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**GOOSE CREEK PLANNING COMMISSION MEETING  
TUESDAY, APRIL 4, 2023 • REGULAR MEETING AT 6:00PM**  
City Hall - 519 N Goose Creek Boulevard

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY, STEPHAN MATTHEWS

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

**I. CALL TO ORDER & ROLL CALL**

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

- a. PLANNING COMMISSION MEETING MARCH 7, 2023

**IV. ZONING PUBLIC HEARING**

- a. **MAP AMENDMENT ST. JAMES AVENUE**- ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 223-00-00-012 AND 223-00-00-013 LOCATED ALONG ST. JAMES AVENUE (HIGHWAY 176) TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)
- b. **MAP AMENDMENT AVALON POINT** - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

**V. NEW BUSINESS**

- a. **ZONING TEXT AMENDMENT** - REQUEST TO AMEND THE TEXT OF THE ZONING ORDINANCE (CHAPTER 151) OF THE CITY OF GOOSE CREEK ENTITLED "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF GOOSE CREEK, SOUTH CAROLINA TO REQUIRE A TRAFFIC IMPACT ANALYSIS UNDER CERTAIN CONDITIONS"

**VI. CLOSING REMARKS & ADJOURNMENT**



# Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

*Please check one box*

Regular Meeting

Special Meeting

Work Session

*Please check one box, if applicable*

Ordinance

Resolution

Proclamation

Request to Purchase

## Ordinance/Resolution Title

PLANNING COMMISSION MEETING MARCH 7, 2023

## Background Summary

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, MARCH 7, 2023, 6:00 PM  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

**Action:** Chairperson Edwards called the meeting to order at 6:00 p.m.

**Present:** Judie Edwards; Heather Byrd; Gena Glaze; Anthony Jenkins

**Absent:** Lisa Burdick; Josh Lilly

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

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

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

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (4-0).

**III. APPROVAL OF MINUTES: JANUARY 3, 2023**

**Motion:** A motion was made to approve the February 7, 2023 minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (4-0).

**IV. ZONING PUBLIC HEARING**

- a. MAP AMENDMENT 248 AMY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-13-08-043 LOCATED ON AMY DRIVE TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)

Mrs. Wise presented the staff report and recommended approval. The applicant was not present. No one from the public spoke in favor or against the request.

**Motion:** A motion was made to approve the request for the parcel identified as TMS# 235-13-08-043 located on Amy Drive to assign a zoning of Medium-Density Residential (R-2). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (4-0).

- b. MAP AMENDMENT HALLMARK DRIVE/RED BANK ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 252-00-00-039 (HALLMARK DRIVE/RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO MULTI-FAMILY (APARTMENT) DISTRICT (R-5)

Mrs. Wise presented the staff report and recommended approval. The applicant presented his request and answered questions from the Commission. No one from the public spoke in favor or against the request.

**Motion:** A motion was made to approve the rezoning request for the parcel identified as TMS# 252-00-00-039 (Hallmark Drive/Red Bank Road) from General Commercial (GC) to Multi-Family (Apartment) District (R-5). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (4-0).

- c. MAP AMENDMENT AVALON POINT - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Mrs. Wise presented the staff report and recommended conditional approval. Staff provided the applicant with a list of requested changes to be incorporated into the document. The applicant presented his request and answered questions.

Mr. Ronnie Wallers, Ms. Lisa Berry, Mr. Craig Sullivan, Mr. Neal Haga and Mr. Gary Semon opposed the request due to concerns including flooding, traffic, and loss of wildlife.

After the Commission heard comments from the public, Mrs. Wise reviewed the list of requested changes to be incorporated into the document. The applicant answered additional questions and stated that they were working to incorporate changes. Commissioners then discussed and tabled the request.

**Motion:** A motion was made to table the rezoning request for Avalon Point, parcel identified as TMS# 244-09-02-008 (117 Red Bank Road) from General Commercial (GC) to Planned Development (PD) until the April meeting. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (4-0).

## V. NEW BUSINESS

- a. DISCUSSION OF ZONING ORDINANCE UPDATES

Mr. Cook stated the City is in the process of rewriting the zoning and land development regulations and wanted to keep the Planning Commission updated and involved. He stated additional Planning Commission meetings and workshops will be scheduled in the future.



**VI. CLOSING REMARKS & ADJOURNMENT**

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

**Discussion:** None

**Vote:** All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 7:18 pm.

\_\_\_\_\_

Date: \_\_\_\_\_

Judie Edwards, Chair



# Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

## Ordinance/Resolution Title

**MAP AMENDMENT ST. JAMES AVENUE-** ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 223-00-00-012 AND 223-00-00-013 LOCATED ALONG ST. JAMES AVENUE (HIGHWAY 176) TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

## Background Summary

The subject parcels are currently zoned Berkeley County General Commercial (CG). If annexed into the city, they will be zoned General Commercial.

