenditures of funds collected.*

(1) *Eligible system improvement costs.* Funds from development impact fee trust accounts shall be expended only for the public facilities and system improvements identified as eligible for impact fee funding in the City of Goose Creek Capital Improvements Plan, incorporated herein by reference. No funds shall be used for administrative or operating costs associated with imposing any of the development impact fees. Eligible components of a public facility may include, but are not limited to, the following:

- (a) Design and construction plan preparation;
- (b) Right-of-way acquisition;
- (c) Construction of new facilities, structures, or amenities that provide additional capacity;
- (d) Purchase of new equipment (greater than \$100,000 purchase price) that provide additional capacity;
- (e) Construction of new drainage facilities associated with capital improvements;
- (f) Purchase and installation of traffic signalization; and
- (g) Principle payments, interest and other finance charges on bonds or other indebtedness issued by or on behalf of the city for financing any or all public facilities.

(2) *Rationale nexus test.* The city's Finance Director, or its designee, shall make an annual report to the City Council and publish this report for access by the general citizenry showing where development impact fees have been collected and what projects have been funded with these revenues. The Council shall consider this report and whether the fees are being spent for the benefit of new development within its limits. If the Council determines that this is not the case, then it shall adjust the City of Goose Creek Capital Improvements Plan and other projected capital expenditures to correct the condition.

(3) *Expenditure of funds.* Development impact fee funds shall be expended in the order in which they were collected. The disbursement of such funds shall require approval of the City Council, upon recommendation of the City Administrator or its designee.

(4) *Reimbursement.* Impact fee funds not obligated for expenditure within three years of the date that they are scheduled to be expended in the City of Goose Creek Capital Improvements Plan shall be returned, with actual interest earned, to the record owner of the property for which the fees were collected, on a first-in, first-out basis.

(K) *Credits/reimbursements.*

(1) *General provisions.*

(a) A developer shall be entitled to a credit against development impact fees assessed pursuant to this section, assuming the same discount rates applied to maximum allowable impact fees presented in this section for the various impact fee categories, for city-approved monetary or in-kind contributions toward some or all of the public facilities included in the City of Goose Creek capital improvements plan that are eligible for impact fee funding.

(b) Development impact fees shall not be imposed on a fee payer or developer who has entered into a credit agreement with the city for certain contribution, payment, construction or dedication of land up to the cash value of the specific improvements identified within the agreement. Any difference between total development impact fees due, by impact fee category, for the development and the cash value of the executed credit agreement remain eligible for collection pursuant to the rules and requirements of this section.

(c) Any request for development impact fee credit or reimbursement shall be submitted to the City Administrator prior to issuance of a building permit.

(2) *Application for credit agreement.*

(a) The determination of the amount of any credit shall be undertaken through submission of an application for credit agreement, which shall be submitted through the City Finance Department for review by the City Administrator, or its designee.

(b) The application for credit agreement shall include the following information:

1. The following documentation must be provided if the proposed application involves a credit for any cash contribution:

- A. A certified copy of the development approval in which the contribution was agreed; and
- B. Proof of payment (if already made); or
- C. Proposed method of payment (if not already made).

2. The following documentation must be provided if the proposed application involves credit for dedication of land:

- A. Drawing and legal description of the land;
- B. The appraised fair market value of the land at the date a building permit application is sought for the use of land, prepared by a professional Real Estate Appraiser who is a member of the member Appraisal Institute (MAL) or who is a member of Senior Residential Appraisers (SRA); and
- C. A certified copy of the development permit in which the land was agreed to be dedicated (if applicable).

3. The following documentation must be provided if the proposed application involves credit for construction:

A. The proposed construction documents of the specific construction project prepared and certified by a duly qualified and licensed engineer in the State of South Carolina;

B. The projected costs for the suggested improvements, which shall be based on local information for similar improvements, along with the construction schedule for the completion of said improvements. Such estimated cost shall include construction or reconstruction of the project; the cost of labor and materials; the cost of all lands, property, rights, easements and franchises acquired; financing charges or interest prior to and during construction and for one year after completion of construction; costs of plans and specifications; surveys of estimates of costs and revenues; costs of professional services; and all of the expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.

C. Within 14 days of receipt of the proposed application for credit agreement, the City Finance Director, or its designee, shall determine if the application is complete. If it is determined that the proposed agreement is not complete, the City Finance Director shall send written notification to the applicant outlining the deficiencies. The city shall take no further action on the proposed application for credit agreement until all such deficiencies have been corrected or otherwise settled.

D. Once the City Finance Director determines the proposed application for credit agreement is complete, it shall be reviewed within 30 days by a committee of designated staff composed of the City Administrator, City Finance Director, City Planning Director, and the Department Head for the impact fee category under consideration (either the Recreation Director for the recreation impact fee, the Fire Chief for the fire protection impact fee, the Director of Public Works). Together, this group will be known as the Development Impact Fee Credit Review Committee.

E. If the application for credit agreement is approved by the development impact Fee Credit Review Committee, a credit agreement shall be prepared and signed by the applicant and the City Administrator. It shall specifically outline the contribution, payment, construction or land dedication; the time by which it shall be complete, dedicated or paid, and any extensions thereof; and the dollar credit the applicant shall receive for the contribution, payment or construction against development impact fees. Any credit agreement shall be limited to the impact fee dollars owed for the project, by the developer, for the impact fee category under consideration, unless City Council decides to entertain a credit agreement in excess of fees owed that may be transferred to another project of the same developer in the same service area (see division (C)(3) for definition of **SERVICE AREA**). The agreement may also include provisions for rescinding the credit and issuing stop work orders if the dedication and/or work and/or construction are not timely accomplished.

F. A fee payer affected by the decision of the Credit Review Committee regarding credits may appeal such decision pursuant to division (M)(1) of this section.

(L) *Penalties.* City Council shall have the following remedies, which may be exercised individually or collectively, for collecting development impact fees. The failure to pursue any remedy at any time shall not be deemed as a waiver of city rights to pursue any remedy at such other time as may be deemed appropriate.

(1) *Interest and penalties.* The city may, at its discretion, add to the amount of calculated development impact fees due prior to award of a certificate of occupancy, reasonable interest and penalties for nonpayment or late payment of required funds. Penalties for unpaid development impact fees shall be administered consistent with the city's Code of Ordinances, which declares the violation a penalty subject to a fine not to exceed \$500 or imprisonment not to exceed 30 days. Each day of violation shall be deemed a separate offense.

(2) *Withholding certificate of occupancy.* The city may withhold a certificate of occupancy until full and complete payment has been made by the developer of development impact fees due for the development.

(3) *Lien.* The city may impose a lien on the developer's property for failure of the developer to pay required development impact fees in full.

(4) *Other.* The city may pursue the collection of the development impact fees, including interest, by way of civil process in the Court of Common Pleas for Berkeley County.

(M) *Appeal process.* A developer shall have the following rights for appeal of development impact fees imposed by the city on their development pursuant only to this section:

(1) *Administrative appeal.*

(a) A developer may file an administrative appeal with the City Administrator regarding the payment of development impact fees, independent calculation of impact fees, or credits or reimbursements by filing a written notice of appeal. Said notice shall be filed within 30 days of the decision sought to be appealed. The filing of an appeal will immediately halt the building permit application process, unless the developer posts a bond or submits an irrevocable letter of credit for the full amount of the development impact fees as calculated by the city to be due. All notices of appeal shall include a full explanation of the reasons for the appeal, specifying the grounds therefore, and containing any documentation that the developer desires to be considered. The appeal shall contain the name and address of the developer filing the appeal and shall state their capacity to act as a representative or agent if they are not the owner of the property to which impact fees or credits pertain.

(b) Within 30 days following receipt of the written notice of appeal, the city administrator will review the appellant's written report, supporting documentation and departmental staff reports. The 30 day review period may be extended if additional information is needed from the appellant in order to render a decision. Upon completion of the administrative review, the City Administrator will provide a written response to the appellant constituting a final administrative determination.

(c) Any person desiring to appeal the final administrative determination of the City Administrator regarding payment of development impact fees or credits shall file a written notice of appeal to the City Council. Said notice of appeal to City Council shall be filed with the Clerk of City Council within 15 days following receipt of the final administrative determination. Receipt shall be construed to have occurred when the final administrative decision is deposited in the United States mail postage prepaid to the person whose name and address is identified in the original notice of appeal.

(d) The City Clerk of Council will schedule all impact fee appeals for the first City Council meeting following ten days from receipt of the written notice of appeal to the City Council. Postponements of the City Council appeal date may be granted by the City Administrator if they are requested in writing at least ten days in advance of the scheduled City Council meeting date.

(e) When an appeal is scheduled for oral presentation before the City Council, the appellant and city staff shall each be given ten minutes at the oral argument to present the appeal and to discuss the submitted written record.

(2) *Payment under protest.* A fee payer may pay development impact fees under protest. Payment under protest does not preclude the developer from filing an administrative appeal nor is the fee payer estopped from receiving a refund of an amount considered to have been collected illegally. A fee payer, at its option, may also post a bond or submit an irrevocable letter of credit for the amount of development impact fees due instead of making a cash payment under protest, pending the outcome of an appeal.

(3) *Mediation.* City Council shall provide for mediation by a qualified independent party, upon voluntary agreement by both the developer and the city, to address a disagreement related to development impact fees calculated by the city. Neither a request for, nor participation in, mediation shall preclude a fee payer from pursuing other developer rights or remedies otherwise available by law.

(N) *Refunds.*

(1) *General provisions.*

(a) Funds not obligated for expenditure within three years of the date that they are scheduled to be expended in the City of Goose Creek capital improvements plan shall be refunded to the record owner of property for which the impact fees were paid, with actual interest earned, on a first-in, first-out basis. For the purpose of determining whether fees have been spent or encumbered, the first money placed in a trust fund account shall be deemed to be the first money taken out of that account when withdrawals have been made.

(2) *Refund process.*

(a) The owner of property eligible for a refund of one or more development impact fee payments shall submit to the City Finance Director a notarized sworn statement that the person is the current owner of the property for which a refund is due, a certified copy of the latest recorded deed, and a copy of the most recent ad valorem tax bill for the property.

(b) When a right to a refund exists, the city shall send a refund to the current owner of record within 90 days after it is determined by City Council that a refund is due.

(c) All refunds shall include the pro rata portion of the interest earned while on deposit in the specific development impact fee trust account.

(d) A record owner of property for which one or more development impact fee refunds are due has standing to sue for such refund pursuant to Section 6-1-1020(D) of the Act if there has not been a good-faith effort towards a timely payment of a refund pursuant to division (b) of this division (N)(2).

(O) *Review.*

(1) City Council shall be responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated and spent during the preceding fiscal year. This may be done as part of the city's annual budget.

(2) The city's planning commission shall be responsible for a holistic review and update of the City of Goose Creek development impact fee study report, City of Goose Creek capital improvements plan in support of a development impact fee study in goose creek, and the development impact fee ordinance for the City of Goose Creek on the same review cycle as the City of Goose Creek

comprehensive plan.

(P) *Termination of development impact fee.* Development impact fees for the City of Goose Creek shall be terminated within 15 years after the effective date of this section, or when sufficient fees have been collected to fund all of the projects eligible for development impact fee funding that are identified in the City of Goose Creek Capital Improvements Plan, whichever shall first occur, unless:

(a) City Council adopts a revised City of Goose Creek Development impact fee study report or amends the City of Goose Creek capital improvements plan for a subsequent amount of time; or

(b) City Council adopts an updated development impact fee ordinance for the City of Goose Creek pursuant to the substantive and procedural requirements set forth in the South Carolina Development Impact Fee Act, as amended.

(Q) *Liberal construction.* The provisions of this section shall be liberally construed to effectively carry out its purpose in the interest of further promoting and protecting public health, safety, welfare and convenience.

(1985 Code, Art. V, § 508) (Ord. 88-12, passed 12-13-1988; Ord. 95-002, passed 3-14-1995; Ord. 118-014, passed 7-10-2018)

§ 151.088 MURALS ON PRIVATE PROPERTY.

(A) *Purpose.* This chapter is intended to enact a process and procedures for the installation of original art murals on private property and further the public interest by:

- (1) Encouraging artistic expression;
- (2) Fostering a sense of pride;
- (3) Preventing vandalism at mural sites through the installation of murals that vandals are reluctant to disturb;
- (4) Visually activating dormant walls on commercial enterprises.

(B) *No commercial advertising murals.* The city may consider the installation of murals and, at the same time, wishes to prevent the proliferation of off-site commercial signs. Therefore, the city's mural regulations do not allow commercial advertising.

(C) *Objectives of mural ordinance.* Mural regulations also promote public safety and welfare by ensuring the following objectives are achieved:

- (1) The design, construction, installation, repair, and maintenance of such displays will not interfere with traffic safety or otherwise endanger public safety.
- (2) Regulation will provide reasonable protection to the visual environment by controlling the size, height, spacing, and locations of such displays.
- (3) The public will enjoy the aesthetic benefits of being able to view such displays in numbers and sizes that are reasonably and appropriately regulated.
- (4) To impose permit requirements and regulations for murals.
- (5) The design of such murals will relate to one of two subject areas, including:
 - (a) "Creek Life" and what it means to live in Goose Creek;
 - (b) Goose Creek's natural beauty and environment.

(D) *Definition.* A **MURAL** means a painting or artwork temporarily or permanently affixed to an exterior commercial building wall, which can be seen from the public right-of-way, and is distinguished from signage in that it does not advertise a business, commercial endeavor, or product sold or offered on the site or off-site.

(E) *Permit required.*

- (1) It is unlawful for any person, firm, or corporation to authorize, erect, construct, maintain, move, alter, change, place, suspend, or attach any mural within the city without first obtaining the necessary permits.
- (2) An application for a mural shall be submitted to the city's Planning and Zoning Department to be assessed by city staff for compliance with this code. The application shall include a written maintenance plan for the long term care of the mural.
- (3) Applications for short-term, "event specific" murals may also be approved, with a time duration as established by city staff. All fees, permits, procedures, and requirements as otherwise specified in this chapter shall apply to short-term event specific murals.

(F) *Procedure.* The Planning and Zoning Department shall submit the mural application to the Cultural Arts Commission (CAC) who shall review the proposal, solicit public comment, and decide to approve, approve with conditions or deny the application.

(G) *Requirements.* Upon a change of ownership of the property to which a mural is installed, the new owner may, at the owner's election and without the need for permission from the city, terminate the covenant and remove the mural, subject to the provisions of this chapter.

