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**GOOSE CREEK PLANNING COMMISSION MEETING  
TUESDAY, JULY 1, 2025 • 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, NICK 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 JUNE 3, 2025

**IV. NEW BUSINESS**

- a, MAP AMENDMENT LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 244-01-04-037 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF CONSERVATION (C)
- b. MAP AMENDMENT NELLO DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREAS IDENTIFIED AS TMS 235-14-04-030, 235-14-04-036 AND 235-14-04-040 ON NELLO DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF FLEXIBLE REVIEW DISTRICT (FRD)
- c. STREET NAME APPROVAL - WINDSOR MILL VILLAGE

**V. MISCELLANEOUS**

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

**VI. GENERAL PUBLIC COMMENTS**

**VII. CLOSING REMARKS & ADJOURNMENT**



# Request for Planning Commission Agenda Item

**To:** Planning Commission

**From:** Lili Ortiz-Ludlum

*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 JUNE 3, 2025

## 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, JUNE 3, 2025, 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; Josh Lilly; Nick Matthews

**Absent:** Lisa Burdick

**Staff Present:** Kendra Wise, Planning and Zoning Director; Alexis Kiser, Special Projects Manager; Emma Hall, Planner II; Joey Morris, Planner II; Rafael Guerra, Build the Bench Intern

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

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

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

**III. APPROVAL OF MINUTES**

a. PLANNING COMMISSION MEETING APRIL 1, 2025

**Motion:** A motion was made to approve the minutes as provided. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Glaze.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

**IV. NEW BUSINESS**

a. MAP AMENDMENT LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 244-01-04-023 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

Director Wise presented the staff report. The applicant, Stanley Martin Homes on behalf of Perlmutter Martin et al Trustees, requested annexation into the City of Goose Creek to be assigned the zoning of Residential Single Family (RSF). Currently, the parcel is located in Berkeley County with the assigned zoning of Residential Single Family (R1). The proposed use is for a single-family residential unit. Staff's recommendation is for approval. The applicant was present and spoke with the Commission.

**Motion:** A motion was made to approve the annexation/map amendment request for the area identified as TMS# 244-01-04-023 on Lindy Creek Road, into the city of Goose Creek and to assign a zoning of Residential Single Family (RSF). **Moved by** Commissioner Glaze; **Seconded by** Commissioner Jenkins.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

- b. MAP AMENDMENT LINDY CREEK ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-01-04-018 (200 LINDY CREEK ROAD) FROM CONSERVATION (C) TO RESIDENTIAL SINGLE-FAMILY (RSF)

Director Wise presented the staff report. The applicant, Stanley Martin Homes, requested to rezone from Conservation (C) to Residential Single Family (RSF). The proposed use is for a single-family residential unit. Staff's recommendation is for approval. The applicant was present to answer questions.

**Motion:** A motion was made to approve the rezoning request for the parcel identified as TMS# 244-01-04-018 (200 Lindy Creek Road) from Conservation (C) to Residential Single-Family (RSF). **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

- c. ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION THREE: ZONING DISTRICTS REGARDING THE FLEXIBLE REVIEW DISTRICT (FRD)

Director Wise stated there are no substantial text changes being proposed. The request will simply remove a step in the Flexible Review District application process that is already codified in Section Two of Chapter 151. She stated this is a bit of "housekeeping" to reduce any issues that might arise from possible modification of one section and not the other.

**Motion:** A motion was made to amend Title XV: Land Usage, Chapter 151: Zoning, Section Three: Zoning Districts regarding the Flexible Review District (FRD). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None

**Vote:** All voted in favor. The motion carried (6-0).

## **V. MISCELLANEOUS**

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- HENRY BROWN COMMERCIAL TRACK - SUBDIVISION OF TMS# 235-00-00-083
- CARNES CROSSROADS PHASE 15 - FINAL PLAT
- THE OAKS PHASE 2 - FINAL PLAT
- CARNES CROSSROADS ACTIVE ADULT PHASE 2 - FINAL PLAT
- CARNES CROSSROADS COMMERCIAL - SUBDIVISION OF TMS# 222-00-00-230
- CARNES CROSSROADS LOT ADJUSTMENT - LOT ADJUSTMENT OF TMS# 222-07-01-114 and TMS#222-07-01-115

## **VI. GENERAL PUBLIC COMMENTS**

No public comments were made.

**VII. CLOSING REMARKS & ADJOURNMENT**

Chairperson Edwards welcomed the Build the Bench Intern, Rafael Guerra, who is currently working at the City with Alexis Kiser. No other remarks were made.

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

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (6-0).

Chairperson Edwards adjourned the meeting at approximately 6:12 p.m.

\_\_\_\_\_

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

Judie Edwards, Chair



# Request for Planning Commission Agenda Item

**To:** CITY OF GOOSE CREEK PLANNING COMMISSION

**From:** ALEXIS KISER, SPECIAL PROJECTS MANAGER

*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 LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 244-01-04-037 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF CONSERVATION (C)

## Background Summary

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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



# Planning Commission

July 1, 2025, at 6:00 PM

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

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## Annexation/Zoning Map Amendment 188 Lindy Creek Road

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<b>Tax Map:</b>	244-01-04-037
<b>Proposal:</b>	Annex and assign zoning from Berkeley County Manufactured Residential (R2) to City of Goose Creek Conservation (C)
<b>Applicant:</b>	Stanley Martin Homes LLC Etal
<b>Acreage:</b>	+/- 2.99 acres
<b>Current Use:</b>	Vacant
<b>Proposed Use:</b>	Open Space/Infrastructure
<b>Land Use Classification:</b>	Low-Density Residential
<b>Current Zoning:</b>	Berkeley County Residential Manufactured Residential (R2)
<b>Proposed Zoning:</b>	Conservation (C)
<b>Staff Recommendation:</b>	Approval

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Low-Density Residential. The Comprehensive Plan (February 13, 2024) describes this designation as areas that will be developed in both new areas and existing neighborhoods that promote a sense of community.

The Land Use Section of the Comprehensive Plan designates emphasizes the annexation of donut holes in existing residential areas.

### ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located on Lindy Creek Road. The Future Land Use for the surrounding parcels is Low-Density Residential. Surrounding properties are zoned Goose Creek Conservation (C), Residential Mixed (RM), and Goose Creek Berkeley County Residential Manufactured Residential (R2). This portion of Lindy Creek Road is owned and maintained by SCDOT.

### **STAFF RECOMMENDATION**

Staff recommends approval of the annexation and to assign of zoning of Conservation (C) to this parcel given the Future Land Use designation and the zoning of surrounding parcels. This parcel contains less than half an acre of area located outside of a wetland. This constraint restricts the extent in which this property can be developed.

#### **LINDY CREEK ROAD (Berkeley S-1216)**

Annual Average Daily Traffic	250
Functional Class	Urban -- Local
Number of Lanes	2
Pavement Surface Type	Asphalt

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 certain piece, parcel or lot of land designated as Tract B, situate, lying and being in the County of Berkeley, State of South Carolina, containing 2.99 acres, more or less, being more fully shown on a plat entitled "Plat of Tracts "A," "B," "C," and "D" owned by Heirs of Isaac Stevens, prepared by William H. Dennis, R.L.S. dated February 10, 1994, and recorded in the RMC Office in Plat Cabinet Lat Page 361-C; and having such metes, bounds, **size**, shape and delineations as are shown on said plat..

THIS being the same property conveyed to Mary Davis by Deed of Lucille Myers dated May 7, 1996 and recorded on May 8, 1996 in Deed Book 856 at Page 277 in the Register of Deeds Office for Berkeley County, SC. See also that Order Quieting Title & Pinckney Statute Determination in case 2023CP0803412 dated October 11, 2024 and recorded simultaneously herewith.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for BERKELEY County, South Carolina.

Berkeley County TMS:               244-01-04-037  
 Property Address:                   188 Lindy Creek Road  
 Proposed Zoning:                   Conservation (C)  
 Attachments:                        Include attached document names.

774 S. Shelmore Blvd. Suite 111, Mount Pleasant, SC 29464  
 Street Address, City, State, Zip Code

Anthony Rocco  
 Print Name

*Anthony Rocco*  
 Signature

5/28/2025  
 Date

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**For Municipal Use:**

Petition received by Alexis Kiser, Date 5/28/2025

Description and Ownership verified by Alexis Kiser, Date 5/28/2025

By: [Signature], Date 6/4/2025

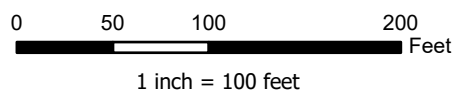
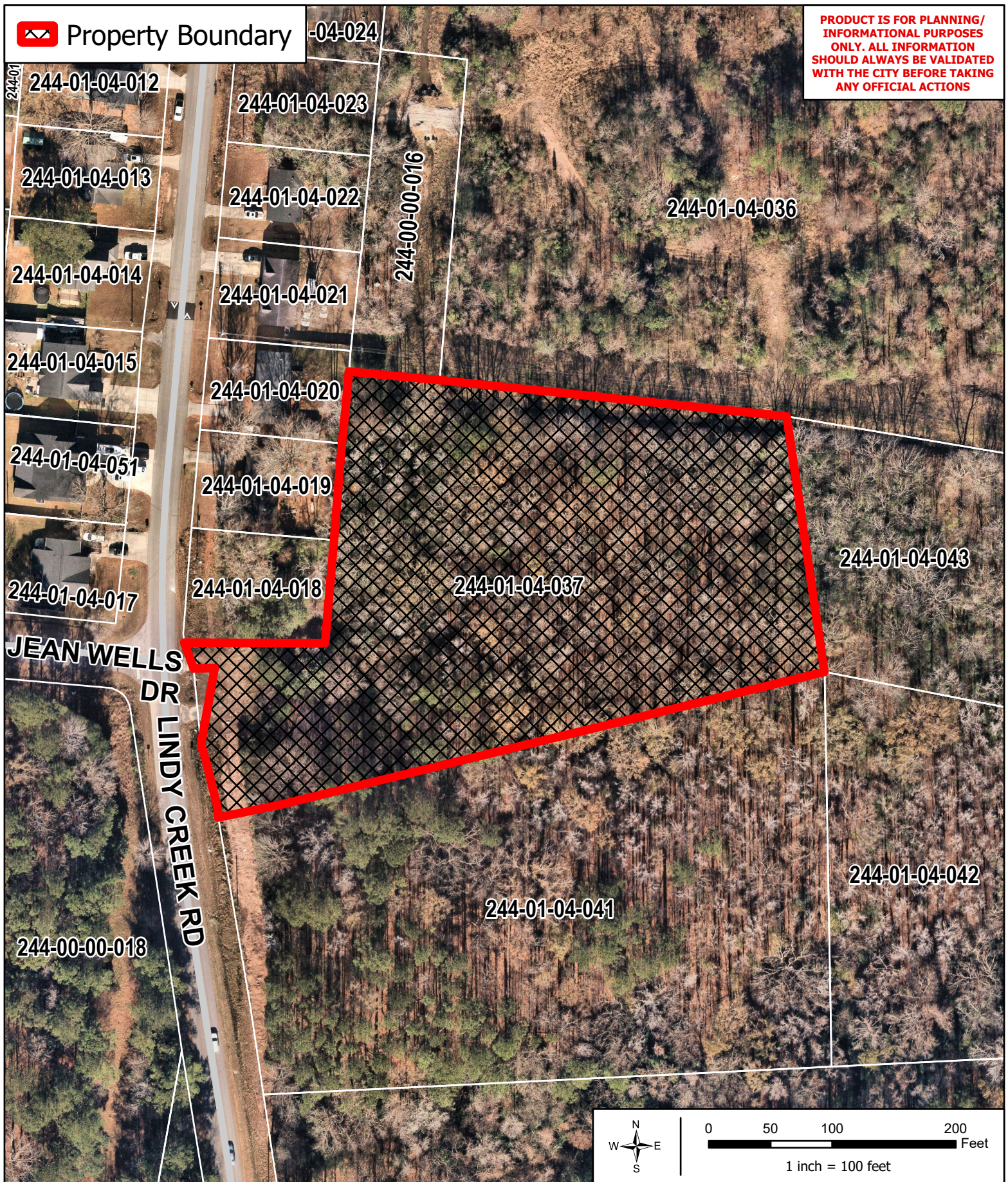