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*



# Planning Commission

April 4, 2023, at 6:00 PM

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

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## Annexation/Zoning Map Amendment St. James Avenue/Highway 176

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<b>Tax Map:</b>	223-00-00-012, 223-00-00-013
<b>Proposal:</b>	Annex and assign zoning from Berkeley County General Commercial (GC) to Goose Creek General Commercial (GC)
<b>Applicant:</b>	Jonathan Best for Best and Barrow Properties, LLC
<b>Acreage:</b>	+/- 3.07 acres
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Service Retail (Collision Center)
<b>Land Use Classification:</b>	Neighborhood Mixed Use
<b>Current Zoning:</b>	Berkeley County General Commercial (GC)
<b>Proposed Zoning:</b>	Goose Creek General Commercial (GC)
<b>Staff Recommendation:</b>	Approval

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Neighborhood Mixed Use (Comprehensive Plan).

### ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. These two (2) parcels are located along St. James Avenue (Highway 176). The Future Land Use for these parcels is Neighborhood Mixed Use which is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Adjacent properties are zoned Berkeley County General Commercial (GC) and Goose Creek General Commercial (GC). Highway 176 is owned and maintained by SCDOT. This parcel would result in an additional curb cut on this roadway.

## **STAFF RECOMMENDATION**

Staff recommends approval for request for annexation and assigned zoning of General Commercial (GC). The Comprehensive Plan calls for commercial retail in the Village Node District future land use. The applicant proposes a collision center on 3.07 acres; however, the presence of a large power line easement located on TMS# 223-00-00-013 restricts the usable land area. The Village Node District is intended to encourage a 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. Given the size of this proposed development and its proximity to established neighborhoods, a zoning of General Commercial could be appropriate at this location to create a mixture of uses in the area. Annexation of these parcels would allow for a continued consolidation of properties located within the city jurisdiction in this area and along Highway 176, reducing donut holes.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF BERKELEY )

PETITION FOR ANNEXATION

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

The territory to be annexed is described as follows:

Property Description: All that piece, parcel, or tract of land with the buildings and improvements thereon, situate, lying and being near Carnes Crossroads in Berkeley County, South Carolina, measuring and containing approximately one and one-fourth acres, being the southern half of a tract conveyed to Philip J. Green and Rose Marie King, formerly Rose Marie Green, by Leson Frazier, et. al., by deed dated July 30, 1956, and recorded in the Clerk of Court's Office for Berkeley County in Book A111 at Page 233, being the tract farthest away from Carnes Crossroads, Berkeley County, South Carolina.

Berkeley County TMS: 223-00-00-012

Property Address: Saint James Avenue (Highway 176)

Proposed Zoning: Goose Creek General Commercial (GC)

Attachments: Property Deed and Survey of Property.

Johnam Best                      Saint James Ave Goose Creek                      2/27/23  
Signature                                      Street Address, City                                      Date

For Municipal Use:

Petition received by Alexis Kiser , Date 2/27/2023

Description and Ownership verified by Alexis Kiser , Date 2/27/2023

By: Alexis Kiser , Date 2/27/2023



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**For Municipal Use:**

Petition received by Alexis Kiser, Date 2/27/2023

Description and Ownership verified by Alexis Kiser, Date 2/27/2023

By: , Date 2/27/2023

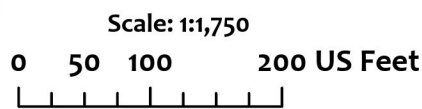




	Parcels of Interest		GC
	Parcels		RC
<b>Goose Creek Zoning</b>			
	CO		NC
	R-1		BPO
	R-2		LI
	R-3		GI
			PD
			PD-MH