(H) *Regulations.* An approved mural shall comply with all the provisions of this section:

- (1) Any alteration to an approved mural shall require approval in accordance with the procedures listed above. An "alteration" includes any change to a permitted mural, including, but not limited to, any change to the image(s), materials, colors, or size of the permitted mural. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time or that result from the maintenance or repair of the mural. Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or as a result of vandalism.
- (2) No part of a mural shall exceed the height of the structure to which it is tiled, painted, or affixed.

(3) No part of a mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed.

(4) Unless otherwise authorized by the Cultural Arts Commission upon making findings of no resulting impacts, no mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours.

(5) No mural shall be placed on a residentially zoned lot.

(6) No mural shall be arranged and illuminated in a manner that will produce light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.

(7) A mural shall not be installed without the final authorization of the Goose Creek Cultural Arts Commission.

(l) *Violations.*

(1) *Nuisance.* Any mural created and installed without city approval pursuant to this chapter, or any mural that is not maintained in accordance with the approved maintenance plan, is and shall be deemed "graffiti" and is a public nuisance pursuant to § 137.01(B), subject to abatement pursuant to § 137.22 and the specific penalties and remedies enumerated herein, including without limitation collection by lien or special assessment.

(2) *Administrative citation.* Any person who creates, allows to be created, causes or otherwise installs any mural without first obtaining city approval pursuant to this chapter is guilty of a violation and is subject to the issuance of an administrative citation as follows:

(a) Prior to the issuance of a citation hereunder, the city shall issue written notice to any person that violates this chapter,

(b) Giving that person 30 days from the issuance of the notice to remove the mural created and installed without city approval. If the illegal mural is removed in compliance with the city notice issued, no citation shall be issued. If the mural is not removed within 30 days, an administrative citation shall be issued with a fine in the amount of \$500.00.

(c) In addition to the penalty herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this section, shall be deemed a public nuisance and may be, by the city, abated as provided by law, and each day that the condition continues shall be regarded as a new and separate offense.

(Ord. 20-004, passed 3-10-2020)

ZONING DISTRICTS AND BOUNDARIES

§ 151.105 ESTABLISHMENT OF DISTRICTS AND MAPS.

Updated Zoning, Flood Plain and City Boundary Maps can be found in the office of the Planning Director.

(A) To accomplish the purposes set forth in §151.027, the City of Goose Creek is hereby divided into the zoning districts described below and illustrated on the zoning map approved by City Council and on file with the Planning Director and City Clerk. Regardless of the existence of copies of the zoning map, the Official Zoning map, signed by the Mayor, and located in the city offices, shall be the final authority on the zoning status of buildings and land and water areas of Goose Creek.

(B) For the purposes of these regulations, the City of Goose Creek is hereby classified according to these 13 districts:

- (1) R-1 Low-Density Residential District;
- (2) R-2 Medium-Density Residential District;
- (3) R-3 High-Density Residential District;
- (4) BPO Business Professional Office District;
- (5) RC Restricted Commercial District;
- (6) NC Neighborhood Commercial District;
- (7) GC General Commercial;
- (8) L-1 Light Industrial District;
- (9) GI General Industrial District;
- (10) HI Heavy Industrial District
- (11) CO Conservation and Open Space;
- (12) PD Planned Development; and
- (13) PD/MH Planned Development-Mobile Home.

(1985 Code, Art. VI, § 601) (Ord. 20-024, passed 11-10-2020; Ord. 2021-005, passed 2-9-2021)

§ 151.106 INTERPRETATION OF DISTRICT BOUNDARIES.

In dispelling uncertainties with respect to zoning district boundaries on the map, the following shall apply:

(A) Where district boundaries are indicated as approximately following the center lines of street or highway rights-of-way lines, the

center lines shall be construed to be the boundaries;

(B) Where district boundaries are indicated as approximately following incorporated area lines, the city limit lines shall be constructed to be the boundaries;

(C) Where district boundaries are so indicated that they appear to follow property lines, the lot lines shall be construed as the district boundaries;

(D) Where district boundaries are so indicated as to appear parallel to center lines or right-of-way lines of streets or highways, the parallel lines shall be construed as the district boundaries, at the distance as is interpreted from the zoning map scale;

(E) Where a district boundary follows a railroad line, the boundary shall be construed as the line midway between the main tracks of the railroad line;

(F) Where a district boundary follows a stream or water body, the boundary shall be construed as the limits of the city's jurisdiction, unless otherwise indicated; and

(G) Where a district boundary line divides a parcel of land, the regulations for the unrestricted portion of the parcel shall extend not more than 30 feet into the more restricted portion, provided the parcel of land has street frontage in the unrestricted district.

(1985 Code, Art. VI, § 602)

§ 151.107 CHANGE OF CITY BOUNDARIES.

In the event of changes in the city limits removing lands from the city, the district boundaries shall be construed as moving with the city limits. In the event of annexation of new lands, the lands shall be re-zoned to an appropriate city zoning classification in accordance with these regulations, as approved by City Council prior to a referendum of annexation. All changes shall be recorded on the zoning map approved by City Council and on file with the Planning Director and City Clerk. Non-conforming uses in newly annexed areas shall cease according to the schedule in § 151.152(G).

(1985 Code, Art. VI, § 603) (Ord. 19-016, passed 11-12-2019)

§ 151.108 ACCESSORY USES.

(A) *Accessory buildings.* Any use may be established as an accessory use to any permitted principal use in any zoning district provided that the accessory use:

- (1) Is customarily incident to, maintained and operated as part of the principal use;
- (2) Does not impair the use or enjoyment of nearby property (nor create hazard) in greater degree than the associated principal use;
- (3) Does not create levels of noise, odor, lighting, vibration, dust, pollution or traffic hindrance in greater degree than the associated principal use;
- (4) Complies with the size, location and appearance standards below; and
- (5) Is not used in residential districts for commercial purposes, specifically as rental or lease property.

(B) *Size of accessory buildings.* Accessory structures shall meet the following criteria to accommodate the variety of lot sizes, building design and community aesthetics.

(1) Accessory buildings on residential lots whose area is less than 8,000 square feet shall not occupy more than 676 square feet or be larger than 50% of the floor area of the principal building on the zoning lot, whichever is less.

(2) Accessory buildings on residential lots whose area is greater than 8,000 square feet but less than 10,000 square feet shall not occupy more than 832 square feet or be larger than 50% of the floor area of the principal building on the zoning lot, whichever is less.

(3) Accessory buildings on residential lots whose area is greater than 10,000 square feet shall not occupy more than 1,000 square feet or be larger than 50% of the floor area of the principal building on the zoning lot, whichever is less.

(4) Accessory buildings which serve mobile or modular homes shall not exceed 50% of the floor area of the principal structure.

(5) Carports which are attached to, or share a roof with, an accessory building will not be counted in the square footage of the accessory building, but must remain open on three sides and extend no further than 20 feet from the side of the building. All carports are subject to set back requirements as specified in division (D) below.

(C) *Accessory building height.* Accessory buildings which serve single story principal structures are limited to 15 feet in height, and those accessory buildings serving structures which are two stories or greater are limited to 27 feet in height.

(D) *Location of accessory buildings.* Shall not be closer than five feet to a side or rear lot line, except in the case of a corner lot, the more restrictive of these two rules applies:

- (1) Accessory building shall not be closer to the side street than the side building line of the principal building; or
- (2) Accessory building shall not be closer to the side street than the front building line of the adjacent principal building which faces the side street.

(E) *Accessory building appearance.*

(1) Shall be constructed of similar materials as the principal building, or finished in a similar fashion, so as to present a complimentary appearance;

(2) Shall not detract from the principal building, nor disturb the quality of the neighborhood appearance, by displaying unpainted, bright metal or garish contrasting surfaces; and

(3) Pre-manufactured accessory or storage buildings displaying an unfinished bright metal exterior are prohibited. Shipping

containers or truck bodies are prohibited from any use except in LI Districts, except as approved for temporary use.

(F) *Accessory uses.* Are illustrated in Appendix C. Uses not specifically identified in Appendix C, are subject to the approval of the Zoning Administrator.

(G) *Portable storage systems.* Portable storage systems are mobile mini-storage units that are allowed in residential districts using the specific criteria as enumerated within this chapter. Unit sizes cannot exceed 20 feet in length. The use of a unit is limited to one per structure for a maximum of 30 days, and a permit is required. The Zoning Administrator may allow a one-time extension to the approved time limitation not to exceed 30 days and may also order the immediate removal of the portable storage unit. A unit may not block access or egress to a principal structure and must meet side and rear setback requirements for the residential district in which it is located and shall not be placed in a right-of-way, buffer area, or easement. At no time shall the portable storage unit be allowed to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, and/or goods for property other than that of the property of where the unit is located or for any other illegal use/purpose or storage of hazardous material. The business that provides the portable storage unit shall have a current business license to operate within the city.

(H) *Construction dumpsters.* Construction dumpsters must be permitted in conjunction with an approved building permit. The dumpster may remain on site for 30 days, and, at the discretion of the Zoning Administrator, the permit, with additional fees, may be extended for another 30-day period. Upon expiration of a permit, the dumpster shall be promptly removed from the property. Once the dumpster has been removed from the property for at least an additional 30 days, the Zoning Administrator may approve a new permit if the project requires it.

(I) *Non-construction dumpsters.* Non-construction dumpsters may remain on site for 15 days, and, at the discretion of the Zoning Administrator, the permit, with additional fees, may be extended for another 15-day period. Upon expiration of a permit, the dumpster shall be promptly removed from the property. Once the dumpster has been removed from the property for at least an additional 15 days, the Zoning Administrator may approve a new permit if the project requires it.

(1985 Code, Art. VI, § 604) (Ord. 91-02, passed 1-8-1991; Ord. 95-02, passed 3-14-1995; Ord. 95-002, passed 3-14-1995; Ord. 04-008, passed 7-20-2004; Ord. 13-006, passed 9-10-2013; Ord. 17-013, passed 5-9-2017; Am. Ord. 17-022, passed 11-14-2017)

§ 151.109 SPECIAL USES.

(A) Home occupation(s), as defined in §151.028 may be permitted in any residential zoning district.

(B) Mobile homes established after the enactment of this chapter shall be located only in PD-MH Zoning Districts, in compliance with § 151.136(M) of these regulations. Pre-existing mobile homes are non-conforming, and shall comply with §151.152(G) or made to conform to § 151.135.

(C) Excavation of topsoil in any residential district for removal and sale is prohibited.

(D) Condominium ownership may be used on any style of construction, subject to zoning district regulations, City of Goose Creek fire and acoustical standards and the Southern Standard Building Code. Prior to the approval of any condominium project, the legal declaration establishing the ownership association shall be submitted to the Planning Commission for review and approval by the City Attorney, according to the Horizontal Property Act (S.C. Code §§ 27-31-10 *et seq.*), and provisions of this chapter. All the declarations shall require the association to provide architectural control and exterior building maintenance services.

(E) Adult uses, including but not limited to those defined in §151.028, may be allowed in General Commercial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) Proposed location is not within 1,500 feet of another adult use, or an establishment that sells alcoholic beverages.

(3) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed adult use lot and the nearest property line of a church, school, recreation area, or property zoned to allow residential use, or property with an existing residential use.

(F) Conditional uses, by type of land use, per zoning district, are illustrated in Appendix B. (See § 151.171(C).) Determination of uses not specifically identified as permitted or conditional shall be referred to the Planning Commission for approval or identification of additional controls.

(1) Parking of implements, trailers and/or equipment used for commercial, industrial, farm or construction purposes, in residential districts, is limited to one implement, trailer or piece of equipment per residence, and the implement, trailer and/or equipment can weigh no more than 5,000 pounds;

(2) Vehicles with a gross weight in excess of 10,000 pounds, and used for commercial, industrial, farm or construction purposes are prohibited from parking in residential districts when not actively involved in commerce. It is not, however, the intent of this section to prohibit the parking of the vehicle, by the resident, for use on his or her property on a temporary basis. For the purposes of this section, gross weight shall have the same meaning as set forth in S.C. Code §§ 56-3-20(19) and 56-5-360, as amended, and as set out on vehicle registration information issued by the Division of Motor Vehicles (DMV) of the South Carolina Department of Highways and Public Transportation; and

(3) The total number of implements, trailers, equipment and/or vehicles as set out in divisions (F)(1) and (2) above, is limited to one.

(G) Communication towers shall be reviewed as conditional uses subject to the provisions of §151.171(C), and the following as outlined in Appendix B, with the exception that the City of Goose Creek shall be exempt from these regulations.

(1) A minimum of 50 feet setback from any residential district and use, plus two feet setback per one foot of tower height, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.

(2) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed communication tower lot and the nearest property line of a property zoned to allow residential use, or property with an existing residential

use.

(3) The proposed structure shall not endanger the health and safety of residents, employees or travelers, including, but not limited to, the likelihood of the failure of the structures.

(4) The proposed tower is located in an area where it will not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.

(5) The proposed tower is not located within 1,000 feet of another tower.

(6) The proposed user has attempted to co-locate on existing towers and structures especially on any publicly owned and/or operated building, facility or land, and is willing to allow other users to co-locate on the proposed tower in the future, subject to engineering capabilities of the tower. At the time of permit application, satisfactory evidence shall be submitted that alternative towers, buildings or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

(7) Towers located on existing buildings and structures are preferable to the construction of new towers.

(8) Towers located in commercial areas shall not exceed a height of 150 feet and towers located in light industrial areas shall not exceed a height of 300 feet. Towers shall be constructed for future co-location opportunity subject to engineering capabilities of that design.

(9) To the extent possible, all new towers proposed for upgrades with new equipment shall employ techniques to hide the towers.

(10) All towers which have been abandoned as defined in §151.152(C) shall be removed within 120 days of the date it is taken out of service.

(11) A site plan, elevation drawing(s), photographs and construction documents with an engineer's stamp and other appropriate documentation shall be submitted with the construction permit request for conditional use which provide the following information:

(a) Site plan must include the location of tower(s), guy anchors (if any), transmission building and other accessory uses, parking access, fences and adjacent land use. Landscaping and required buffering shall also be shown;

(b) Elevation drawings shall clearly show the design of the tower and materials to be used; and

(c) Photographs shall show the proposed site and the immediate area. Submittal of other detailed information, such as topography and aerial view, which supports the request are encouraged at the option of the applicant.