Property Boundary

-04-024

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



City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-037  
Vicinity Map





Property Boundary

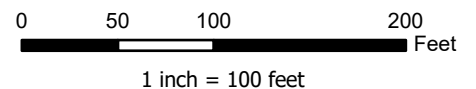
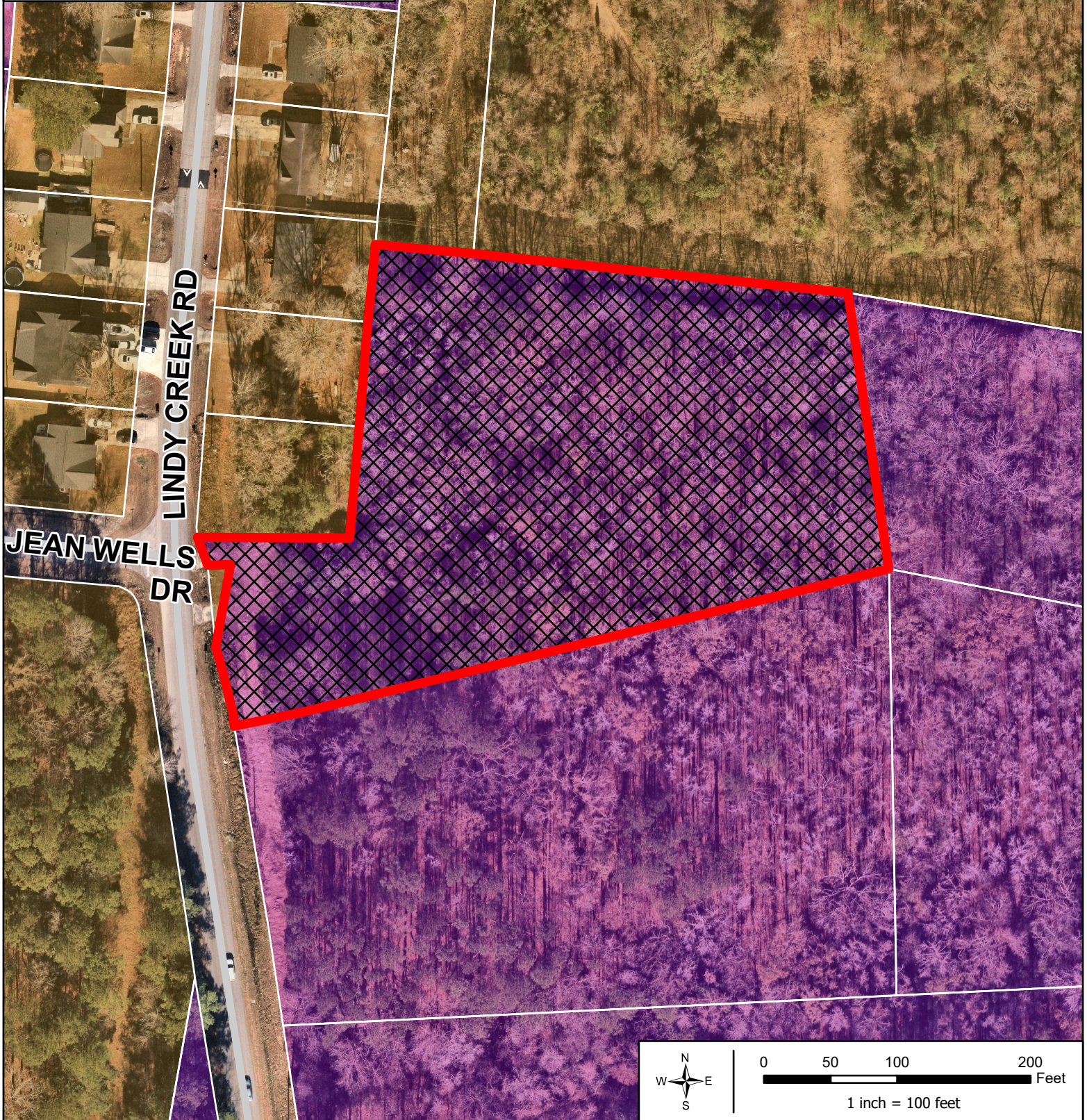


Goose Creek Zoning



Berkeley County Zoning

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**CREEK  
COMPASS**  
City of Goose Creek