**223-00-00-012/223-00-00-013 GC Zoning**

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

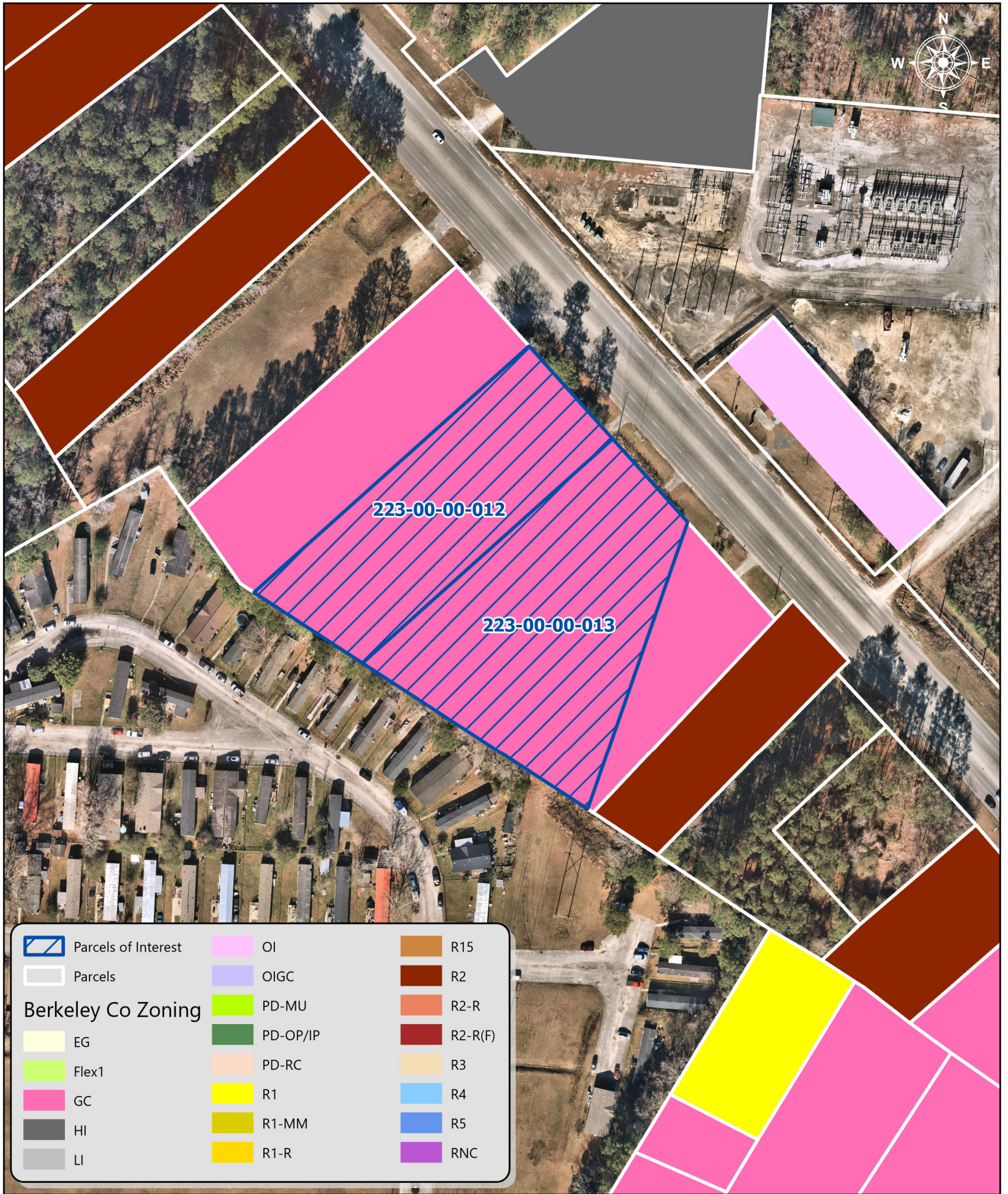


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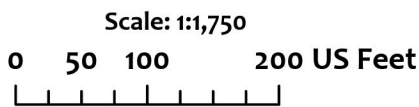
223-00-00-012

223-00-00-013

	Parcels of Interest		OI		R15
	Parcels		OIGC		R2
<b>Berkeley Co Zoning</b>					
	EG		PD-MU		R2-R
	Flex1		PD-OP/IP		R2-R(F)
	GC		PD-RC		R3
	HI		R1		R4
	LI		R1-MM		R5
			R1-R		RNC