(12) Landscaping and fencing are to be provided as follows:

(a) An eight-foot high fence shall be provided around the tower and any associated building;

(b) Around the base of the tower, outside of the fencing, a buffer screen shall be provided subject to the provisions of §51.085(A) (1) through (3). Landscaping shall be required in accordance with § 151.083;

(c) Towers and structures shall be illuminated only to the extent required by applicable federal or state statute or regulation;

(d) No signage is permitted except as is required by applicable state or federal law, rule or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice;

(e) Communication towers and structures located in Light Industrial Districts shall be subject to the review and approval by the Architectural Review Board; and

(f) Communication towers and structures shall be earth tone colors, except as otherwise required by applicable federal or state statute or regulation.

(H) Tattoo facilities as defined in § 151.028, may be allowed in the General Commercial, Light Industrial, and General Industrial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,000 feet from the property line of a church, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) For the purposes of this section, the distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(3) Must meet all the licensure and certification requirements as outlined by the South Carolina Department of Health and Environmental Control (DHEC).

(1985 Code, Art. VI, § 605) (Ord. 90-04, passed 3-13-1990; Ord. 92-03, passed 5-5-1992; Ord. 97-002, passed 1-14-1997; Ord. 96-012, passed 10-8-1996; Ord. 99-013, passed 8-10-1999; Ord. 11-009, passed 7-12-2011; Ord. 17-019, passed 8-8-2017; Ord. 2021-005, passed 2-9-2021)

ZONING DISTRICT REGULATIONS

§ 151.125 REGULATIONS.

(A) The zoning district use regulations are established to group together those uses which are reasonably compatible with one another, according to their normal characteristics of operation, and in connection with their uses, to permit the other uses as are customarily incidental to the principal use. (See § 151.108)

(B) Construction, maintenance, remodeling, room additions and repairs shall be permitted and performed as described herein.

(C) These regulations shall apply uniformly throughout each zoning district, as described below.

(Ord. 20-024, passed 11-10-2020)

§ 151.126 R-1 LOW DENSITY RESIDENTIAL DISTRICT.

(A) *Purpose.*

(1) To encourage the formation and continuation of quiet, stable, low-density living environments for single-family homes lots, of no less than 10,000 square feet area;

(2) To discourage unwarranted and blighting encroachments by disallowing uses which would interfere with the above;

(3) To discourage all uses which would generate traffic on minor streets other than that required to serve residences on those streets; and

(4) To encourage the discontinuance of non-conforming uses.

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.*

(a) Customary home occupations (as defined in §151.028).

(b) Detached single-family dwelling.

(2) *Religious uses.* Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) *Educational uses.* Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) *Recreational uses.*

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) *Office, governmental, institutional uses.*

(a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028 , are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* The following uses may be approved uses by a conditional use permit.

(1) Any publicly-owned facility, building or land.

(2) Cemetery (permanent barrier/screening wall required).

(3) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(4) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(1985 Code, Art. VII, § 701) (Ord. 16-009, passed 6-14-2016)

§ 151.127 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICTS.

(A) *Purpose.*

(1) To encourage the formation and continuation of quiet, stable, medium-density living environments for single-family homes on lots of no less than 8,000 square feet area; and

(2) Additionally, those purposes listed in § 151.126(A)(2) through (4).

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.*

(a) Customary home occupations (as defined in §151.028).

(b) Detached single-family dwelling.

(2) *Religious uses.* Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) *Educational uses.* Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) *Recreational uses.*

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

- (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
- (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) *Office, governmental, institutional uses.*

- (a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
- (b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix B.

(E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* The following uses may be approved uses by a conditional use permit.

- (1) Any publicly-owned facility, building or land.
- (2) Cemetery (permanent barrier/screening wall required).
- (3) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
- (4) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(1985 Code, Art. VII, § 702) (Ord. 16-009, passed 6-14-2016)

§ 151.128 R-3 HIGH DENSITY RESIDENTIAL DISTRICT.

(A) *Purpose.*

(1) To provide areas suited for a variety of housing types, including single-family, duplexes, townhouses, rooming/boarding houses, garden and high-density apartments, on lots in accordance with density specifications of Appendix D; and

- (2) Additionally, those purposes listed in § 151.126(A)(2) through (4).

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.*

- (a) Customary home occupations (as defined in §151.028).
- (b) Detached single-family dwelling.
- (c) Duplex and two-family dwellings.
- (d) Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees.
- (e) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Religious uses.* Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) *Educational uses.*

- (a) Licensed nursery or preschool facility.
- (b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
- (c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) *Recreational uses.*

- (a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.
- (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
- (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) *Office, governmental, institutional uses.*

- (a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
- (b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* The following uses may be approved uses by a conditional use permit.

- (1) Any publicly-owned facility, building or land.
- (2) Cemetery (permanent barrier/screening wall required).

- (3) Emergency medical care facility.
- (4) Hospital.
- (5) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes, and the like.

(1985 Code, Art. VII, § 703) (Ord. 16-009, passed 6-14-2016)

§ 151.129 RESTRICTED COMMERCIAL DISTRICT.

(A) *Purpose.*

- (1) To develop and reserve a quiet, uncongested office-type environment primarily for business and professional firms (reference commercial);
- (2) To discourage encroachment by unrestricted commercial or wholesale businesses, industries or other uses adversely affecting the specialized district character;
- (3) To discourage business uses which require outside display of merchandise, equipment or materials (particularly miscellaneous goods, used items or items not packaged or generally presenting a neat uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator; and
- (4) To encourage the discontinuance of nonconforming areas.

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.*

- (a) Customary home occupations (as defined in §151.028).
- (b) Detached single-family dwelling.
- (c) Duplex and two-family dwellings.
- (d) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.
- (e) Nursing home or extended care facility not offering outpatient or medical services for a fee.

(2) *Religious uses.* Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(3) *Educational uses.*

- (a) Licensed nursery or preschool facility.
- (b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
- (c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) *Recreational uses.*

- (a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.
- (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
- (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.
- (d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(5) *Office, governmental, institutional uses.*

- (a) Any publicly owned facility, building or land.
- (b) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.
- (c) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.
- (d) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.
- (e) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.
- (f) Public transportation terminal/passenger facility.
- (g) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
- (h) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(6) *Commercial uses.*

- (a) Arts, crafts, or dance studio; art gallery.
- (b) Emergency medical care facility.
- (c) Enterprise rendering a personal or business service, or restricted retail activity (as defined in §151.028) in a specific product category.

- (d) Hospital.
- (e) Nursing home or extended care facility offering outpatient or medical services for a fee.
- (f) Radio/television station or studio (excluding transmission towers).
- (g) Specialty shops such as a florist, news stand, gift shop, or boutique.
- (h) Veterinary clinic/animal hospital without boarding facilities.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in §151.028, are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in §151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* The following uses may be approved uses by a conditional use permit.

- (1) Cemetery (permanent barrier/screening wall required).
- (2) Combination commercial/residential structure not over four stories, provided no dwellings on first floor and all dwellings have street access.
- (3) Hotel or tourist home.
- (4) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes, and the like.

(1985 Code, Art. VII, § 704) (Ord. 16-009, passed 6-14-2016; Ord. 2021-030, passed 12-14-2021)

§ 151.130 NEIGHBORHOOD COMMERCIAL DISTRICTS.

(A) *Purpose.*

- (1) To develop and reserve restricted commercial area for the convenience of nearby residential areas;
- (2) To avoid commercial strip development by limiting business floor area to 5,000 square feet or less, and any one NC District to one acre;
- (3) To discourage business uses which require outside display of merchandise, equipment or materials (particularly miscellaneous goods, used items or items not packaged or generally presenting a neat, uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator;
- (4) To avoid traffic congestion associated with commercial strip developments; and
- (5) Additionally, the purposes listed in § 151.129(A)(2) and (3).

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.*

- (a) Customary home occupations (as defined in §151.028).
- (b) Detached single-family dwelling.
- (c) Duplex and two-family dwellings.
- (d) Group dwelling (as defined in §151.028).
- (e) Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees.
- (f) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Religious uses.* Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(3) *Educational uses.*

- (a) Licensed nursery or preschool facility.
- (b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
- (c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) *Recreational uses.*

- (a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.
- (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
- (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.
- (d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(5) *Office, governmental, institutional uses.*

- (a) Any publicly-owned facility, building or land.

- (b) Arts, crafts, or dance studio; art gallery.
 - (c) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.
 - (d) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.
 - (e) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.
 - (f) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.
 - (g) Public transportation terminal/passenger facility.
 - (h) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
 - (i) Railroad rights-of-way, excluding all facilities other than those required for track operations.
- (6) *Commercial uses.*
- (a) Automotive service station, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs/body-fender repairs.
 - (b) Emergency medical care facility.
 - (c) Enterprise rendering a personal or business service, or restricted retail activity (as defined in §151.028) in a specific product category.
 - (d) Funeral home or mortuary (excluding crematorium).
 - (e) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.
 - (f) Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.
 - (g) Nursing home or extended care facility offering outpatient or medical services for a fee.
 - (h) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.
 - (i) Specialty shops such as a florist, news stand, gift shop, or boutique.
 - (j) Radio/television station or studio (excluding transmission towers).
 - (k) Veterinary clinic/animal hospital without boarding facilities.
- (C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.
- (D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.
- (E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
- (F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
- (1) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like.
 - (2) Motel, hotel, or tourist home.
 - (3) Cemetery (permanent barrier/screening wall required).
 - (4) Combination commercial/residential structure not over four stories, provided no dwellings on first floor, and all dwellings have street access.
- (5) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.
- (1985 Code, Art. VII, § 705) (Ord. 16-009, passed 6-14-2016)

§ 151.131 GENERAL COMMERCIAL DISTRICT.

- (A) *Purpose.*
- (1) To encourage the formation and continuation of an economically sound, unified business district;
 - (2) To encourage the location of business, financial, service and professional enterprises in such close proximity as to be mutually beneficial, and convenient to their respective markets;
 - (3) Additionally, the purposes listed in §§ 151.129(A)(2) and (3) and 151.130(A)(3); and
 - (4) To discourage business uses which require outside display of merchandise, equipment or materials, (particularly miscellaneous goods, used items, items not packaged or generally presenting a neat, uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator.
- (B) *Permitted uses.* The following are approved uses by right.
- (1) *Residential uses.* Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.
 - (2) *Educational uses.*

- (a) Licensed nursery or preschool facility.
 - (b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.
 - (c) Public/private school, including business, trade, or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.
- (3) *Recreational uses.*
- (a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.
 - (b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.
 - (c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.
 - (d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.
- (4) *Office, governmental, institutional uses.*
- (a) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.
 - (b) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.
 - (c) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.
 - (d) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.
 - (e) Public transportation terminal/passenger facility.
 - (f) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.
 - (g) Railroad rights-of-way, excluding all facilities other than those required for track operations.
- (5) *Commercial uses.*
- (a) Any public building, facility or land.
 - (b) Arts, crafts, or dance studio; art gallery.
 - (c) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting, where all work is contained within the interior of the business.
 - (d) Automotive service station with pumps/fuel storage tanks, set back at least 20 feet from boundaries, and no major repairs/body-fender repairs.
 - (e) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.
 - (f) Emergency medical care facility.
 - (g) Commercial laundry/dry cleaning retail store as well as plant facility.
 - (h) Enterprise rendering a personal or business service, or restricted retail activity (as defined in §151.028) in a specific product category.
 - (i) Funeral home or mortuary, with or without crematorium.
 - (j) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.
 - (k) Hospital.
 - (l) Microbrewery.
 - (m) Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.
 - (n) Hotel or tourist home.
 - (o) Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.
 - (p) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.
 - (q) Pet or animal boarding kennel - pet shop requirements apply.
 - (r) Radio/television station or studio (excluding transmission towers).
 - (s) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.
 - (t) Specialty shops such as a florist, news stand, gift shop, or boutique.
 - (u) Unrestricted commercial activities such as super-markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs and bars allowing on premises consumption.
 - (v) Veterinary clinic/animal hospital without boarding facilities.

- (w) Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop).
- (C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.
- (D) *Accessory uses.* Accessory uses, as defined in § 151.028 , are permitted as illustrated in Appendix C.
- (E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
- (F) *Conditional uses.* As defined in § 151.028 , the following uses may be approved uses by a conditional use permit.

(1) Combination commercial/residential structure not over four stories, provided no dwellings on first floor, and all dwellings have street access.

(2) Group dwelling (as defined in § 151.028).

(3) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like.

(4) Nursing home or public/private care home.

(5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(1985 Code, Art. VII, § 706) (Ord. 16-009, passed 6-14-2016)

§ 151.132 HEAVY INDUSTRIAL DISTRICT.

(A) *Purpose.*

(1) To develop and reserve areas for heavy industrial uses that involve industrial and intensive manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) *Permitted uses.* The following are approved uses by right and are further illustrated in Appendix B.

(1) *Residential uses.* Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Recreational uses.*

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(d) Semi-public club, lodge, union hall, or social center, provided no residential or commercial activity is conducted on premises.

(3) *Office, governmental, institutional uses.*

(a) Any publicly owned and/or operated building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation.

(b) Public transportation terminal/passenger facility.

(c) Public utility substations installed in compliance with buffer and screening requirements, and fenced to control access.

(4) *Commercial uses.*

(a) Automobile, boat, mobile home, and recreational vehicle sales, service, and repair.

(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(c) Emergency medical care facility.

(d) Gasoline fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries.

(e) Microbrewery.

(f) Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(g) Nursing home or extended care facility offering outpatient or medical services for a fee.

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

(i) Pet or animal boarding kennel - pet shop requirements apply.

(j) Printing shop.

(k) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(l) Tattoo facilities.

(5) *Industrial uses.*

(a) Air monitoring devices.

- (b) Aluminum production, reduction, smelting, and refining facilities.
 - (c) Animal shelters/kennels.
 - (d) Any publicly-owned and/or operated building, facility, or land.
 - (e) Assembly of products or materials.
 - (f) Automotive towing/storage.
 - (g) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside.
 - (h) Cold storage plant.
 - (i) Commercial laundry/dry cleaning plant.
 - (j) Commercial transportation (fleet hub).
 - (k) Concrete production plant.
 - (l) Distribution center.
 - (m) Freight container storage yard.
 - (n) Fuel storage facilities.
 - (o) Gun range (outdoor).
 - (p) Heavy equipment, machinery, heavy truck sales, service, and repair.
 - (q) Light and heavy manufacturing.
 - (r) Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing).
 - (s) Manufacturing services.
 - (t) Materials handling.
 - (u) Natural resource production (excavation of mineral deposits).
 - (v) Office uses as standalone or part of another allowed use.
 - (w) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental, and subordinate to the principal use of the property.
 - (x) Parcel services.
 - (y) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.
 - (z) Public transportation terminal/passenger facility.
 - (aa) Research or storage facilities, with potentially hazardous or flammable materials.
 - (bb) Sanitary landfills.
 - (cc) Scrap yards, scrap service.
 - (dd) Stockpiling of sand, gravel or other materials.
 - (ee) Storage of recreational vehicles.
 - (ff) Storage uses associated with aluminum production or timbering.
 - (gg) Timbering operations.
 - (hh) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (ii) Warehousing, mini-warehouses, with units having access from exterior of unit.
 - (jj) Warehousing/distribution.
 - (kk) Waste disposal/recycling centers.
 - (ll) Wholesale sales.
- (C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.
- (D) *Accessory uses.* Accessory uses, as defined in §151.028, are permitted as illustrated in Appendix C.
- (E) *Temporary uses.* Temporary uses as defined in §151.028 and with prior approval of the Zoning Administrator.
- (F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
- (1) Communication towers.
 - (2) Communication towers, including cell phone, television, and radio.
 - (3) Radio/television station or studio, with transmission tower on premises.
 - (4) Radio/television transmission towers.