City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-037

Zoning Map





Property Boundary

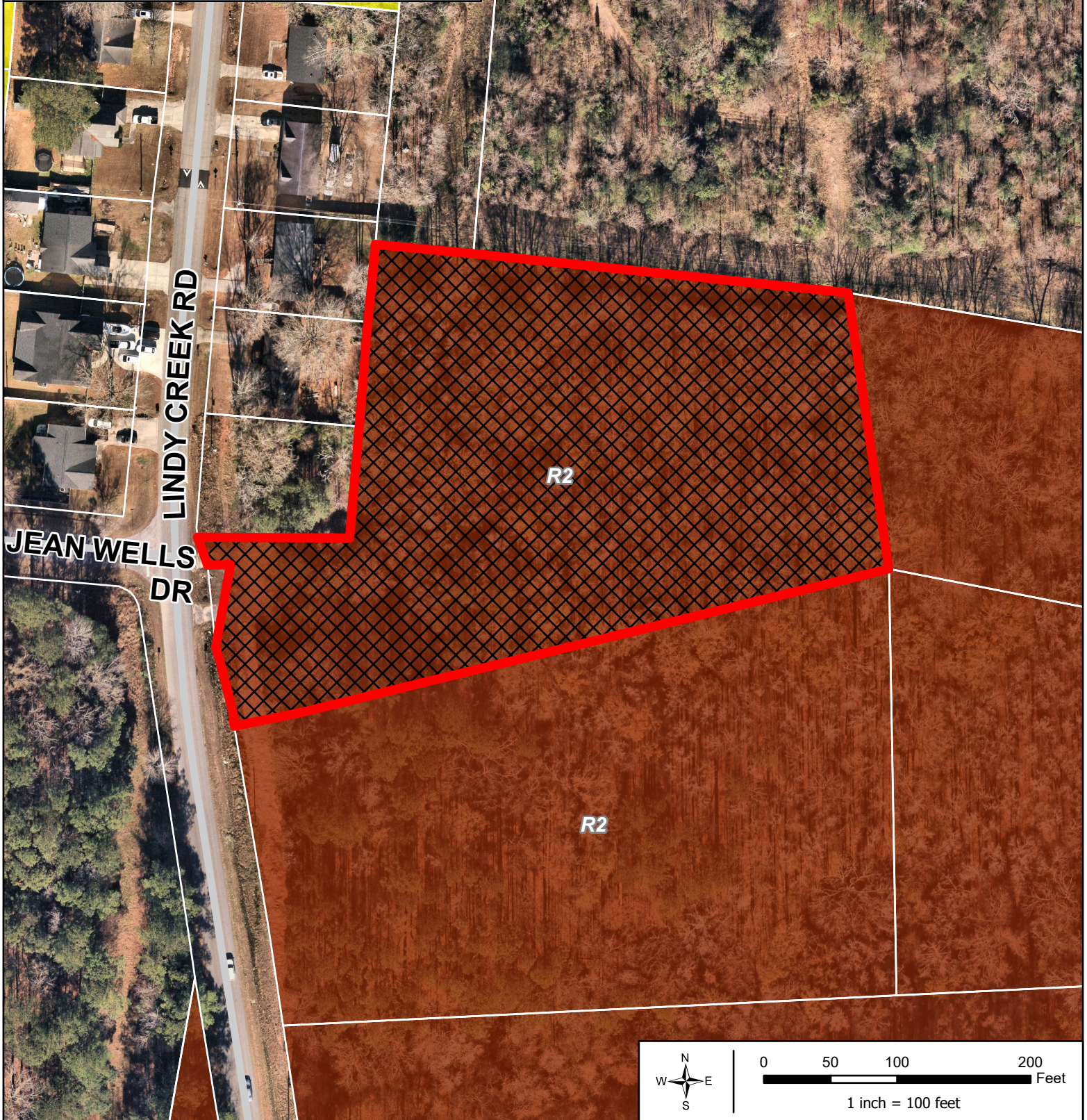


R1 (Single Family Residential)



R2 (Manufactured Residential)

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**CREEK  
COMPASS**  
City of Goose Creek

City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

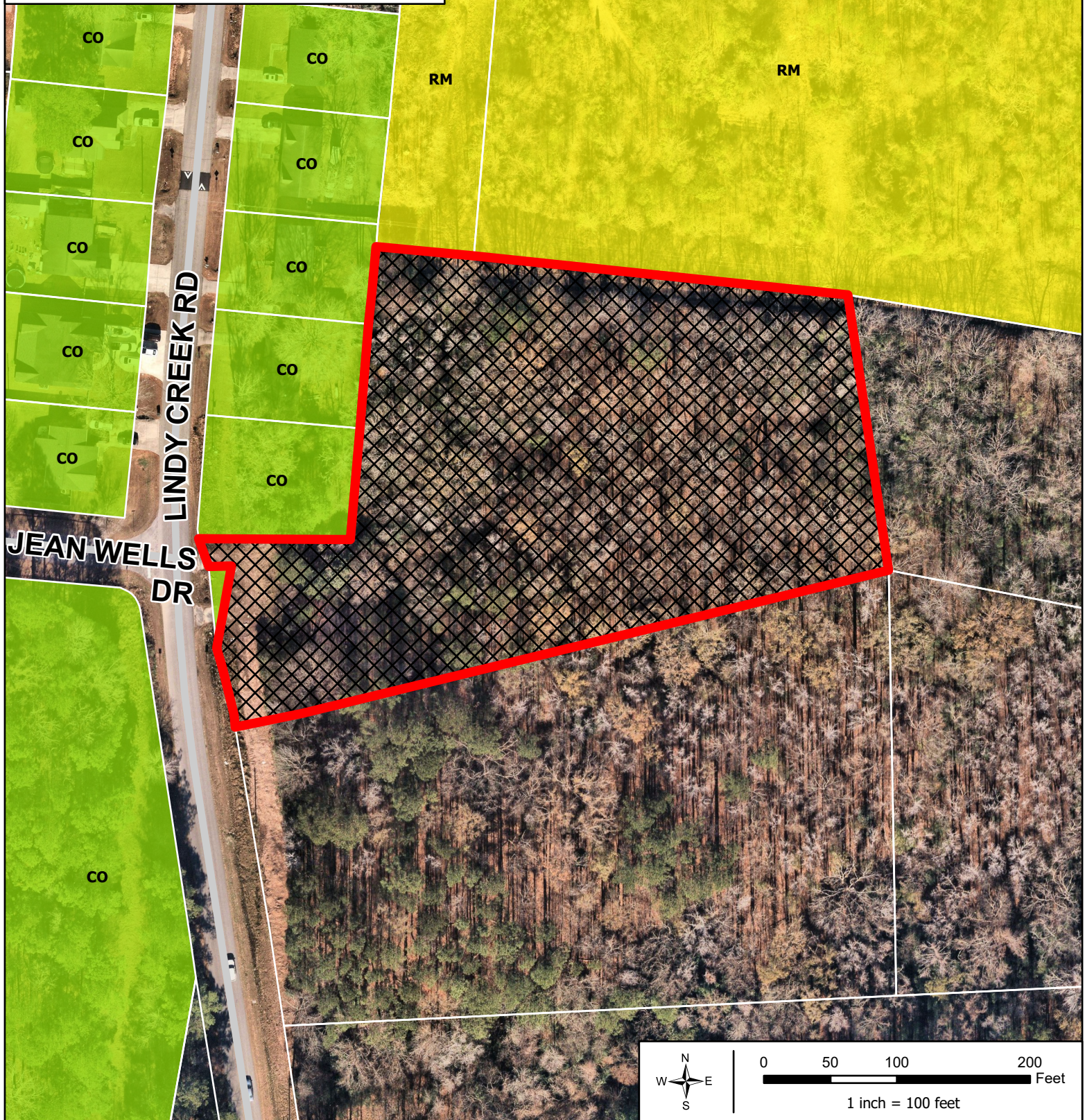
TMS: 244-01-04-037

Berkeley County Zoning



-  Property Boundary
-  CO (Conservation)
-  RM (Residential Mixed-Use)