**223-00-00-012/223-00-00-013 BC Zoning**

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

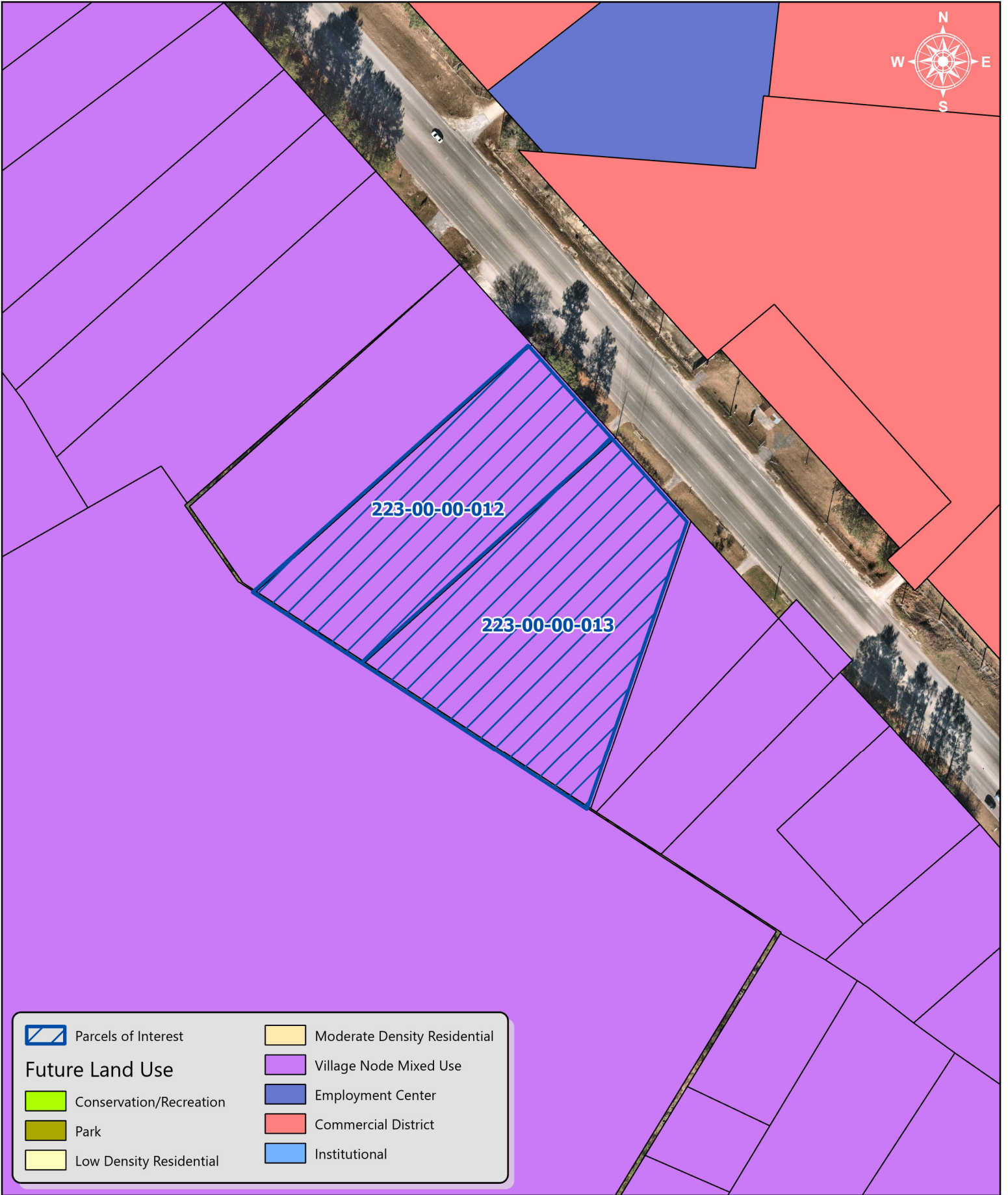
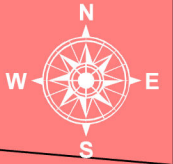


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223-00-00-012

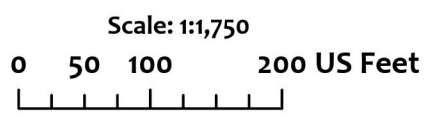
223-00-00-013

- |  |                         |   |                              |
|--|-------------------------|---|------------------------------|
|  | Parcels of Interest     |  | Moderate Density Residential |
| <b>Future Land Use</b>   |                         |  | Village Node Mixed Use       |
|  | Conservation/Recreation |  | Employment Center            |
|  | Park                    |  | Commercial District          |
|  | Low Density Residential |  | Institutional                |



**223-00-00-012/223-00-00-013 FLU**

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



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# Request for Planning Commission Agenda Item

**To:** Planning Commission

**From:** Kendra Wise, Planning and Zoning Director

*Please check one box*

Regular Meeting

Special Meeting

Work Session

*Please check one box, if applicable*

Ordinance

Resolution

Proclamation

Request to  
Purchase

## Ordinance/Resolution Title

**MAP AMENDMENT AVALON POINT** - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

## Background Summary

The applicant seeks to rezone one parcel from General Commercial (GC) to Planned Development (PD). Vicinity zoning is included in the packet.

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

\_\_\_\_\_  
*Signature & Date*

\_\_\_\_\_  
*Signature & Date*



# PLANNING COMMISSION

April 4, 2023, at 6:00 PM

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

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## Zoning Map Amendment Avalon Point

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<b>Tax Map:</b>	244-09-02-008
<b>Proposal:</b>	Rezone from General Commercial (GC) to Planned Development (PD)
<b>Applicant:</b>	Beazer Homes/Tom Wallington
<b>Acreage:</b>	+/- 34.35 acres per Berkeley County Records (+/-32.61 acres per Planned Development packet/survey)
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Residential and Commercial
<b>Land Use Classification:</b>	Village Node Mixed-use (Comprehensive Plan)
<b>Current Zoning:</b>	General Commercial (GC)
<b>Proposed Zoning:</b>	Planned Development (PD)
<b>Staff Recommendation:</b>	Approval

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use.

### ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial (GC) and is surrounded in part by the established (single-family) neighborhoods of Greenview Acres, West Greenview Acres, and Gardenia Villas. Other properties including the Ernest E. Kennedy Center, a car wash, and vacant land also border this parcel. Vicinity zoning is provided in the packet.

The residential areas of the proposed Avalon Point Planned Development comprise approximately 29.11 acres. The development as presented incorporates 142 total residential lots to include 71 single-family residences and 71 townhome units. The commercial area totals approximately 3.5 acres.

This parcel is adjacent to Red Bank Road, which is maintained by SCDOT. In addition, the surrounding properties utilize access by Wisteria Road, Pandora Drive, and Hastie Drive. Those roads are also maintained by SCDOT. Access to the development is proposed to be provided via one right-in/right-out driveway along Red Bank Road and one proposed full access driveway along Wisteria Road. A traffic impact analysis has been provided.

Any development will have to complete full reviews by all applicable outside agencies as well as comply with floodplain management and stormwater regulations. This property also contains approximately 3.2 acres of a Santee Cooper utility easement, and final approval from Santee Cooper must be included with submission of the site plan.

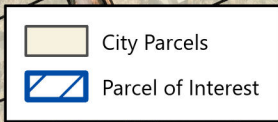
### **STAFF RECOMMENDATION**

#### Approval

The Village Node Mixed-use District is intended to encourage mixture of residential and commercial land uses in a walkable setting. In addition, a variety of medium-density residential types are recommended to attract residents of varying lifestyles and income levels. Small-lot (< 0.25 acre) single-family residential detached housing and townhomes are examples of such development types.







City Parcels

Parcel of Interest



### 244-09-02-008 Overview

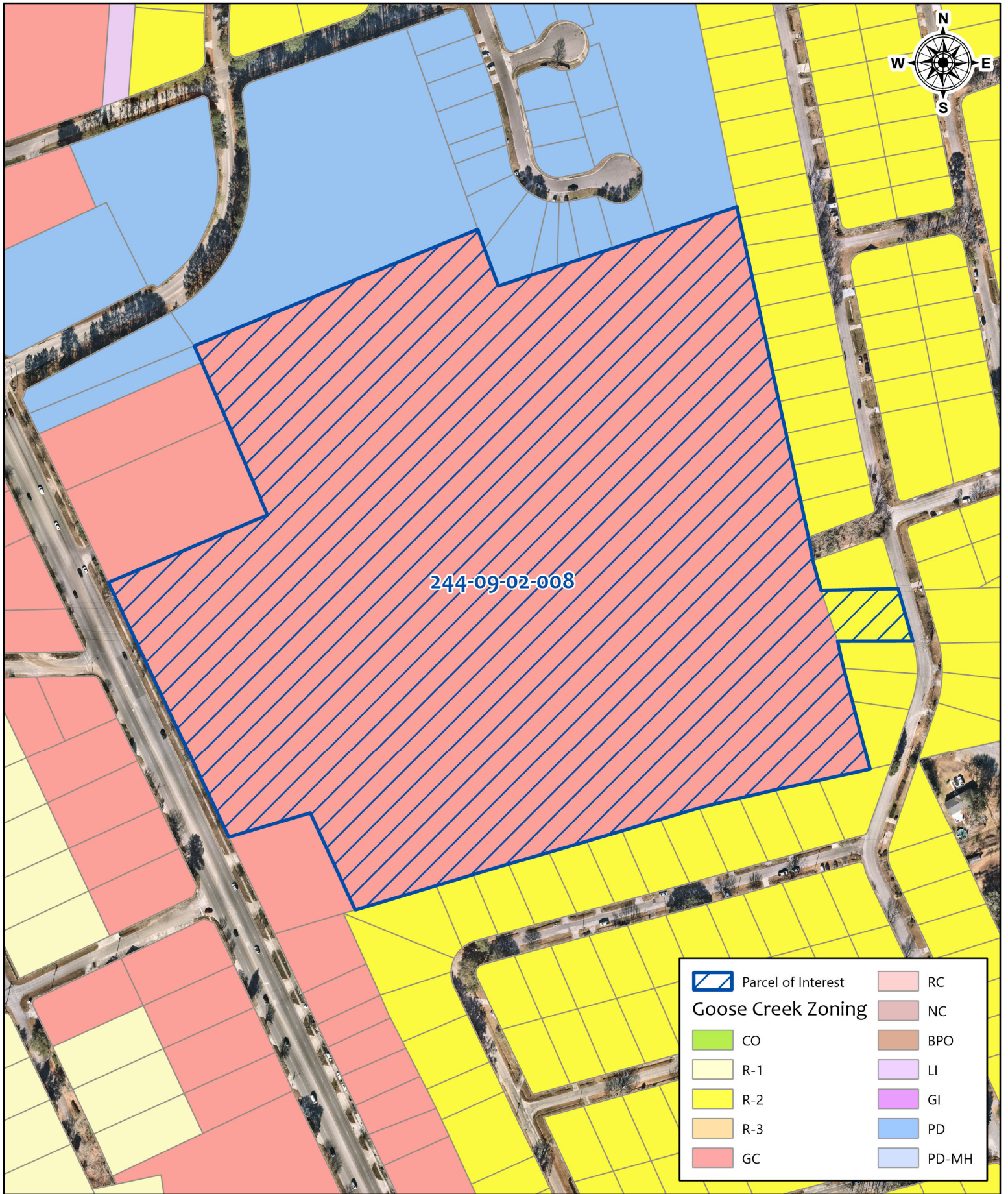
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Goose Creek, SC 29445  
(843) 797-6220