(Ord. 2021-008, passed 3-9-2021)

§ 151.133 LIGHT INDUSTRIAL DISTRICT.

(A) *Purpose.*

(1) To develop and reserve areas for light industrial uses that involve commerce, manufacturing, warehousing, assembly, or processing of a nonnuisance nature, and that can be conducted wholly within a structure and do not produce smoke, odors, or excessive noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.* Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Educational uses.* Public/private school, including business, trade or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) *Recreational uses.*

(a) Public recreational facility.

(b) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises.

(4) *Office, governmental, institutional uses.*

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal or passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) *Commercial uses.*

(a) Commercial laundry/dry cleaning plant facility.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Mini-warehouses, where interior units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(e) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(6) *Light industrial uses.*

(a) Assembly of products or materials.

(b) Distribution center.

(c) Materials handling.

(d) Parcel services.

(e) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(f) Research facility.

(g) Warehousing/distribution.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

(1) Cemetery (permanent barrier/screening wall required).

(2) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.

(3) Communication towers.

(4) Country club, tennis club, swimming club, or golf course, provided no lighting impacts adjacent uses.

(5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(6) Radio/television station or studio, with transmission tower on premises.

(1985 Code, Art. VII, § 707) (Ord. 16-009, passed 6-14-2016 ; Ord. 2021-005, passed 2-9-2021)

§ 151.134 GENERAL INDUSTRIAL DISTRICT.

(A) *Purpose.*

(1) To develop and reserve areas for general industrial uses that involve industrial and manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) *Permitted uses.* The following are approved uses by right.

(1) *Residential uses.* Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) *Office, governmental, institutional uses.*

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(3) *Commercial uses.*

(a) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(4) *Light industrial uses.*

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(e) Research facility.

(f) Materials handling.

(g) Warehousing/distribution.

(5) *General industrial uses.*

(a) Cold storage plant.

(b) Concrete production plant.

(c) Freight container storage yard.

(d) Fuel storage facility.

(e) Light and heavy manufacturing.

(f) Natural resource production (excavation of mineral deposits).

(g) Research or storage facilities, with potentially hazardous or flammable materials.

(h) Sanitary landfills.

(i) Scrap yards, scrap service.

(j) Stockpiling of sand, gravel or other materials.

(k) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.

(l) Waste disposal/recycling centers.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

(1) Communication tower.

(2) Radio/television station or studio, with transmission tower on premises.

(Ord. 16-009, passed 6-14-2016 ; Ord. 2021-005, passed 2-9-2021)

§ 151.135 CONSERVATION/OPEN SPACE DISTRICT.

(A) *Purpose.*

- (1) To preserve specific areas within Goose Creek for recreation associated uses, and prohibiting undesirable development; and
- (2) To establish specific areas as separation buffers between uses, as deemed necessary by the Commission.

(B) *Permitted uses.* Areas zoned Conservation/Open Space (CO) as a result of annexation may continue in use as established at the time of annexation (to include rural residential homes sites, family farms, the keeping and non-commercial raising of domestic or farm animals/fowl) until the time as the property use is changed or significantly intensified in use, proposed for subdivision into additional tracts, lots or parcels or sold for redevelopment. (See § 151.107.)

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) *Temporary uses.* Temporary uses as defined in §151.028 and with prior approval of the Zoning Administrator.

(F) *Conditional uses.* As defined in § 151.028, these uses may be permitted as illustrated in Appendix B.

(1985 Code, Art. VII, § 708) (Ord. 86-12, passed 3-11-1986; Ord. 16-009, passed 6-14-2016)

§ 151.136 PLANNED DEVELOPMENT DISTRICTS.

(A) *Purposes.*

(1) To offer developers the benefits of efficiency, economy and flexibility by encouraging unified development of relatively large sites. (See **PLANNED DEVELOPMENTS.**)

(2) To derive for the city the advantages of on-site compatibility of uses, improved appearance, optimum utilities provision, and better traffic access and circulation planning.

(3) To establish review and approval procedures for Planned Developments (PD) and Planned Developments-Mobile Home (PD-MH).

(B) *Permitted usage, area, height and other requirements.* To be determined by the review procedures set forth below, to prevail over conflicting requirements elsewhere in this chapter, excepting those relative to fire protection and hazard prevention.

(1985 Code, Art. VII, § 709) (Ord. 89-10, passed 9-12-1989; Ord. 16-009, passed 6-14-2016) Penalty, see § 151.999

§ 151.137 MULTI-FAMILY MINIMUM LOT REQUIREMENTS.

In addition to pertinent requirements elsewhere in this chapter, multi-family construction shall allow minimum land area per dwelling unit, according to the following table:

Type	Number Of Stories			
	One	Two	Three	Four
Efficiency	2,700	2,000	1,800	1,550
One bedroom	3,000	2,250	2,050	1,800
Two bedroom	3,400	2,700	2,450	2,100
Three bedroom	3,950	3,250	2,950	2,500
Four or more bedroom	4,500	3,650	3,300	2,800

(1985 Code, Art. VII, § 710)

§ 151.138 BUSINESS PROFESSIONAL OFFICE DISTRICT.

(A) *Purpose.*

(1) To encourage low intensity business and professional office development in a quiet, uncongested environment which will not adversely affect adjacent residential areas;

(2) To provide for low intensity business and professional office development that is environmentally and aesthetically compatible with surrounding residential areas;

(3) To provide for new development or redevelopment that is limited to those hours which are typically associated with daylight business hours or 7:00 a.m. through 7:00 p.m.;

(4) To discourage new development or redevelopment that would generate excessive traffic to the site;

(B) *Permitted uses.* A building or premise may be used for the purposes illustrated in Appendix B.

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D.

(D) *Accessory uses.* Accessory uses, as defined in §151.028, are permitted as illustrated in Appendix B - Table of Land Uses, Appendix C, and Appendix D - Zoning Districts, as attached.

(Ord. 20-024, passed 11-10-2020)

NON-CONFORMING LOTS, STRUCTURES AND USES

§ 151.150 PURPOSE.

The eventual elimination, in an expeditious manner, of existing uses and structures not conforming to the provisions of this chapter, is recognized as being as much a subject of this chapter's intent (see § 151.027) as is the prevention of new uses or structures that would violate this chapter. The intent is also to effect the elimination of non-conforming uses or structures in a manner that avoids unreasonable invasion of established property rights.

(1985 Code, Art. VIII, § 801)

§ 151.151 NON-CONFORMING LOTS.

(A) Continuance of non-conforming lots may be allowed if property boundaries are unchanged and proposed structures are in conformity with the requirements of the respective zoning district.

(B) Discontinuance of non-conforming lots shall be effected if the lot is combined (with another lot), subdivided or re-subdivided, for any purpose, to be made conforming. Full compliance as a conforming lot shall thereafter be required.

(1985 Code, Art. VIII, § 802)

§ 151.152 NON-CONFORMING STRUCTURES AND USES.

Buildings or uses legally existing on the effective date of this chapter, not conforming to the provisions thereof, are declared non-conforming and detrimental to the purposes of this chapter.

(A) *Continuance.* Continuance of existing uses which are non-conforming may be continued except as specified below, unless the use or structure was established in violation of the Zoning Ordinance previously in effect and has not since been brought into conformance.

(B) *Maintenance.* Repairs, alterations and maintenance of a non-structural nature may be made to a non-conforming structure as authorized by the Administrator to maintain its sound condition.

(C) *Abandonment of use.*

(1) *Definition.* When discontinued temporarily or permanently, with or without intent to abandon, a use shall be deemed to have been abandoned.

(2) *Period of abandonment for a building, trailer, mobile home or structure.* Shall be 30 days, and any subsequent use to be established in the structure shall comply with this chapter.

(3) *Period of abandonment for a use of land.* Shall be 30 days, and any subsequent use of the land shall comply with this chapter.

(D) *Restoration of damaged structures.*

(1) A non-conforming building damaged more than 50% of its fair market value by fire, flood, wind, explosion, earthquake, riot, war or other calamity, shall not be restored and used as before the occurrence, except where a building legally established as of the effective date of this chapter and otherwise conforming to the use and minimum yard requirements of this chapter may be restored and used as before the occurrence. In all cases the restored building must conform to the use and minimum yard requirements of this chapter, unless a variance was granted authorizing a deviation from the requirements of this chapter.

(2) The percentage of damage shall be determined by dividing the cost of restoring to the condition immediately prior to the occurrence by the market value of the structure (excluding land cost) immediately prior to the occurrence.

(3) The building may be restored if damaged less than 50% of its replacement cost, provided restoration is begun within six months, and completed within one year of the date of the destructive occurrence.

(4) The above prohibition and limitation on restoration may be modified by the Commission for duplex or multi-family dwellings in a residential zoning district, or to buildings non-conforming only on the basis of yard or height requirements.

(E) *Expansion of non-conforming uses and structures.*

(1) A non-conforming use shall not be expanded or extended beyond the floor area or lot area that it occupied on the effective date of this chapter or the effective date of any amendment to this chapter rendering the use nonconforming.

(2) A non-conforming structure shall not be enlarged, extended, or expanded in any manner or undergo any structural alteration unless to make it a conforming structure, except as set forth in division (3) below.

(3) A single-family detached dwelling legally established as of the effective date of this chapter, which is non-conforming due to the minimum yard requirements set forth in Appendix D for the district in which it is located may be expanded or altered provided that the expansion or alteration itself conforms to the requirements set forth in Appendix D.

(F) *Construction approved prior to ordinance.* If a building permit has been issued, and construction proceeded to complete the ground story, including the second tier of beams, within six months of permit date, such that the entire building shall be complete within one year of the effective date of this chapter, the building shall be deemed non-conforming, with no change from original plans required, except that it shall otherwise comply with these regulations.

(G) *Cessation.* Non-Conforming uses of land shall be discontinued. All non-conforming signs shall comply with the following:

(1) No non-conforming sign may be altered so as to extend its useful life, expanded or relocated, except in compliance with this chapter. A non-conforming sign shall not be modified or repaired in any way but may be maintained only by painting or refinishing the sign face or sign structure so as to keep the appearance of the sign as approved when the permit was issued; and

(2) Any modification or repair to a non-conforming sign shall render the prior permit void and shall result in the classification of such a sign as an illegal sign.

(a) Hedges and structures not conforming to §151.082(E) shall be removed or altered to comply within six months;

(b) Auto wrecking, salvage and junk yards, auto sales and storage yards for building materials, contractor's equipment and other open uses of land shall comply or relocate with 36 months;

(c) A non-conforming building in a residential district may be continued for a period of reasonable length to allow amortization of the investment, as determined by the Asset Cost Recovery System regulations of the Internal Revenue Service:

1. Construction prior to 1981, amortization period to be the owner's depreciation schedule, as filed with the IRS, not to exceed 30 years; and

2. Construction in or after 1981, 15 years or owner's IRS amortization schedule, whichever is greater.

(d) All uses non-conforming by reasons of noncompliance with performance standards of §§151.080 through 151.087, shall comply therewith within six months;

(e) In cases of non-conformance due to insufficient automobile parking, buildings may not be altered, nor may additional facilities be provided within, until parking accommodations satisfy the requirements of § 151.086; and

(f) Notice shall be sent from the Administrator by certified mail to all non-conforming uses, stating wherein they do not conform to this chapter, and stating the date by which they must comply or cease to exist, the date to be measured from the effective date of this chapter, and observed whether the notice is sent by the Administrator, or received by the affected owner.

(1985 Code, Art. VIII, § 803) (Ord. 05-008, passed 7-12-2005; Ord. 08-009, passed 4-15-2008)

§ 151.153 DISTRICT CHANGE.

Should the boundaries of a zoning district be changed so as to transfer property from one district to another of a different classification, land or uses may thereby become non-conforming and subject to the above regulations.

(1985 Code, Art. VIII, § 804)

ZONING BOARD OF APPEALS

§ 151.170 ORGANIZATION.

The Zoning Board of Appeals shall organize itself as follows.

(A) *Creation.* There is hereby created a Zoning Board of Appeals (hereinafter referred to as the "ZBA") to be composed of seven members appointed by the Mayor and City Council (hereinafter referred to as "the Council"), City of Goose Creek. The Council will consider for appointment to the ZBA only those persons who reside in the city, and have demonstrated their civic interest, general knowledge of the city, independent judgment and availability to prepare for and attend meetings. It is the intent of the Council that members shall, by reason of diversity in their individual occupations, constitute a ZBA which is broadly representative of the Community.

(B) *Terms of office.* The members of the ZBA shall be identified by place numbers one through seven. The four odd-numbered places shall expire on December 31, of each odd-numbered year, with the three even-numbered places to expire on December 31, of each even-numbered year. Vacancies shall be filled for unexpired terms. ZBA members may be appointed to succeed themselves. All terms shall be for three years, except those initially appointed to the ZBA whose terms expire on December 31, of the first odd or even numbered year as stated above. Newly appointed members shall be installed at the first regularly scheduled ZBA meeting after their appointment. No member shall be the holder of an elected public office in the city while serving on the ZBA.

(C) *Vacancy.* Vacancies shall be filled for the unexpired terms. ZBA members may be appointed to succeed themselves. A vacancy in a term of office shall occur whenever the Council finds that a member has resigned, not maintained required qualifications, has not attended properly called meetings without just cause or has been found guilty of malfeasance or misconduct in office.

(1985 Code, Art. IX, § 901) (Ord. 99-006, passed 4-13-1999)

§ 151.171 DUTIES AND POWERS.

(A) To hear and decide appeals where it is alleged there is error in an order, requirement, decision or determination made by the Zoning Administrator in the enforcement of this chapter.