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**CREEK  
COMPASS**  
City of Goose Creek

City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-037

Goose Creek Zoning





Property Boundary



Conservation/Recreation

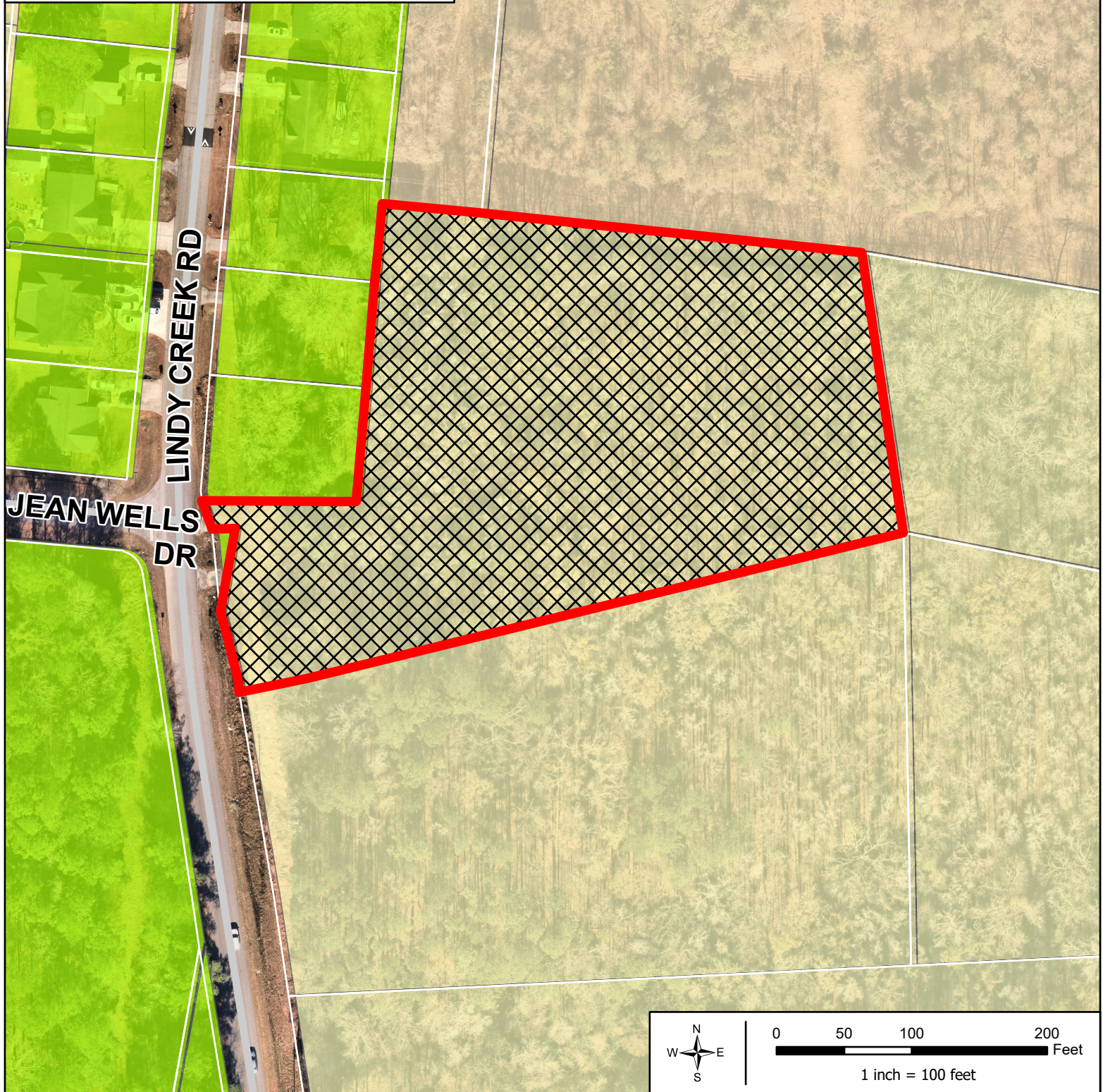


Low-Density Residential



Medium-Density Residential

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**CREEK  
COMPASS**  
City of Goose Creek

City of Goose Creek GIS Division  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 244-01-04-037

Future Land Use



# LOW-DENSITY RESIDENTIAL



## Overview

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

## Land Uses and Development Types

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

## Implementation Measures

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

## Appropriate Zoning Districts

- RSF Residential Single-Family District





# CONSERVATION & OPEN SPACE



## Overview

Conservation and open space areas are lands that are environmentally sensitive and are to be protected from development to maintain natural habitats, provide flood protection, and protect water quality, or are otherwise not suitable for any other kind of development. These areas may provide informal recreational opportunities, river access, and river-oriented commercial activities. Development in these areas should be limited to support any recreational uses and should minimize impacts to these natural features and assets.