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244-09-02-008

	Parcel of Interest		RC
<b>Goose Creek Zoning</b>			NC
	CO		BPO
	R-1		LI
	R-2		GI
	R-3		PD
	GC		PD-MH



**244-09-02-008 City Zoning**

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



as of 2/24/2023 10:27

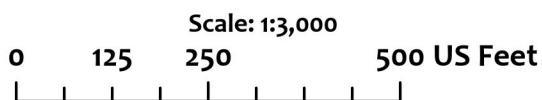
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**244-09-02-008 County Zoning**

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





**CITY OF GOOSE CREEK LAND USE APPLICATION**

TODAY'S DATE: 02-06-2023

**PART I. PURPOSE OF SUBMITTAL**

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

**PART II. GENERAL INFORMATION**

1. Development Name: Avalon Point Planned Development
2. Street Address: 117 Red Bank Road Goose Creek, SC 29445
3. TMS #: 244 - 09 - 02 - 008
4. Zoning Classification: R-2  
 Requested Classification: PD (For rezonings only)
5. Total Site Acres: 34.35

GC-GENERAL COMMERCIAL and

**GOOSE CREEK ZONING DISTRICTS**

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

**PART III. CONTACT INFORMATION**

Owner/Developer Name: Owner-Avon Inc. Developer/Beazer Homes  
 Street Address: 4401 Belle Oak Drive, Suite 201 City: North Charleston St: SC Zip: 29405  
 Telephone: \_\_\_\_\_ Cell Phone: 843-817-5983 Fax: \_\_\_\_\_  
 E-mail Address: tom.wallington@beazer.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: \_\_\_\_\_

**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 Tom Wallington, Beazer Homes 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: By: THOMAS M ERVUD, President Date: FEBRUARY 7, 2023  
 Signature: [Handwritten Signature]



# AVALON POINT PLANNED DEVELOPMENT

Goose Creek, South Carolina

March 28, 2023



DEVELOPED BY:  
Beazer Homes  
4401 Belle Oaks Drive  
Suite 120  
North Charleston, SC 29405

PREPARED BY:  
Stantec  
4969 Centre Pointe Drive  
Suite 200  
North Charleston, SC 29418

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  - Exhibit L Stormwater Availability Letter
  - Exhibit M Sewer Availability Letter
  - Exhibit N Santee Cooper Correspondence
  - Exhibit O BCSD Correspondence
  - Exhibit P TIA



# 1. STATEMENT OF OBJECTIVES & COMMUNITY BENEFITS

The goal of the Avalon Point Planned Development (APPD) is to expand within the existing residential area with townhome and single-family neighborhoods with commercial opportunities abutting Red Bank Road. The total acreage of the development is 34.35 acres per the property card. The site is bound to the west by Red Bank Road, to the east and south by single family homes, and to the north by both commercial and single-family homes. There will be two access points to the site. A right in/right out entry at Red Bank Road and a full entry at Wisteria Road. The neighborhood will complement the existing adjacent commercial and residential uses and will help propel further enhancements of the surrounding area.

## **COMMUNITY BENEFITS:**

The Avalon Point Planned Development is located within the City of Goose Creek's Red Bank District (RBD) and will provide several community benefits to the existing residents and commercial businesses as well visitors. Overall, the proposed master plan will expand upon the communities existing single family housing market, integrate alternative modes of transportation and provide opportunities to invite retail and commercial businesses to the District.

The master plan has taken into consideration existing vehicular/pedestrian connections, hydrology (internal and external), maximized open space possibilities with existing utility and drainage easements as amenities and treatment of Red Bank Road frontage to enhance the corridor.