(B) To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings, and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

(2) These conditions do not generally apply to other property in the vicinity;

(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;

(4) The authorization of a 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 the granting of the variance;

(5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

(6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and

(7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.

(C) 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:

- (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;
- (2) Vehicular traffic flow would not increase and pedestrian movement would not be diminished or endangered;
- (3) Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity and design;
- (4) Property values, general character and welfare of nearby areas will not be deteriorated;
- (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;
- (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;
- (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;
- (8) The proposed use complies with all applicable development standards of the city;
- (9) The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens;
- (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;
- (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;
- (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;
- (13) The proposed use shall not destroy, create a loss or cause damage to natural, scenic or historic features of significant importance;
- (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;
- (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;
- (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
- (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.

(D) In exercising the above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the circuit court having jurisdiction.

(1985 Code, Art. IX, § 902) (Ord. 99-006, passed 4-13-1999; Ord. 99-013, passed 8-10-1999)

§ 151.172 ANNUAL REPORT.

The ZBA shall submit an annual report to Council every year, summarizing its activities and achievements. The report shall include the identity of ZBA members and their respective meeting attendance record.

(1985 Code, Art. IX, § 903) (Ord. 96-011, passed 10-8-1996; Ord. 99-006, passed 4-13-1999)

§ 151.173 ORGANIZATION, MEETINGS AND RULES OF PROCEDURE.

(A) Organization.

- (1) *Rules.* The rules of procedures are adopted pursuant to S.C. Code § 6-29-790.
- (2) *Officers.* The officers of the ZBA shall be a Chairperson and a Vice-Chairperson elected for a one year term before the end of each calendar year. The ZBA shall appoint a member of the staff of the City as Secretary (non-voting member) of the ZBA.
- (3) *Chairperson.* The Chairperson shall be a voting member of the ZBA and shall have the following duties:
 - (a) Call meetings of the ZBA;
 - (b) Preside at meetings and hearings, and swear in witnesses;
 - (c) Act as spokesperson for the ZBA;
 - (d) Sign documents for the ZBA;

(e) Have orders of the ZBA served on parties, and in case of contempt may certify the fact to the Circuit Court having jurisdiction; and

(f) Perform other duties approved by the ZBA.

(4) *Vice-Chairperson.* The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability or disqualification of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, the acting Chairperson shall be elected by the members present.

(5) *Secretary.* The duties of the Secretary shall be as follows:

(a) Provide and publish notice of appeals and meetings;

(b) Assist the Chairperson in preparation of agenda;

(c) Keep recordings and minutes of meetings and hearings showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact;

(d) See that property involved in appeals and variances or special exceptions is properly posted;

(e) Keep records of ZBA examinations and other official actions;

(f) Maintain ZBA records as public records;

(g) Serve ZBA decisions on parties;

(h) Attend to ZBA correspondences; and

(i) Perform other duties normally carried out by a Secretary.

(B) *Meetings.*

(1) *Time and place.* All scheduled meetings shall be open to the public, and conducted in accordance with state law. Parties in interest may appear personally or by agent. ZBA meetings shall be held at the Marguerite Brown Municipal Center, 519 North Goose Creek Boulevard, unless otherwise announced. Special meetings may be held on the call of the Chairperson upon 24 hours notice, at the other times as the ZBA may determine, posted and delivered to all members and the local news media, and designate the time and place of its meetings.

(2) *Agenda.* A written agenda shall be furnished by the Secretary to each member of the ZBA and to the news media, and shall be posted at least five days prior to each meeting and at least 24 hours prior to a special meeting. Items may be removed from the agenda or postponed at a meeting by a majority vote.

(3) *Quorum and compensation.* A majority of the members, four, of the ZBA shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting. The members shall regularly attend meetings and public hearings of the ZBA and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(4) *Rules of order.* Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these rules of procedures.

(5) *Conflict of interests.* Any member of the ZBA who shall have a direct or indirect interest in any property which is the subject matter of or affected by a decision of the ZBA shall be disqualified from participating in the discussion, decision or proceedings of the ZBA in connection therewith.

(6) *Motions.* Motions may be made by any member other than the presiding official. A motion to approve any matter before the ZBA shall require a majority vote of the members present. Tie votes shall constitute a failure of the motion.

(C) *Appeals procedures.*

(1) *Interpretation request.* A request for interpretation of regulations, an appeal for variance from development controls or a request for conditional use approval may be taken by an aggrieved person or by an officer, department or board and commission of the city affected by a decision of the Zoning Administrator.

(2) *Form of appeal.* Appeals from administrative decisions, applications for variances and applications for conditional uses shall be filed with the Secretary. The ZBA may require additional information deemed necessary. The failure to submit adequate information may be grounds for dismissal. An applicant filed by an agent shall be accompanied by written designation of the agent signed by the applicant or party in interest. A non-refundable filing fee as set forth by City Council and registered with the City Clerk shall accompany an appeal. An incomplete appeal or application shall be deemed only to give notice of intent to appeal or apply to the ZBA, and shall not be reviewed or scheduled for hearings until brought to completion.

(3) *Time for appeal.* An appeal from an administrative decision shall be filed within 15 days after actual notice of the decision by delivery of the approved appeal form to the Secretary of the ZBA, who shall notify the official appealed form. The ZBA shall maintain for review all papers constituting the record upon which the action appeal form was taken.

(4) *Calendar.* Appeals and applications shall be marked with the date of receipt and placed on the hearing calendar in the order in which received. Appeals shall be heard in the order on the calendar unless otherwise set by the ZBA for good cause shown.

(5) *Withdrawal of appeal.* An appeal or application may be withdrawn by written notice delivered to the Secretary prior to action by the ZBA, but no appeal shall be withdrawn after posting of hearing notice and prior to ZBA action thereon without formal consent of the ZBA. An appeal from an administrative decision which is withdrawn may not be re-filed after the 15 day time for appeal has expired. Withdrawn applications for variances and conditional uses may be re-filed after six months, and shall be placed on the calendar according to the date re-filed.

(6) *Continuances.* The hearing of an appeal or application may be continued one time by the ZBA for good causes shown.

(7) *Public hearing on appeals, conditional uses and proposed amendment.* Notice of public hearing shall be given in a newspaper of general circulation not less than 15 days before the hearing is held, with the required sign conspicuously posted on or adjacent to the property affected, with at least one sign being visible from each public thoroughfare that abuts the property, as well as, due notice to the parties in interest. The notice shall contain a description of each matter to be heard, and property affected. (See § 151.047(D).)

(8) *Stay of proceedings.* An appeal shall stay all proceedings of the action appealed from unless the ZBA concurs by reason of facts that a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed except by a restraining order which may be granted by the ZBA or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

(9) *Exercise of power.* In exercising the powers of the ZBA, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly, or in part, or may modify the order, requirement, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses, and in case of contempt, may certify the fact to the circuit court having jurisdiction.

(D) *Hearing procedure.*

(1) *General.* The ZBA shall fix a reasonable time for the hearing of an appeal or an approval, give public notice thereof, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney. The ZBA may postpone or proceed to dispose of a matter on the records before it in the absence of an appearance on behalf of the applicant. Evidence supporting the grant or denial of an appeal shall be submitted only to the ZBA in a public meeting.

(2) *Witnesses.* Parties in interest may present testimony under oath. Witnesses may be compelled to attend by subpoena requested at least ten days prior to a hearing and signed by the Chairperson. The ZBA may call its own witnesses when deemed appropriate.

(3) *Cross-examination.* No party shall have the right to cross-examine witnesses; however, the opportunity to examine opposing witnesses may be freely extended when conducted in an orderly manner. Intimidation of witnesses shall not be allowed.

(4) *Evidence.* Relevant documents, photographs, maps, drawings and the like, shall be received in the record without authentication in the form of legible copies. Relevant testimony which is not cumulative or hearsay shall be received. The Chairperson shall rule on all evidentiary matters. Evidence shall be placed in the record with an objection noted.

(5) *Conduct of hearing.* The normal order of hearing, subject to modification by the Chairperson, shall be:

- (a) Statement of matter to be heard (Chairperson or Secretary);
- (b) Presentation by applicant (five minute limit);
- (c) Presentation by official appealed (five minute limit);
- (d) Presentation by opponents (five minute limit);
- (e) Rebuttal by applicant (three minute limit);
- (f) Unsworn public comment when appropriate;
- (g) The ZBA may question participants at any point in the hearing; and
- (h) Matters in which additional time is granted may be moved to the end of the agenda.

(6) *Disqualification.*

(a) A member shall disqualify himself or herself from voting whenever he or she has a personal or monetary interest in the property under appeal, or will be directly affected by the decision of the ZBA.

(b) A member shall also disqualify himself or herself from voting whenever any applicant, or his or her agent, has sought to influence the member's vote on the appeal, other than in the public hearing.

(7) *Disposition.* The ZBA may deliberate and make final disposition of a matter by majority vote of members present at the hearing and qualified to vote; provided that not less than a quorum are qualified to vote. The vote may be taken at the same or a subsequent meeting. A member may not vote on a matter which the member has not heard. Deliberations shall be conducted and voting shall be in public. In case of a tie vote, the application is considered denied.

(8) *Form of order.* An order shall be issued disposing of a matter by granting or denying relief with the conditions as may be deemed necessary, or affirming, modifying or reversing an administrative decision. A matter may be dismissed for lack of jurisdiction or prosecution. Findings of fact and conclusions of law shall be separately stated in an order.

(9) *Service of order.* The Secretary shall deliver a copy of an order to each party in interest by certified mail immediately upon execution of the order by the Chairperson.

(10) *Rehearing.* The ZBA may grant a rehearing of an application which has been dismissed or denied upon written request filed with the Secretary within 15 days after delivery of the order accompanied by new evidence, which could not reasonably have been presented at the hearing, or evidence of a clerical error or mutual mistake of fact affecting the outcome.

(E) *Records.*

(1) *Minutes.* The Secretary shall record all minutes and hearings of the ZBA on tape which shall be preserved until final action is taken on all matters presented. The Secretary shall prepare minutes of each meeting for approval by the ZBA at the next regular meeting. Minutes shall be maintained as public records.

(2) *Orders and documents.* The Secretary shall assist in the preparation and service of all orders of the ZBA in appropriate form. Copies of all notices, correspondences, documentary evidences, orders and forms shall be maintained as public records.

(F) *Amendment.* These rules may be amended at any regular meeting of the ZBA, by majority vote of the members of the ZBA present, at least seven days after the written amendment is delivered to all members and submitted as recommendation to the Council

for approval. (See division (C)(7) above.)

(1985 Code, Art. IX, § 904) (Ord. 99-006, passed 4-13-1999; Ord. 13-008, passed 9-10-2013; Ord. 2021-017, passed 7-13-2021)

§ 151.174 DECISIONS OF THE ZBA.

(A) Decisions and voting.

(1) Every decision of the ZBA shall be based upon findings of fact and every finding of fact shall be supported in the record of proceedings. All final decisions and orders of the ZBA must be in writing and be permanently filed in the office of the ZBA as public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the ZBA which must be delivered to parties of interest by certified mail. The enumerated conditions required to exist on any matter upon which the ZBA is authorized to pass under these regulations shall be construed as limitations on power of the ZBA to act.

(2) Nothing herein contained shall be construed to empower the ZBA to change the terms of these regulations, or to effect changes in the zoning districts. The powers of the ZBA shall be so applied that the terms of these regulations will be strictly enforced.

(3) The majority vote of the ZBA members present (either physically or by telephonic or other electronic means) shall be necessary to approve any application upon which it is required to pass under these regulations or to effect any variance in the regulations.

(B) Approval of request.

(1) In approving any request, the ZBA may designate the conditions in connection therewith in order to secure substantially the objectives of the regulation or provision to which the request is granted, and to provide adequately for the maintenance of the integrity and character of the zoning district in which the permit is granted.

(2) When necessary, the ZBA may require guarantees, in the form as it deems proper, to ensure that conditions designated in connection therewith are being or will be complied with. Where any condition under which a request has been granted appears to have been violated, the ZBA may hold a public hearing thereon to determine whether or not the permit therefore granted shall be terminated.

(3) Upon approval of an application for the appeal, the applicant shall apply for occupancy or construction permits within 60 days after the ZBA's decision, unless a greater time is requested in the application and is authorized by the ZBA. Any approval may be granted one emergency extension of 60 days on written request filed with the ZBA before expiration of the original approval. Failure of the applicant to apply for occupancy or construction permits within the authorized time period shall void the right to secure the permits except upon the filing of a new application or appeal.

(C) Denial of request. No appeal or application that has been denied shall be further considered by the ZBA unless:

(1) The new plans materially change the nature of the request; or

(2) The permitted development of other nearby property in the same zone has been substantially altered or changed by a ruling of the ZBA so as to support an allegation of changed condition.

(D) Appeal of ZBA action. Any person or persons, any taxpayer or any officer, department, commission or board of the city, jointly or separately, aggrieved by any decision of the ZBA, may present to a court of record, a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the decision of the ZBA is mailed.

(E) Planning session. The ZBA may be convened as a committee of the whole in the same manner as prescribed for calling a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereat and no quorum shall be required.

(1985 Code, Art. IX, § 905) (Ord. 99-006, passed 4-13-1999; Ord. 2021-024, passed 10-12-2021)

ARCHITECTURAL REVIEW BOARD

§ 151.190 ORGANIZATION.

The Architectural Review Board shall organize itself as follows:

(A) Creation. There is hereby created an Architectural Review Board (hereinafter referred to as the "ARB") to be composed of seven members appointed by the Mayor and City Council (hereinafter referred to as "the Council"), City of Goose Creek. The Council will consider for appointment to the ARB only those persons who reside in the city and have demonstrated their civic interest, general knowledge of the city, independent judgment and availability to prepare for and attend meetings. Members shall also have a demonstrated interest in, and/or competence and knowledge of, architecture, landscape architecture and urban design. It is the intent of City Council that members shall, by reason of diversity in their individual occupations, constitute an ARB which is broadly representative of the Community.

(B) Terms of office. The members of the ARB shall be identified by place numbers one through seven. The four odd-numbered places shall expire on December 31, of each odd-numbered year, with the three even-numbered to expire on December 31, of each even-numbered year. Vacancies shall be filled for unexpired terms. ARB members may be appointed to succeed themselves. All terms shall be for two years, except those initially appointed to the ARB whose terms expire on December 31, of the first odd or even numbered year as stated above. Newly appointed members shall be installed at the first regularly scheduled ARB meeting after their appointment. No member shall be the holder of an elected public office in the city while serving on the ARB.