## Land Uses and Development Types

- Privately-owned passive recreation areas
- Privately-owned parks and amenities (i.e. HOA amenities)
- Trails and walking paths
- Eco-tourism establishments
- Wildlife refuges
- River-oriented commercial (only on lands that are not classified as being environmentally sensitive)

## Implementation Measures

- Development standards to protect wetlands and wildlife habitats

## Appropriate Zoning Districts

- C Conservation District
- Any other zoning district that permits the land uses and development types listed



#### 4.2 Table of Permitted Uses.

USE BY ZONING DISTRICT	C	RSF	RM	VN	GC	EC	LI	HI		SPECIFIC STANDARD
<b>Agricultural</b>										
Plant Agricultural	P					P	P	P		
Community Garden	C	C	C	C	C	C	C	C		
Indoor Food Production				S	P	P	P	P		
<b>Civic, Institutional &amp; Public</b>										
Cemetery	S	S	S		S		P	P		
College/University				P	P	P				
Community Center		S	P	P	P	P				
Government Office				P	P	P	P			
Hospital				P	P	P				
Library/Museum/Cultural Facility		C	C	P	P	P	S			
Medical or Dental Clinic			S	P	P	P	P			
Membership Organization Facility			S	P	P	P	P			
Nursing Care Facility				P	P					
Parking Lot				C	C	C	C	C		
Parks & Open Space	C	C	C	C	C	C	C	C		
Park & Ride				P	P	P	P	P		
Public Safety Facility	P	P	P	P	P	P	P	P		
Religious Institutions		S	S	P	P	P	P			
School, Business or Trade				P	P	P	P	P		
School, Pre-K – 5th	S	S	S	P	P	P				
School, 6th- 12th		S	S	P	P	P				
Social Service Facility				P	P	P	P			
Utilities, Major		S	S	S	S	S	P	P		
Utilities, Minor	P	P	P	P	P	P	P	P		
Wireless Communication	S			S	S	S	S	S		
Wireless Communication (Small Cell)	C	C	C	C	C	C	C	C		See §152
Wireless Communication (Stealth)	S			S	S	S	S	S		
<b>Industrial, Manufacturing, Processing</b>	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>		
Industrial, Artisan				C	C	C	C			
Industrial, Heavy								S		
Industrial, Light						P	P	P		
Research/Laboratory Facility				P	P	P	P	P		
Warehouse/Distribution					S	P	P	P		
Refuse Processing/Recycling Facility							S	C		
<b>Residential &amp; Group Living</b>	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>		
Continuing Care Retirement			S	C	C					
Cottage Neighborhood		C	C							
Dwelling, Accessory		C	C							

Dwelling, 1 Unit, detached		P	P							
Dwelling, 1 Unit, attached			P							
	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>	<b>C</b>	
Dwelling, 2 Unit			P							
Dwelling, 3-4 Units			P							
Dwelling, 5-8 Units			S							
Dwelling, Mixed Use				P		S				
Dwelling, Townhouse			C	C		S				
Group Residence				S	S					
Residential Care Facility				S	S					
<b>Retail, Service &amp; Office</b>	<b>C</b>	<b>RSF</b>	<b>RM</b>	<b>VN</b>	<b>GC</b>	<b>EC</b>	<b>LI</b>	<b>HI</b>		
Adult Business					S		S	S		
Animal Care				S	C	C	C	C		
Banquet Hall				S	S	S				
Beer/Wine/Liquor Sales				P	P					
Day Care Center				C	C	C				
Drinking Establishment				S	S	S				
Drive-Through Facility					C	C	C			
Entertainment Facility, Indoor				S	P	S				
Entertainment Facility, Outdoor				S	S	S	S			
Funeral Services					P		P			
Gas Station/Convenience Store				S	P	S	S			
Home Occupation		C	C	C	C	C				
Hotel				C	C	C				
Non-Depository Credit Institution					C		C	C		
Pawn Shop				S	S					
Performing Arts Center				P	P	P				
Personal Care & Services				P	P	P				
Private Club/Lodge				S	P	P	P			
Professional Offices				P	P	P	P			
Restaurant				P	P	P	P			
Retail, General				P	P	P	P			
Retail, Intermediate				S	P	P	P			
Retail, Heavy					P	P	P			
Self-Storage Facility					S		C	C		
Staple Food Store			C	C	C	C	C	C		
Tattoo/Piercing				P	P		P			
Tobacco/Hookah/Vaping				C	C		C			
Vehicle Sales or Rental					C		C			
Vehicle Rental, Truck					C		C	C		
Vehicle Service, Major					S		C	C		
Vehicle Service, Minor					C		C	C		
Vehicle Service, Commercial							P	P		

\* It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.



# 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 NELLO DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREAS IDENTIFIED AS TMS 235-14-04-030, 235-14-04-036 AND 235-14-04-040 ON NELLO DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF FLEXIBLE REVIEW DISTRICT (FRD)

## Background Summary

The applicant seeks to annex and to assign zoning of Flexible Review District (FRD) to three parcels located along Nello Drive. The purpose of the FRD is to promote innovative residential design and development, often utilized in in-fill projects and newly annexed parcels, wherein specific land use designations may be in transition. Flexibility and creativity in the design, character and quality of the development is made possible through the development and approval of a detailed plan, which describes the specific uses, densities, landscaping, open space, conservation, and other requirements for development. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through other zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The applicant has submitted a Preliminary Development Plan, Natural Resource Inventory, and Statement of Intent along with supporting documents. In addition, the description of the Flexible Review District and vicinity zoning maps are also provided for review. Staff recommends denial as the City of Goose Creek Comprehensive Plan (Amended February 24, 2024) designates the subject parcels as Low-Density Residential.

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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





# PLANNING COMMISSION

July 1, 2025, at 6:00 PM  
City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

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## Annexation/Zoning Map Amendment Nello Drive

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<b>Tax Map:</b>	235-14-04-030, 235-14-04-036, and 235-14-04-040
<b>Proposal:</b>	Annex and assign zoning from Berkeley County Single Family Residential (R1) to City of Goose Creek Flexible Review District (FRD)
<b>Applicant(s):</b>	David Brown, Gerald and Mary Lincoln, and Robert Chamberlain Chesnut for RCC Properties LLC
<b>Acreage:</b>	+/- 13.52
<b>Current Use:</b>	Vacant and Residential
<b>Proposed Use:</b>	Residential
<b>Land Use Classification:</b>	Low-Density Residential
<b>Current Zoning:</b>	Berkeley County Single Family Residential (R1)
<b>Proposed Zoning:</b>	Flexible Review District (FRD)
<b>Staff Recommendation:</b>	Denial

### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcels designated as Low-Density Residential. This designation is intended to be developed in both new areas and existing neighborhoods that promote a sense of community.