Provided benefits for Avalon Point PD include but are not limited to:

- A network of trails and specifically a trail connection from Red Bank Road to Pandora Drive to connect residents/visitors to the existing bike lane at Pandora and Wisteria Drive. This facility provides connections to adjacent public roads.
- Multiple parks within the community that can be accessed by different modes of transportation.
- Sidewalks that provide access along the private right of ways or in other common areas of the master plan. These connections will connect users to buildings, parking areas, open space and public streets.
- Park furnishings and amenities such as pavilions, fire pits, playground, dog park, sensory gardens, bike parking (on and off street)
- Safe pedestrian connections with crosswalks, signage, and other safety features
- Connected stormwater system
- Opportunities to pull buildings closer to Red Bank Road.
- Wayfinding/signage
- Integration of art into building facades and signage.

## 2. DEVELOPMENT STANDARDS

Property Address:	117 Red Bank Road Goose Creek, SC 29445
TMS/Site Area:	City of Goose Creek & Berkeley County, SC TMS#244-09-02-008 (32.26 acres)
PD Area:	+/- 34.35 Acres
Existing Zoning:	GC General Commercial (City of Goose Creek)
Proposed Zoning:	Planned Development (Avalon Point)
Existing Use:	Undeveloped
Proposed Use:	Single Family Residential Attached, Detached & Commercial
Proposed Maximum Units:	142 Units Single Family – Detached – 71 Townhome – Attached – 71
Proposed Maximum Building Coverage:	Residential - 75% of Lot Commercial - 100%
Minimum Open Space:	A minimum of 20% of the site. $+/- 34.35 \text{ AC} \times .20 = 6.8 \text{ AC minimum.}$

Any items not addressed in the planned development document shall revert to the most current version of the City Ordinance at time of final approval.

### 3. PROPOSED LAND USE

#### LAND USE TABLE

<b>Total Planned Development Acreage</b>	+/- 34.35 Acres per property card/+/- 32.61 per survey
Commercial Acreage	+/- 3.5 Acres (includes ponds and drainage easements)
Total Single Family Detached and Attached Acreage	+/- 29.11 Acres (includes ponds, wetlands, and drainage easements)
<b>Proposed Residential Lots</b>	142 Residential Lots
Proposed Single Family	71 Lots
Proposed Townhomes	71 Units
<b>Proposed Open Space Areas</b>	Combination of active/passive spaces including.
Wetland Area	1.2 Acres
50' Private right of way	+/- 4.5 Acres
20' Private Alley right of way	+/-1.5 Acres
Park Amenity Spaces	+/-2.5Acres (open space)
Santee Cooper Easement	3.2 Acres (open space)
Pond Areas	+/- 2.5 Acres (open space)
Buffers	+/- 1.8 Acres (open space)
<i>Disclaimer: Land use acreages are approximate and will be finalized with platting and approval by City Zoning Administrator</i>	

#### LOT DIMENSIONAL STANDARDS

<b>Single Family Detached</b>	4,200 Square Feet (Minimum Lot Area)
Minimum Lot Width	42 Feet
Minimum Lot Depth	100 Feet
<i>Building Setbacks</i>	
Front	20 Feet (Stairs & Roof overhangs allowed in setback)
Side	5 Feet. Roof Overhangs, HVAC units, meters and electric panels allowed in setbacks.
Rear	10 Feet. Roof Overhangs, HVAC units, meters and electric panels allowed in setbacks

### 3. PROPOSED LAND USE

<i>Maximum Building Coverage</i>	75%
<i>Maximum Building Height</i>	35 Feet to peak of roof (from average foundation grade)
<b>Single Family Attached(Townhomes)</b>	1,500 Square Feet (Minimum Lot Area)
Minimum Lot Width	20 Feet
Minimum Lot Depth	75 Feet
<i>Building Setbacks</i>	
Front	10 Feet (stairs & roof overhang allowed in setback)
Side (end units)	5 Feet. 10' minimum between building units. Roof Overhangs, HVAC units, meters and electric panels allowed in setbacks.
Rear	10 Feet (Roof Overhangs, HVAC units, meters and electric panels allowed in setbacks)
<i>Maximum Building Coverage</i>	75%
<i>Maximum Building Height</i>	45 Feet to peak of roof (from average foundation grade)
	<i>Disclaimer: LOT DIMENSION STANDARDS may be modified up to 15% upon Approval by the City Zoning Administrator</i>
<b>COMMERCIAL LOT AREA</b>	
<i>Minimum area</i>	N/A
Minimum lot Width	N/A
Minimum lot Depth	N/A
<i>Building Setbacks</i>	N/A
<i>Buffers</i>	See Section 8 on design guidelines for buffers
<i>Maximum Building Coverage</i>	100%
<i>Maximum Building Height</i>	2 stories - 35 Feet to peak of roof (from average foundation grade)
<i>Land Use</i>	See Section 8 for Commercial Land Use

*Disclaimer: COMMERCIAL LOT AREA STANDARDS may be modified up to 15% upon Approval by the City Zoning Administrator*



## 4. INFRASTRUCTURE AVAILABILITY

The project will connect to existing water, sewer, storm drainage and electrical infrastructure that are adjacent to the property. The surrounding properties are a mixture of single family, civic and commercial uses.