(C) Vacancy. A vacancy in a term of office shall occur whenever Council finds that a member has resigned, not maintained required qualifications, has not attended properly called meetings without just cause or has been found guilty of malfeasance or misconduct in office.

(D) Intent and purposes. The intent and purposes of the ARB are as follows:

(1) To protect and provide for the unique, special and desired character of the Commercial and Light Industrial Districts and uses inside the City of Goose Creek, in terms of positive visual and aesthetic appearances of these districts and uses including their

respective roadways;

(2) The above intent and purpose can be achieved through positive site design, superior architectural standards, attractive street scene improvements, adequate provision of landscape elements and harmonious combinations of signage along both sides of the roadways and street scales of the City of Goose Creek;

(3) To discourage piecemeal development and create unity along the Commercial and Light Industrial Districts and uses of the city;

(4) To foster civic beauty;

(5) To encourage designs which produce a desirable relationship between individual buildings, the circulation system and adjacent areas and to permit a flexible, high quality response of development to a variety of land uses and activities;

(6) To assure respect for the character, integrity and quality of the built and natural environments of the city; and

(7) It is not the intent of the city to stifle innovative architecture.

(E) *Duties and powers.* All new developments proposed within the Commercial and Light Industrial Districts and uses of the city shall be subject to the procedures, standards and guidelines specified in the following sections, in addition to those standards pertaining to the particular zoning district in which the development occurs. This will be accomplished through evaluation of proposed developments by the ARB which shall review the character, and appearance of the proposed developments in a positive manner. It is the purpose of the review to determine, in a cooperative fashion with the developer (hereinafter referred to as the "applicant"), whether the proposed plan meets the guidelines and other standards as specified.

(1) *Criteria for modifications; changes to be reviewed by the ARB.* If any of the criteria below applies, ARB approval is required:

(a) Modifications and/or changes in excess of 10% of the property value of a parcel of property shall be reviewed by the ARB, but this shall be 50% for structures that predate the existence of the Architectural Review Design Ordinance adopted April 20, 1993;

(b) Substantial architectural change in the structure(s);

(c) All color changes;

(d) All changes in signs; and

(e) Change in appearance of structure(s).

(2) *Annual report.* The ARB shall submit an annual report to Council each year, summarizing its activities and achievements. The report shall include the identity of ARB members and their respective meeting attendance record.

(F) *Organization and rules of procedures.*

(1) *Rules.* The rules of procedures are adopted pursuant to S.C. Code § 6-29-790.

(2) *Officers.* The officers of the ARB shall be a Chairperson and a Vice-Chairperson elected for one-year term before the end of each calendar year. The ARB shall appoint a member of the staff of the city as Secretary (non-voting member) of the ARB.

(3) *Chairperson.* The Chairperson shall be a voting member of the ARB and shall have the following duties:

(a) Call meetings of the ARB;

(b) Presides at meetings and hearings, and swear in witnesses;

(c) Act as spokesperson for the ARB;

(d) Sign documents for the ARB;

(e) Have order of the ARB served on parties, and in case of contempt, may certify the fact to the circuit court having jurisdiction;

and

(f) Perform other duties approved by the ARB.

(4) *Vice-Chairperson.* The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability or disqualification of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, the acting Chairperson shall be elected by the members present.

(5) *Secretary.* The duties of the Secretary shall be as follows:

(a) Provide and publish notice of appeals and meetings;

(b) Assist the Chairperson in preparation of agenda;

(c) Keep recordings and minutes of meetings and hearings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact;

(d) Keep records of ARB examinations and other official actions;

(e) Maintain ARB records as public records;

(f) Attend to ARB correspondences; and

(g) Perform other duties normally carried out by a Secretary.

(6) *Meetings.*

(a) *Time and place.* All regularly scheduled meetings shall be open to the public, and conducted in accordance with state law. Parties in interest may appear (either physically or by telephonic or other electronic means) personally or by agent. Regular meetings shall be held each month on the third Monday, at the Marguerite Brown Municipal Center, 519 North Goose Creek Boulevard, unless

otherwise announced. Special meetings may be held on the call of the Chairperson upon 24 hours notice, at other times as the ARB may determine, posted and delivered to all members and the local news media, and designate the time and place of its meetings. Deadlines for ARB meetings occur at least 14 days prior to meeting dates. An annual schedule of regular meetings shall be adopted, published and posted at City Hall in December of each year.

(b) *Agenda.* A written agenda shall be furnished by the Secretary to each member of the ARB and to the news media, and shall be posted at least five days prior to each regular meeting. Items may be removed from the agenda or postponed at a meeting by a majority vote.

(c) *Quorum and compensation.* A simple majority of the members of the ARB shall constitute a quorum. A quorum shall be present (either physically or by telephonic or other electronic means) before any business is conducted other than rescheduling the meeting. The members shall regularly attend meetings and public hearings of the ARB and shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

(d) *Rules of order.* Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these rules of procedures. To the extent Robert's Rules require a physical presence of the Council for purposes of constituting a quorum, such requirement is waived so long as the Council maintains a quorum under § 151.173(B)(3).

(e) *Conflict of interests.* Any member of the ARB that has a direct or indirect interest in any property that is the subject matter of or affected by, a decision of the ARB shall be disqualified from participating in the discussion, decision or proceedings of the ARB in connection therewith. A member present but disqualified from voting on a question by state law due to a conflict of interest shall not be counted for purpose of a quorum.

(f) *Motions.* Motions may be made by any member other than the presiding official. A motion to approve any matter before the ARB shall require a majority vote of the members present. Tie votes shall constitute a failure of the motion.

(7) *Appeals procedures.*

(a) *Form of appeal.* The ARB shall hold public hearings regarding appeals from administrative decisions of the city, and appeals of the Zoning Administrator or other appropriate administrative official when there is an alleged error in any order, requirement, determination or decision by the officials pertaining to matters related to the Architectural Review Design requirements and standards. The appeals shall be filed on forms approved by the ARB and provided to applicants by the Secretary. The ARB may require additional information deemed necessary. The failure to submit adequate information may be grounds for dismissal. An application filed by agent shall be accompanied by written designation of the agent signed by the applicant or party in interest. A non-refundable filing fee as set forth by City Council and registered with the City Clerk shall accompany an appeal. An incomplete appeal or application shall be deemed only to give notice of intent to appeal or apply to the ARB, and shall not be reviewed or scheduled for hearings until brought to completion.

(b) *Time for appeal.* An appeal must be filed within 15 days after the decision has been rendered, by filing with the ARB a notice of appeal specifying the grounds thereof. The ARB shall maintain for review all papers constituting the record upon which the action appealed from was taken.

(c) *Calendar.* Appeals and applications shall be marked with the date of receipt and placed on the hearing calendar in the order in which received. Appeals shall be heard in the order on the calendar unless otherwise set by the ARB for good cause shown.

(d) *Withdrawn of appeal.* An appeal or application may be withdrawn by written notice delivered to the Secretary prior to action by the ARB, but no appeal shall be withdrawn after posting of hearing notice and prior to ARB action thereon without formal consent of the ARB. An appeal from an administrative decision which is withdrawn may not be filed after the 15-day time for appeal has expired. Withdrawn applications may be re-filed after six months and shall be placed on the calendar according to the date re-filed.

(e) *Continuances.* The hearing of an appeal or application may be continued one time by the ARB for good cause shown.

(f) *Notice of public hearing on appeals and proposed amendments.* Notice of public hearing shall be given in the official paper of the city not less than 15 days before the hearing is held and signs three feet by four feet shall be conspicuously posted on or adjacent to the property affected, with at least one sign being visible from each public thoroughfare that abuts the property, as well as, due notice to the parties in interest. The notice shall contain a description of each matter to be heard and identify the applicant and property affected.

(g) *Stay of proceedings.* An appeal shall stay all proceedings of the action appealed from unless the ARB concurs by reason of facts that a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed except by a restraining order which may be granted by the ARB or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

(h) *Exercise of power.* In exercising the powers of the ARB, the ARB may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ARB, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt, may certify the fact to the circuit court having jurisdiction.

(8) *Hearing procedure.*

(a) *General.* The ARB shall fix a reasonable time for the hearing of an appeal, give public notice thereof and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney. The ARB may postpone or proceed to dispose of a matter on the records before it in the absence of an appearance on behalf of an applicant. Evidence supporting the grant or denial of an appeal shall be submitted only to the ARB in a public meeting.

(b) *Witnesses.* Parties in interest may present testimony under oath. Witnesses may be compelled to attend by subpoena requested at least ten days prior to a hearing and signed by the Chairperson. The ARB may call its own witnesses when deemed appropriate.

(c) *Cross-examination.* No party shall have the right to cross-examine witnesses; however, the opportunity to examine opposing witnesses may be freely extended when conducted in an orderly manner. Intimidation of witnesses shall not be allowed.

(d) *Evidence.* Relevant documents, photographs, maps, drawings and the like, shall be received in the record without

authentication in the form of legible copies. Relevant testimony which is not cumulative or hearsay shall be received. The Chairperson shall rule on all evidentiary matters. Evidence shall be placed in the record with an objection noted. The normal order of hearing, subject to modification by the Chairperson, shall be:

1. Statement of matter to be heard (Chairperson or Secretary);
2. Presentation by applicant (five minute limit);
3. Presentation by official appealed (five minute limit);
4. Presentation by opponents (five minutes limit);
5. Rebuttal by applicant (three minute limit);
6. Unsworn public comment when appropriate;
7. The ARB may question participants at any point in the hearing; and
8. Matters in which additional time is granted may be moved to the end of the agenda.

(e) *Disqualification from voting.* A member shall disqualify himself or herself from voting whenever he or she has a personal or monetary interest in the property or business under appeal, or will be directly affected by the decision of the ARB. A member shall also disqualify himself or herself from voting whenever any applicant, or his or her agent, has sought to influence the member's vote on the appeal, other than in the public hearing.

(f) *Disposition.* The ARB may deliberate and make final disposition of a matter by majority vote of members present at the hearing and qualified to vote; provided that not less than a quorum are qualified to vote. The vote may be taken at the same or a subsequent meeting. A member may not vote on a matter which the member has not heard. Deliberations shall be conducted and voting shall be in public. In case of a tie vote, the application is considered denied.

(g) *Form or order.* An order shall be issued disposing of a matter by granting or denying relief with the conditions as may be deemed necessary; or affirming, modifying or reversing an administrative decision. A matter may be dismissed for lack of jurisdiction or prosecution. Findings of fact and conclusions of law shall be separately stated in an order.

(h) *Service of order.* The Secretary shall deliver a copy of an order to each party in interest by certified mail immediately upon execution of the order by the Chairperson.

(i) *Rehearing.* The ARB may grant a rehearing of an application which has been dismissed or denied upon written request filed with the Secretary within 15 days after delivery of the order accompanied by new evidence which could not reasonably have been presented at the hearing, or evidence of a clerical error or mutual mistake of fact affecting the outcome.

(j) *Records.*

1. *Minutes.* The Secretary shall record all minutes and hearings of the ARB on tape which shall be preserved until final action is taken on all matters presented. The Secretary shall prepare minutes of each meeting for approval by the ARB at the next regular meeting. Minutes shall be maintained as public records.

2. *Orders and documents.* The Secretary shall assist in the preparation and service of all orders of the ARB in appropriate form. Copies of all notices, correspondences, documentary evidences, orders and forms shall be maintained as public records.

(k) *Amendment.* These rules may be amended at any regular meeting of the ARB by majority vote of the members of the ARB present at the public hearing when the matter was considered. Results of the proposed amendments shall be submitted to City Council for review and approval. (See division (E)(8)(f) above.)

(l) *Appeal of Board action.* Any person or persons, any taxpayer or any officer, department, board or commission of the city, jointly or separately, aggrieved by any decision of the ARB, may present to a court of record, a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the decision of the ARB is mailed.

(m) *Expiration and extension of ARB approvals.* Approvals issued by the ARB, regardless of the scope of work, shall expire one year from the date of approval. Approved projects not yet under construction, i.e., vertical construction or installation has not commenced, must resubmit for approval of all site and landscaping plans, elevations, materials, and colors. An extension of the approval may be granted by the Zoning Administrator when deemed appropriate.

(9) *Planning session.* The ARB may be convened as a committee of the whole in the same manner as prescribed for calling a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereat and no quorum shall be required.

(1985 Code, Art. X, § 1001) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997; Ord. 99-004, passed 4-13-1999; Ord. 13-006, passed 9-10-2013; Ord. 17-002, passed 2-14-2017; Ord. 2021-017, passed 7-13-2021) Penalty, see § 151.999

§ 151.191 APPLICATION PROCEDURE.

(A) Every proposal submitted for ARB consideration shall be in the form required by the city, to include filing fees when specified. Any additional information may be required at the discretion of the ARB.

(B) All applications shall include schematic drawings and designs conforming to the application requirements and all other information required to determine compliance with this chapter. Application permit, and inspection procedures for specific types of construction are detailed in the respective *Procedures Manual*, available from city staff.

(1985 Code, Art. X, § 1002) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997)

§ 151.192 EMERGENCY USES.

City staff may be authorized to issue emergency permits for situations that require immediate attention in order to prevent further

damages. In such situations, permanent permits shall be reviewed by the ARB, and appropriate actions shall be taken by the ARB at its next meeting.

(1985 Code, Art. X, § 1003) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997)

§ 151.193 PRE-DESIGN CONFERENCE.

The applicant is recommended to attend a pre-design conference with city staff prior to submitting an application to the ARB. The applicant shall submit his or her proposal in accordance with application requirements, when applicable. (See procedures manual for architectural design standards.) All service providers and other appropriate agencies may be invited to attend the pre-design conference. After the pre-design conference has been held, the proposal will be submitted to the ARB for review.

(1985 Code, Art. X, § 1004) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997)

§ 151.194 ARB MEETING.

ARB meeting and consideration requires submission of schematic designs and drawings, including all requirements as outlined in application requirements. Material specifications and typical construction details shall accompany this submittal. Three sets of blueprints are required. The use of illustrative site plans and three-dimensional site models are encouraged. All drawing models are encouraged. Drawings and designs submitted to the ARB shall meet the requirements of the Architectural Registration Code of Laws of South Carolina, when applicable. City staff has the authority to remove any incomplete applications prior to the agenda being mailed to the ARB.

(1985 Code, Art. X, § 1005) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997)

§ 151.195 APPLICATION REQUIREMENTS.