### ZONING DISTRICT SUMMARY

These parcels are currently zoned Berkeley County Single Family Residential (R1) and are located off Nello Drive, the majority of which is maintained by SCDOT. Surrounding properties currently within the City of Goose Creek are zoned Conservation (C), Residential Single-Family (RSF), and Residential Mixed (RM). Other adjacent properties located in unincorporated Berkeley County are zoned Single Family Residential (R1) and Manufactured Residential (R2). Vicinity zoning maps are provided in the packet.

The site plan encompasses approximately 12.64 acres of the approximately 13.52 total project area, which also includes an existing single-family home that may remain. The new development would be comprised of 75 single family residential units. The lot area minimum for the units would be 2,800 square feet; the lot size proposed is 35 feet wide and 80 feet deep. In addition, the site plan includes multi-use trails, a park, playground equipment, a pavilion, and a dog park. The development would establish an HOA to maintain all trails, storm systems, ponds, landscaping, parks/open space, roads, and associated improvements that are not to be maintained by public entities and/or landowners.

Nello Drive Single Family Residential - Site Development Plan Summary				
Address: 100 Block Nello Drive, Goose Creek, Berkeley County, SC 29445				
Site Area	=	12.640	Ac.	
Land Use Summary				
Proposed Zoning	=	Flexible Review District		
Proposed Use	=	Single Family Residential		
Existing Use	=	Vacant		
Front Yard Setback	=	15	FT	
Side Yard Setback	=	5	FT	
Side Yard Setback (ROW)	=	15	FT	
Rear Yard Setback	=	10	FT	
Property Line Buffer	=	N/A (adjacent to RM or Similar County Zoning)		
Existing ROW Buffer	=	10	FT	
Maximum Bldg Height	=	40	FT	
Lot Area (Min.)	=	2,800	SQ FT (Min. Lot Size Proposed is 35' Wide x 80' Deep)	
Lot Width (Min.)	=	35	FT	
Impervious Surface Ratio (Max.)	=	65%	8.216 Ac. Max.	(< 6-Ac Proposed)
Density (Max.)	=	6.0	Units / Ac	5.93 Units/Ac Proposed
Intensity (Max.)	=	0	SQ FT	
Impervious Cover Summary				
			% Lot Area	
Proposed Impervious Cover	=	5.108	Ac.	40.4% 221,624 SF
Total Bldg Coverage	=	2.342	Ac.	18.5% 102,000 SF
Total Parking/Drives	=	0.649	Ac.	5.1% 27,000 SF
Total Streets	=	1.621	Ac.	12.8% 70,624 SF
Total Walks/Decks	=	0.496	Ac.	3.9% 22,000 SF
Ponds	=	0.927	Ac.	7.3% 40,372 SF
Building Summary				
		TOTAL No. UNITS =		75
		No. OF BEDROOMS PER UNIT=		3.5 (Varies 3 - 4)
		No. OF BEDROOMS TOTAL=		263
Non-Residential Gross Floor Area		=	0 SF	
Parking Calculations				
Required Parking				Total Req'd Off
	Land Use	Units	Space / Unit	Street Spaces
	SINGLE FAMILY	75	2	150
Required Parking (Total)	=	150 Spaces		
Provided Parking		Standard	Electric Vehicle	Van Accessible Total
Surface Spaces	=	10	0	1 11
Surface Spaces (Driveway)	=	75	0	0 75
Surface Spaces (Garage)	=	75	0	0 75
Total Provided Parking	=	161	Spaces	(>=150 Required Spaces)
BIKE PARKING		REQUIRED	PROVIDED	
Spaces: 5% Required Parking Spaces		7.5	16	

SCDOT:

Nello Drive (S-8-775)

Functional Class: Urban – Local

Annual Average Daily Traffic (AADT): 125

**STAFF RECOMMENDATION**

Staff recommends denial as the City of Goose Creek Comprehensive Plan (Amended February 24, 2024) designates the subject parcels as Low-Density Residential.



## 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 certain piece, parcel or tract of land situate, lying and being in the Second Goose Creek Parish or Tax District, the County of Berkeley, the State of South Carolina, containing 10.83 Acres, more or less, being more particularly shown and designated as "LOT 1" on a plat entitled "PLAT OF SUBDIVISION PLAT OF TIMS #2351404030 TO CREATE LOT 3 AND LOT LINE ADJUSTMENT OF 235-14-04-042 NEAR GOOSE CREEK SURVEYED FOR DAVID L. BROWN", prepared by Kevin Wilson, PLS No. 23834, dated June 5, 2022 and recorded August 19, 2022 in the ROD Office for Berkeley County (Instrument No. 2022032890). Said parcel having such boundaries, courses, metes and bounds as more fully appear on said plat. BEING a portion of the same property conveyed to David L. Brown by Deed of Distribution in the Matter of Estate of June M. Brown (Case No. 2014ES450015) dated January 24, 2014 and recorded January 24, 2014 in the ROD Office for Berkeley County in Deed Book R, Volume 10580, at Page 63

**Berkeley County TMS:** 235-14-04-030

Property Address: Located off Nello Drive

Proposed Zoning: Flexible Review District (FRD)

Attachments: Property Deed, Property Plat.

159 Wells Dr. Goose Creek S.C. 29445

DAVID L. BROWN  
Print Name

David K. Brown 11-19-24  
Signature Date

### For Municipal Use:

Petition received by Alexis Kiser, Date 11/20/2024

Description and Ownership verified by Alexis Kissel, Date 11/20/2024

By: [Signature], Date 4/26/2024

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, TOGETHER WITH THE SAME BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA, BEING DESIGNATED AS LOT 8-B, MEASURING AND CONTAINING 1.86 ACRES, MORE OR LESS, AS IS MORE FULLY DELINEATED ON A PLAT PREPARED FOR GERALD J. LINCOLN AND MAY J. FEASTER BY JOHN DAVID BASS, PLS. DATED MARCH 25, 1998, HAVING SUCH METES AND BOUNDS AS REFERENCE TO SAID PLAT WILL SHOW, ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GERALD J. LINCOLN AND MARY J FEASTER BY DEED FROM FANNIE M HAIR, RECORDED IN BOOK 1301, PAGE 63.