**Water/Sewer:** Water and sewer for the development will connect to the existing public water and sewer mains adjacent to the site. Water and sewer will be installed in the new proposed right of way to service the proposed development. Water will be provided by the City of Goose Creek Water. Sewer service will be provided by Berkeley County Water & Sanitation.

**Roads:** The primary access to the site will be via Wisteria Road and Red Bank Road. The applicant will prepare a Traffic Impact Analysis (TIA) and submit it to SCDOT to determine if any improvements need to be made to Red Bank Road or Wisteria Road. Roads internal to the development will have a proposed 50' private right of way (ROW) with curb and gutter and sidewalks on both sides. On-street parking to be provided generally in accordance with project master plan.

**Stormwater:** The overall site area is +/- 34.35 ac per property card (+/-32.61 per survey) of undeveloped land in the City of Goose Creek, SC. Today, the site is primarily wooded with a 100' Santee Cooper Easement and an existing open drainage system that runs through the property. There are no stormwater controls on the site today. The proposed development will collect stormwater via a system of pipes and ditches and route it to one of five proposed stormwater retention ponds. These ponds will be sized to manage the potential for increased runoff from the development. Stormwater design will be in accordance with City, County and State regulations. The new stormwater ponds and drainage easements will be owned by Berkeley County and maintained by the new Home Owners Association.

**Power:** Power will be provided by Berkeley Electric Cooperative.

## 5. Schedule

Upon approval of the planned development by the City of Goose Creek, applications will be made for final site plan and subdivision plans for the project. At this time, it is anticipated it will take 2 to 3 years to complete site improvements and approximately 5 to 7 years to complete project build out.

## 6. ACCESS

All proposed residential lots will have direct driveway access to the proposed 50' private rights-of-ways and the 20' private alleyway garage access within the Townhome portion of the development. The overall planned development will have two points of access, which will be to Red Bank Road and Wisteria Road. The commercial parcel(s) will not have direct access onto Red Bank Road but will access via the internal roadway.

## 7. OPEN SPACE

This development has been designed to maximize the open space experience and is laid out to ensure these spaces are easily accessible and beneficial for the community. The Zoning Administrator shall review final development plans for implementation of the elements described in this section. The photos and graphics shown are precedent images to convey the intent of these elements. The open space amenities are as defined below:

**The 100' Santee Cooper Easement** - This easement bisects the planned development and shall be integrated into the open space plan to create a large greenspace with a 10' multi-use trail. This trail will provide pedestrian and bicyclist connections from Red Bank Road to Pandora Drive, which will connect to the greater bike lane route within the community.

No permanent vertical structures shall be constructed in the easement, however low pollinator gardens, mowed lawn areas and natural meadows shall be included. The proposed multi-use trails and neighborhood paths shall be either asphalt, concrete and/or pervious paving with pedestrian crossings where trails intersect with roadways.

Santee Cooper has reviewed the master plan and is in conceptual agreement. Final approval from Santee Cooper will be provided upon submission of final site plan and construction drawings.



*Example of asphalt path/trail adjacent to pond*



*Example of concrete path*

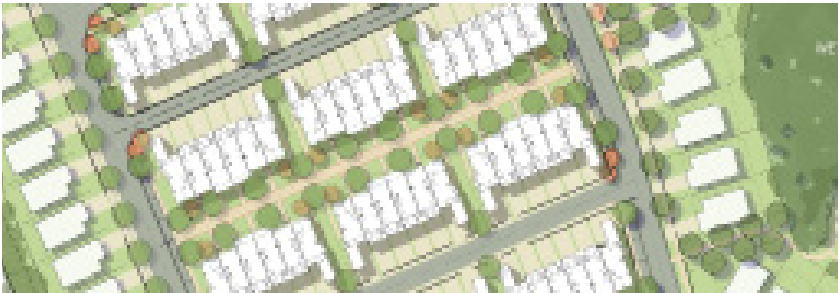


# 7. OPEN SPACE

**Central Community Amenity** - This open space amenity includes trails, open lawns and gathering spaces for the planned development. The community amenities include: an open-air pavilion, fire pit, children's play area, and a system of trails and paths that connect internally throughout the neighborhood, to Red Bank Road, Wisteria Road and Pandora Drive.



**Community Gardens at Townhomes** - This amenity is a linear park located within the townhome development. The park provides paths, seating, and perennial gardens for the residents and visitor to enjoy.



**Dog park** - Located on the southwestern portion of the single family development, this park provides a shared open space for the community.



A Property Owners Association will be created for the planned development which would manage and maintain the roadways, the drainage system, trails, paths and all other common/amenity areas including open space.

*Images above are intended to be for illustrative purpose and are representational ONLY for proposed amenities*