(A) *Schematic design drawings.* The applicant is required to submit schematic design drawings showing the following information for new development:

- (1) The proposed site plan shall include the following:
- (2) The name(s) of engineers, architects and the like;
- (3) The boundaries and dimensions of the proposed site or lot;
- (4) Locations and dimensions of the principal and any accessory buildings with distances from property boundaries indicated;
- (5) Location, number and size of all proposed parking spaces, including disabled parking, if appropriate;
- (6) Location of adjacent streets with center lines indicated, location of proposed curb cuts, driveways and access ways;
- (7) Location of all setbacks, easements and rights-of-way, both existing and proposed;
- (8) Location of areas to be landscaped and buffer screens as required;
- (9) Demolition of existing site features if applicable;
- (10) Location of proposed site features such as driveways, walls, gates, location and size of mechanical equipment and the like;
- (11) Boundaries of flood hazard areas;
- (12) Site plans shall include drainage plan, landscape plan, site lighting plan, road plan, parking plan, utilities plans, soil report (if required); and
- (13) The numbers of proposed site plans shall be adequate for all applicable reviewing agencies, and shall be determined by city staff.

(B) *Photographs.* Photographs shall include a general view of the street showing the building site and adjacent properties (street scales and buildings).

(C) *Building plans.* Building plans shall depict the arrangement of all floor plans, roof plans, building elevations and building sections. First floor plan shall show the relationship between the first floor and the site.

(D) *Building elevations and typical building section.* Building elevations and typical building section shall show design of all elevations, vertical dimensions, existing grade, proposed grade, finish floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor lighting fixtures, design and location of signage and proposed material selections including walls, roofs, chimney flues, gutters and downspouts, porches and railings.

(E) *Materials specification outline.* Materials specification outline shall show samples, brochures, colors and/or photographs of all exterior materials, finishes and fixtures.

(F) *Contextual model.* Contextual model shall show at the new building in existing environment if required by the ARB.

(G) *Typical construction details.* Typical construction details shall show footprints, general configurations and typical wall sections.

(1985 Code, Art. X, § 1006) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997)

§ 151.196 PURVIEW OF ARB AREAS DEFINED.

(A) The ARB shall have purview over all uses other than residential (single-family, duplex, and two-family dwellings, multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like). In mixed-use developments where any combination of residential, commercial, educational, and religious uses occupy a single structure, such uses and structures shall be subject to ARB review and approval.

(B) The ARB's review of commercial and light industrial road corridors shall be directed toward the views of the roads and the views

from the roads. The ARB recognizes that the failure to address land-use and development patterns adjacent to roadways has often resulted in visual blight and premature functional obsolescence of road facilities. In reviewing design plans, the ARB shall distinguish between two characteristics of a roadway:

- (1) The fairly uniform linear boundaries of a road (extending from building facade to building facade); and
- (2) Its larger, more irregularly shaped "zone of influence" (extending into the building's perimeter, rear yard areas and beyond).

(1985 Code, Art. X, § 1007) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997; Ord. 08-010, passed 4-15-2008)

§ 151.197 ARCHITECTURAL REVIEW DESIGN GUIDELINES.

Goose Creek is a suburban community that is committed to enhancing its small town character by integrating varied and architecturally interesting commercial development within its extensive green spaces.

Design standards and guidelines. Commercial structures shall incorporate the following basic elements and characteristics. These characteristics are general in nature; however, it is not the intent to exclude other elements that are compatible with the general characteristics described herein.

(A) *Site design.*

(1) *Site considerations.* The siting of the building and its accessory elements shall be carefully planned from both a placement and an architectural perspective.

(a) Site improvements shall integrate the architectural forms and the open spaces around them so to enhance the quality of the environment.

(b) Where it is reasonably practical, proposed site improvements (including all structures, features and amenities) shall not impede scenic views and special vistas.

(c) Areas whose physical site conditions make them unsuitable for development shall be set aside as conservation areas or as open space.

(d) Projects that contain other attributes that improve the functional and visual enjoyment of the properties of the city are strongly encouraged.

(e) Wooded sites shall be developed with careful consideration for the site's natural characteristics.

(f) When portions of the woods must be developed, wooded perimeters or the most desirable natural site features shall be protected to retain the visual character of the site.

(g) Isolated pockets of existing trees shall be protected, and used to enhance the site's visual impact.

(B) *Architectural theme.* The following architectural theme is preferred:

(1) Proposed structures shall contribute to the image of the city as a unique place of visual character, integrity and quality;

(2) New developments shall incorporate the existing natural setting into their overall design concept;

(3) In a schematic design, adjacent structures, site design and site densities of the adjacent areas should be incorporated in the design process. If adjacent buildings are of different architectural styles, scales, height, spacing, bulk, proportion, detail, material and color, site and building compatibility of the proposed development may be achieved through materials, plant variations, screens and sight breaks; and

(4) The architectural design, color and materials of a proposed structure shall create variation and interest in the built environment by using a mix of building materials, colors and architectural features.

(C) *Architectural interest.*

(1) Care shall be given to incorporate a mix of quality design elements and materials which will provide architectural interest to the structure and any accessory structures.

(2) Building facades shall incorporate facade variations a minimum of every 30 feet, or for buildings larger than 20,000 square feet, a minimum of every 50 feet, incorporating such architectural features as:

(a) Storefront bays; wall offsets; columns; pilasters;

(b) Changes in materials, colors;

(c) Changes in roofline;

(d) Changes in plane no less than 12 inches in width and four inches in depth or an equivalent element that subdivides the facade;

(e) Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions and other treatments are encouraged; and

(f) Enhanced shadow lines around openings by recessing window frames two inches minimum from face of building.

(3) Architectural details that enrich the building's character such as brick molding, quoins, corbels, racking, band courses, soldier bricks, water table, and the like shall be incorporated in the design of the building facade.

(4) Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited.

(D) *Building design.*

(1) *Scale and proportion.* The height, width and general proportions of a building shall conform with or be better than other buildings in the area. The scale and massing of a structure shall be a primary consideration. The scale of the project shall not overwhelm any adjacent buildings. All features and details shall be in proportion with the buildings.

(2) Building walls shall be subdivided and proportioned using a variety of architectural features to prevent long monotonous facade walls.

(3) The building design shall incorporate a definite base, body and cap along the facade.

(4) Rear elevations of buildings that are exposed to parking lots and provide an alternate "front-door" should be aesthetically similar to the primary elevation. All sides of the building should exhibit design continuity.

(5) Continuous foundation walls are required on all structure(s), preferably of stone-faced, exposed aggregate concrete, vinyl, stucco or brick.

(6) Building materials suggest the quality of the environment and promotes a comfortable feeling. Inexpensive building materials create a temporary feeling to the city's inhabitants. Building materials selected should be durable, attractive, low-maintenance and have natural color. A defined palette of materials will unify the streetscape and encourage the perception of performance.

(7) Building additions shall be designed to reflect existing buildings in scale, materials, window treatment and color. A change in scale may require a transitional design element between the addition and the existing building.

(8) The following materials are recommended:

- (a) Natural materials: wood, brick, terra cotta, stone (cast or cut);
- (b) Decorative concrete block (CMU), textured with integral color;
- (c) Stucco (cement plaster); decorative;
- (d) Fiber cement siding; and
- (e) Exterior insulation and finishing system (EIFS) when used above storefront height.

(9) The following materials are prohibited:

- (a) Vinyl, metal, or aluminum siding;
- (b) Exposed concrete masonry units;
- (c) Reflective materials that cause glare;
- (d) Materials that artificially simulate natural materials;
- (e) Diagonal siding; and
- (f) Exaggerated swirled stucco.

(10) Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community.

(11) Rooftop mounted mechanical equipment must be screened from view at all sides in a manner that is architecturally compatible with the building. Mechanical equipment on the ground shall be screened with a fence or plant materials or housed in a structure that is in harmony with the surroundings. Utility meters should be screened from public view to the greatest extent possible.

(12) The use of security bars, roll down grilles, and other such security features establishes a negative environment and will be reviewed on a case-by-case basis and alternate options may be required. When allowed, they must not be visible during opening hours.

(E) *Site elements.*

(1) Fences and walls shall be minimized along public streets and shall be designed to be compatible with the surrounding landscape and architectural concept. Any fencing located forward of the building front must be decorative and constructed of vinyl, iron, stone, or masonry products.

(2) Service/storage areas shall be oriented away from public right-of-way, and screened, when practical.

(3) Outdoor storage and/or display of equipment and material is strongly discouraged, except on a temporary basis. This section shall not apply to businesses that have a majority of their merchandise stored and displayed in the open environment (examples include, but are not limited to, automobiles, lumber, truck/car rentals); however, for those businesses where there is approved outdoor display, the site shall be planned appropriately in terms of visibility and placement of entrances, parking, and screening.

(4) Parked vehicles used as storage for any purpose shall not be permitted for commercial and light industrial uses.

(5) Refuse areas shall not be the visual focal point of a parking area and shall not be located within the front yard setback or street frontages of corner lots. All exterior trash receptacles shall be sufficient in size to accommodate the trash generated. All trash containers shall be screened from view on all four sides, and shall remain closed except when in use. The screening materials shall be architecturally compatible with its corresponding building. Refuse areas shall be landscaped and, if necessary, screened appropriately. Trash areas shall be located for convenience of trash collection and away from major streets.

(6) Loading areas shall be clear from pedestrian and vehicular traffic.

(1985 Code, Art. X, § 1008) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997; Ord. 15-008, passed 8-11-2015; Ord. 15-016, passed 12-8-2015) Penalty, see § 151.999

LEGAL STATUS PROVISIONS

§ 151.210 INTERPRETATION AND CONFLICT.

In interpreting and applying the provisions of this chapter, the provisions shall be held to be minimum requirements necessary to uphold the purposes stated in § 151.027. This chapter is not intended to interfere with, abrogate or annul any easements, covenants or other agreements between parties; provided, however, where this chapter imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires more open space than required by other resolutions, ordinances or by easements, covenants or agreements, the provisions of this chapter shall govern. When the provisions of any other statute require more restrictive standards than are required by this chapter, the provisions of the statute shall govern.

(1985 Code, Art. XI, § 1101)

§ 151.211 VIOLATION.

If any building is erected, constructed, reconstructed, altered, repaired or converted, or any building, sign, structure or land is used in violation of this chapter, the Zoning Administrator is authorized and directed to institute any appropriate action to put an end to the violation.

(1985 Code, Art. XI, § 1102)

§ 151.999 PENALTY.

It shall be unlawful to construct, reconstruct, alter, change the use of or occupy any land, building, sign or other structure without first obtaining the appropriate permit from the Zoning Administrator. The Zoning Administrator shall not issue any permit unless in compliance with the requirements of this chapter and of any ordinance or resolution adopted pursuant to it. A violation of any ordinance or resolution adopted pursuant to the provisions of this act, is hereby declared to be a misdemeanor under the laws of the state and, upon conviction thereof, an offender shall be liable to a fine of not more than \$500, or imprisoned not exceeding 30 days. In case any building, sign or structure is or is proposed to be constructed, reconstructed, altered, converted or maintained, or any building, sign, structure or land is or is proposed to be used in violation of this chapter, the Zoning Administrator or any adjacent or neighboring property owner who would be especially damaged by the violation, may, in addition to other remedies, institute injunction, mandamus or other appropriate proceedings to prevent the unlawful construction, reconstruction, alteration, conversion, maintenance or use, or to correct or abate the violation, or to prevent the occupancy of the building, structure or land. Each day the unlawful erection, construction, reconstruction, alteration, conversion, maintenance or use continues shall be deemed a separate offense.

(1985 Code, Art. XI, § 1103) (Ord. 93-005A, passed 8-30-1993)

APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

<i>Table of Parking Space Requirements</i>		
	<i>Required Spaces</i>	<i>Additional Requirements</i>
<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 minimum)*	
Advertising agency, realty office, insurance office	1 space per 300 square feet of floor area (4 spaces minimum)*	
Radio/television station or studio	1 space per 500 square feet of floor area (4 spaces minimum)*	+1 space per employee
Commercial		
Bank, savings and loan assoc. or similar lending institutions	1 space per 200 square feet of floor area *	
Service or repair establishment, not otherwise mentioned	1 space per 250 square feet of floor area excluding storage *	
Retail business not otherwise mentioned	1 space per 200 square feet of floor area excluding storage (3 space min.)*	+ 1 space per employee
Theatre, night club, and similar places of assembly	1 space per each 4 seating accommodations	+ 1 space per each 3 employees on largest shift
Automotive repair	1 space per employee	+ 1 space per each service bay; 10 space minimum***
Motel, hotel, tourist home	1 space per sleeping room or suite	+ 1 space per each 3 employees
Furniture, appliance, equipment, automotive, boat sales and the like	1 space per 300 square feet retail floor area (3 min.)	Except that auto sales and service have 10 space min.
Bowling alley or center	5 spaces per lane	
Funeral home or mortuary	1 space per 50 sq. ft. of floor area minus work & storage areas *	
Planned shopping center	5 spaces per 1,000 sq. ft. of leaseable area *	
Sit down restaurant	1 space per each 4 seats	+ 1 space per employee on the largest shift
Drive-in restaurant	1 space per 35 sq. ft. of bldg. area *	+ 1 space per employee on largest shift
Take-out restaurant	1 space per 100 sq. ft. of bldg. area *	+ 1 space per employee on the largest shift
Hospital or extended care medical facility	1 space per every 5 patient beds	+ 1 space per each 2 regular employees on the largest shift
Common carrier transportation and/or passenger terminal	1 space per 100 sq. ft. of waiting room (10 space min.)	+ 1 space per employee on the largest shift
Other uses not otherwise specifically mentioned	Established by the Zoning Administrator	Established by the Zoning Administrator
Manufacturing, processing, bulk warehousing, brick/block/coal yard, lumber mill	1 space for each 2 employees on the largest shift (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Transportation terminal for heavy vehicles, commercial freight distribution and transfer	1 space for each employee (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Industrial		
Country club, tennis club, swim club, golf course	1 space per 2 employees for the largest shift	+ 25% for largest shift change
*** NOTE: Amended as of March 14, 2017. Ordinance Number 17-005		
** NOTE: Amended as of February 14, 1995. Ordinance Number 95-01		

* NOTE: Amended as of March 14, 1995, Ordinance No. 95-02

Table of Off-Street Loading Space Requirements		
Type of Uses	Total Floor Area (Sq. Ft.)	Spaces Required
Table of Off-Street Loading Space Requirements		
Type of Uses	Total Floor Area (Sq. Ft.)	Spaces Required
Commercial, retail and personal service establishments	0 - 1,999	None
	2,000 - 24,999	1
	For each additional 25,000	1 additional
Wholesale, manufacturing, governmental, and institutional (including places of public assembly), hospital, educational institution, recreational facility, business service, terminal or similar business uses	0 - 24,999	None
	25,000 - 49,999	1
	50,000 - 99,999	2
	100,000 - 249,999	3
	250,000 - 999,999	4
Funeral home or mortuary	1,000,000 or more	5
	0 - 2,499	None
	2,500 - 3,999	1
	4,000 - 5,999	2
Offices and office buildings	For each additional 10,000	1 additional
	0 - 4,999	None
	5,000 - 9,999	1
	10,000 - 20,000	1 additional
	For each additional 50,000	1 additional

(1985 Code, Annex A) (Ord. 95-01, passed 2-14-1995; Ord. 95-02, passed 3-14-1995; Ord. 15-008, passed 8-11-2015; Ord. 17-005, passed 3-14-2017; Ord. 2021-005, passed 2-9-2021)

APPENDIX B: TABLE OF LAND USES

Table of Land Uses													
+ - Permitted*	x - Prohibited												
? - Conditional**	() - Notes												
	R-1	R-2	R-3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Table of Land Uses													
+ - Permitted*	x - Prohibited												
? - Conditional**	() - Notes												
	R-1	R-2	R-3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Residential***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	x	+	+	+	+	+	+	+	(1)	(1)
Customary home occupations (as defined in § 151.028)	+	+	+	x	+	+	x	x	x	x	x	(1)	(1)

Detached single-family dwelling	+	+	+	x	+	+	x	x	x	x	+	(1)	(1)
Duplex and two-family dwellings	x	x	+	x	+	+	x	x	x	x	x	(1)	(1)
Group dwelling (as defined in § 151.028)	x	x	x	x	x	+	?	x	x	x	x	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	x	x	?	x	?	?	?	x	x	x	x	(1)	(1)
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	x	x	+	x	+	+	?	x	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	x	+	+	+	+	+	+	?	(1)	(1)
Religious***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Cemetery (permanent barrier/screening wall required)	?	?	?	x	?	?	?	?	x	x	?	(1)	(1)
Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	x	+	+	?	?	x	x	x	(1)	(1)
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Educational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Business, trade, or vocational school	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Licensed nursery or preschool facility	x	x	+	x	+	+	+	x	x	x	x	(1)	(1)
Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	x	x	x	?	(1)	(1)

Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	x	+	+	+	+	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Recreational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	x	+	+	+	+	x	+	x	(1)	(1)
Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises	x	x	x	x	+	+	+	+	x	+	x	(1)	(1)
Office, Governmental, Institutional***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation	?	?	?	x	+	+	+	+	+	+	+	(1)	(1)
Business office for services specific to a profession such as an attorney, accountant, advertising, insurance, real estate, and the like	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Office for professional or administrative support services such as word processing, printing, computer graphics, and the like	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)

Professional healthcare offices such as medical, dental, chiropractic offices, and the like	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Public transportation terminal/passenger facility	x	x	x	x	+	+	+	+	+	+	x	x	x
Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Commercial***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Arts, crafts, or dance studio; art gallery	x	x	x	x	+	+	+	x	x	x	x	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	x	x	x	x	x	x	+	x	+	+	x	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	x	x	x	x	?	?	?	x	x	x	x	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	x	x	x	x	x	?	+	?	x	x	?	(1)	(1)
Emergency medical care facility	x	x	?(4)	x	+	+	+	+	+	+	x	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	x	x	x	x	(5)	+	+	x	x	x	x	(1)	(1)
Funeral home or mortuary (excluding crematorium)	x	x	x	x	x	+	+	+	x	x	x	(1)	(1)
Funeral home or mortuary with crematorium	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	x	x	x	x	x	+	+	+	+	+	x	(1)	(1)
Hospital	x	x	?	x	x	x	+	x	x	x	x	(1)	(1)

Veterinary clinic/animal hospital without boarding facilities	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	x	x	x	x	x	+	+	x	x	x	x	(1)	(1)
Industrial***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Animal shelters/kennels	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Any publicly-owned and/or operated building, facility or land	x	x	x	x	?	?	+	+	+	+	+	(1)	(1)
Assembly of products or materials	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Automotive towing/storage	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Cold storage plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial laundry/dry cleaning plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial transportation (Fleet hub)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Communication towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Communication towers, including cell phone, television, and radio	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Concrete production plants	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Distribution center	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Freight container storage yard	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Fuel storage facilities	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Gun range (outdoor)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)

Light and heavy manufacturing	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Manufacturing services	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Materials handling	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Natural resource production (excavation of mineral deposits)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Office uses as standalone or part of another use	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Parcel services	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Public transportation terminal/passenger facility	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Radio/television station or studio, with transmission tower on premises	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Radio/television transmission towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Sanitary landfills	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Scrap yards, scrap service	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Stockpiling of sand, gravel, or other materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Storage of recreational vehicles	x	x	x	x	x	x	x	+	x	+	x	(1)	(1)
Storage uses associated with aluminum production or timbering	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Timbering operations	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)

Transportation terminal for heavy trucks, commercial freight transfer and distribution center	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing, mini-warehouses, with units having access from exterior of unit (Ref. § 151.131)	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing/distribution	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Waste disposal/recycling centers	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Wholesale sales	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
**Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).													
Notes:													
(1) Commission subject to the approval of City Council (§ 151.136).													
(2) Restricted nature of the zone.													
(3) Street access.													
(4) Urgent care medical facilities must be on major thoroughfares.													
(5) Sale of beer, wine, or alcoholic liquors prohibited.													
(6) On premises consumption of beer, wine, and alcoholic liquors prohibited.													

(1985 Code, Annex B) (Ord. 11-009, passed 7-12-2011; Ord. 12-004, passed 6-12-2012; Ord. 16-009, passed 6-14-2016; Ord. 17-017, passed 7-11-2017; Ord. 17-019, passed 2-28-2018; Ord. 2021-005, passed 2-9-2021; Ord. 2021-030, passed 12-14-2021)

APPENDIX C: TABLE OF ACCESSORY USES

<i>Table of Accessory Uses</i>							
+ - Permitted*				x - Prohibited			
? - Conditional**				() - Notes			
Accessory Land Use	Res.	Relig.	Educ.	Recre.	Off.	Comm.	Indust.
<i>Table of Accessory Uses</i>							
+ - Permitted*				x - Prohibited			
? - Conditional**				() - Notes			
Accessory Land Use	Res.	Relig.	Educ.	Recre.	Off.	Comm.	Indust.
Children's playhouse and play equipment	(2)	+	+	+	+	0	x
Completely enclosed building for storage of supplies, stock, or merchandise	x	+	+	+	+	+	+
Gasoline or fuel oil storage tank, specific set-back requirements apply	(1)	(1)	(1)	+	(1)	+	+
Laundromat in multi-family development for the exclusive use of tenants	+	x	x	x	x	+	x
Manufacturing or repair facility in compliance with section § 151.108	x	x	x	x	x	+	+
Non-commercial flower, ornamental shrub or vegetable garden, greenhouse, or slat house not over 8 feet high	(2)	+	+	+	+	0	0
Non-commercial parking for owners, tenants, guests, members, customers, clients, and employees. (limited to one commercially licensed vehicle per family in residential uses)	+	+	+	+	+	+	+
Natural or human-made disaster shelter	(2)	+	+	+	+	+	+
Parsonage, paritorium, or parish house	+	+	+	x	x	x	x

Religious education building/classrooms	-7	+	+	0	-1	0	0
Private swimming pool, bath house, tennis court, and private recreational facility for tenants of principal buildings	(2)	+	+	+	+	+	+
Private kennel for no more than 6 dogs and/or cats (4)	(2)	x	x	x	x	+	+
Refuse containers (dumpsters) in multi-family, commercial, light industrial, or recreational appl.	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Shed or tool room for grounds maintenance tools and equipment; satellite dish antenna	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Notes:							
(1) Fuel oil storage for on-site heating systems.							
(2) Accessory buildings/uses are subject to § 151.108.							
(3) Site location, screening, and landscaping shall be approved by the Administrator (Ref. §§ 151.085 and 151.108)							
(4) Reference amended Ord. 94-005, September 13, 1994, Ch. 90, Animals and Fowl.							

(1985 Code, Annex C) (Ord. 2021-005, passed 2-9-2021)

APPENDIX D: ZONING DISTRICTS

<i>Zoning Districts</i>									
<i>Zoning Districts</i>	<i>Area</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Minimum Yard Side Minimum/ Total (5)</i>	<i>Rear (5)</i>	<i>Height Ft/ Stories</i>	<i>O/O Coverage</i>	<i>Accessory Buildings/Uses</i>
<i>Zoning Districts</i>									
<i>Zoning Districts</i>	<i>Area</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Minimum Yard Side Minimum/ Total (5)</i>	<i>Rear (5)</i>	<i>Height Ft/ Stories</i>	<i>O/O Coverage</i>	<i>Accessory Buildings/Uses</i>
R-1 Low-Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% (1) (2)	§ 151.108 and App. C
R-2 Medium-Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% (1) (2)	§ 151.108 and App. C
R-3 High-Density Residential									§ 151.108 and App. C
Single- Family	6,500	60	80	20	7/15	20	35/2.5	40% (1) (2)	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% (1) (2)	
Multi-family	§151.137	70	80	30 (3)	15/35 (3)	25 (3)	50/4.0	40% (1) (2)	
BPO Business and Professional Office	5,000	50	70	20 (3)	7/15 (3)	20 (3)	35/2.5	40% (1) (2)	§ 151.108 and App. C
RC Restricted Commercial	5,000	50	70	20 (3)	7/15 (3)	20 (3)	40/3.0	40% (1) (2)	§ 151.108 and App. C
NC Neighborhood Commercial	15,000 (4)	65	70	25 (3)	8/20 (3)	20 (3)	35/2.5	40% (1)	§ 151.108 and App. C
GC General Commercial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ 151.108 and App. C
LI Light Industrial	2 acres	200	200	50 (3)	20/40 (3)	30 (3)	50/4.0	50%	§ 151.108 and App. C

HI Heavy Industrial	5 acres	200	200	50	20/40 (5) 2 nd Street 30 (5)	40 (6)	70/5 (7)	50%	§ 151.108 and App. C
GI General Industrial	5 acres	200	200	50	20/40 (5) 2 nd Street 30 (5)	40 (5)	70/5	50%	§ 151.108 and App. C
CO Conservation-Open Space	Variable	Variable	Variable	Site dependent			35/2.5	30%	§ 151.108 and App. C
PD Planned District	3 Acres	Requirements for planned districts are site- and situation-dependent, and are specified by the Zoning Administrator and the Planning and Zoning Commission, as appropriate, and must be approved by City Council as an amendment to the zoning ordinance (see the appropriate procedures manual for more information).							
PD-MH Planned District Mobile Home	5 Acres								
Notes:									
(1) Percentage of lot coverage by both principal and accessory uses/buildings.									
(2) If enclosed parking is provided, coverage may be 50%.									
(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second.									
(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.									
(5) Setback requirement subject to meeting land use buffer requirement, if applicable.									
(6) Not applicable to utility poles, public utility substations, fencing and infrastructure elements.									
(7) Height maximums: chimney/antennas/vents at 300 feet; office at 70 feet; church spires/bell towers/flagpoles at 105 feet.									

(1985 Code, Annex D) (Ord. 16-010, passed 7-12-2016; Am. Ord. 17-017, passed 8-8-2017; Am. Ord. 2021-005, passed 2-9-2020)



PUBLIC HEARING

2022-043MA

MARILYN STREET



PLANNING COMMISSION

August 2, 2022, at 6:00 PM

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

Zoning Map Amendment Marilyn Street

Tax Map:	243-08-05-009 and 243-08-05-010
Proposal:	Rezone from General Commercial (GC) to High Density Residential (R-3)
Applicant:	Will Silva
Acreage:	+/- 1.2 acres
Current Use:	Vacant
Proposed Use:	Residential
Land Use Classification:	Village Node Mixed-use (Comprehensive Plan)
Current Zoning:	General Commercial (GC)
Proposed Zoning:	High Density Residential (R-3)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcels as Village Node Mixed-use.

ZONING DISTRICT SUMMARY

The subject property is currently zoned GC (General Commercial) and is surrounded by like zoning to the right of Frances Street with adjacent properties that are currently used for apartments. The properties to the left of these parcels are part of the Pineview Acres neighborhood and are zoned R-2 (Medium Density Residential). Vicinity zoning is 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 area of 6,500 square feet for a single-family residence and a minimum area of 8,000 square feet for a duplex. Under R-3 zoning, the maximum number of single-family residential units permitted under gross density would be 8, and

the maximum number of duplex lots would be 6 with a maximum of 12 dwelling units. These figures are based on maximum gross density and may be reduced by additional infrastructure requirements.

Marilyn Street, Frances Street, and Carolina Avenue are all maintained by SCDOT. There are currently no sidewalks on the properties adjacent to these parcels and considerations for increased connectivity would be encouraged.

STAFF RECOMMENDATION

Approval.

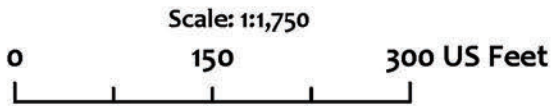
Limited small-lot (<0.25 acre) single-family residential detached housing or duplexes are development types that may be considered in a Village Node District, where it is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. In this specific case, a reasonable argument may be made for an infill development with proximity to St. James Avenue/Highway 176 and Highway 52. A rezoning request is not a site plan review, and no specific plan will be tied to the request.



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

Marilyn Street City Zoning Overview

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



as of 7/27/2022 2:06 PM

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

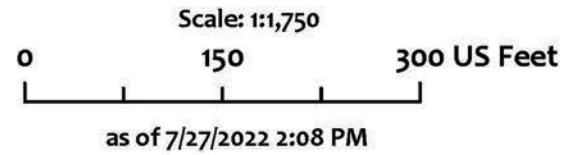




 Parcels of Interest
 GC Parcels



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



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VILLAGE NODE DISTRICT



Overview

The Village Node District 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. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- 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. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards



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 Will Silva "WILL SILVA" 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: EMMANUEL SALMIENTO / LUBE LANDHOLDING LLC

Signature: 

Person Completing this Application: WILL SILVA

Signature of Person Completing this Application: 

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS

BPO: Business Professional Office
 CC: General Commercial
 GI: General Industrial
 HI: Heavy Industrial
 LI: Light Industrial
 NC: Neighborhood Commercial
 RC: Retail 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