Berkeley County TMS: 235-14-04-036  
 Property Address: Located off Nello Drive  
 Proposed Zoning: Flexible Review District (FRD)  
 Attachments: Property Deed, Property Plat.

213 Nello Drive  
 Street Address, City, State, Zip Code

GERALD LINCOLN  
 Print Name

*Gerald Lincoln*  
 Signature

4-23-25  
 Date

Same as above  
 Street Address, City, State, Zip Code

MARY LINCOLN  
 Print Name

*Mary Lincoln*  
 Signature

4-23-25  
 Date

**For Municipal Use:**

Petition received by Alexis Kiser, Date 4/24/2025

Description and Ownership verified by Alexis Kiser, Date 4/24/2025

By: [Signature], Date 04/24/2025

ALL THAT PIECE, PARCEL OR TRACT OF LAND TOGETHER WITH THE SAME BUILDINGS AND IMPROVEMENTS THEREON SITUATE LYING AND BEING IN ST. JAMES GOOSE CREEK TOWNSHIP, BERKLEY COUNTY, SOUTH CAROLINA, BEING DESIGNATED AS LOT 8-B, MEASURING AND CONTAINING 1.56 ACRES, MORE OR LESS, AS IS MORE FULLY DELINEATED ON A PLAT PREPARED FOR GAROLD J. LINCOLN AND MARY J. LINCOLN BY JOHN DAVID RAY, DATED MARCH 27, 1991, HAVING SUCH METES AND BOUNDS AS REFERENCE TO SAID PLAT WILL SHOW, SELL MEASUREMENTS BEING A LITTLE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GAROLD J. LINCOLN AND MARY J. LINCOLN BY JOHN DAVID RAY, DATED MARCH 27, 1991, HAVING SUCH METES AND BOUNDS AS REFERENCE TO SAID PLAT WILL SHOW, SELL MEASUREMENTS BEING A LITTLE MORE OR LESS.

2025-04-24

Property Address: Located off Mello Drive

Property Name: Flexible Review District (FRD)

Property Description: Property Description

Property Address: City, State, Zip Code

Property Address: City, State, Zip Code

Property Address: City, State, Zip Code

Property Address: City, State, Zip Code

Property Address: City, State, Zip Code

Property Address: City, State, Zip Code



By: Mu. K. N., Date 01/03/2025

## FRD: Flexible Review District

### (1) Purpose

The purpose of the FRD is to promote innovative residential design and development, often utilized in in-fill projects and newly annexed parcels, wherein specific land use designations may be in transition. Flexibility and creativity in the design, character and quality of the development is made possible through the development and approval of a detailed plan, which describes the specific uses, densities, landscaping, open space, conservation, and other requirements for development. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through other zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

### (2) Intensity and Dimensional Standards

Standard	Requirements
Lot Area, min. (acres)	N/A
Lot Width, min. (ft.)	
Impervious Surface Ratio, max. (%)	
Density, max. (du/acre)	
Intensity, max. (sf)	To be established in the approved development document
Front Yard Setback, min. (ft.)	
Side Yard Setback, min. (ft.)	
Rear Yard Setback, min. (ft.)	
Building Height, max. (ft.)	
Other intensity and dimensional standards	

### **(3) General Provisions for Flexible Review District (FRD) Zoning Districts.**

Flexible Review District (FRD) Zoning Districts are intended to:

- (A)** Support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and provision of public services.
- (B)** Reduce the inflexibility of zoning district standards that sometimes results from strict application of the base district regulations, and development standards established in this Ordinance.
- (C)** Allow greater freedom and flexibility in selecting:
  - (1)** The form and design of development;
  - (2)** The ways by which pedestrians, cyclists, and vehicular traffic circulate;
  - (3)** How the development will be located and designed to respect the natural features of the land and the protect the environment;
  - (4)** How design amenities are to be applied; and
  - (5)** The location and integration of open space and civic space into the development.
- (D)** Preserve natural and scenic features.
- (E)** Allow more efficient use of land, with smaller networks of streets and utilities.
- (F)** Provide pedestrian connection within the site, and to the public right-of-way.
- (G)** Encourage the provision of centrally-located open space amenities on the site.
- (H)** Promote development forms and patterns that respect the character of established surrounding neighborhoods and/or other types of land uses.
- (I)** Promote development form that respects and takes advantage of a site's natural and man-made features, such as rivers, lakes, wetlands, floodplains, trees, and historic resources.

### **(4) Development Standards.**

The standards set forth in Chapter 151 and Chapter 153 shall serve as a development guide for the FRD. However, variations are permitted. Applicants shall discuss variations with Staff prior to submitting their rezoning application.

**(5) Traffic Impact Analysis.** Prior to applying for a Flexible Review District, the developer must complete a traffic impact analysis in accordance with Chapter 153: Land Development Regulations of the City of Goose Creek Code of Ordinances.

### **(6) Application Process and Preliminary Development Plans.**

A pre-application conference is required with Staff prior to submittal. Applications for a FRD shall be by amendment to the official zoning map in accordance with the zoning code and shall include the following:

- (A)** Preliminary Development Plan — The applicant shall submit one printed site plan and one electronic site plan which shall include the following:
  - (1)** A boundary survey with vicinity map, title block, scale, and north arrow.
  - (2)** Total number of acres of overall site.
  - (3)** Location and number of acres of various areas by type of use (eg, single family, duplex, townhome, etc.)
  - (4)** Number of units and density of various residential types, such number to represent the maximum number of units and to include setbacks.
  - (5)** Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit.
  - (6)** Primary traffic circulation pattern, including major points of ingress and egress.
  - (7)** Approximate number and location of parking spaces per use.
  - (8)** An indication that an acceptable drainage system can be designed for the proposed project.
  - (9)** Any such information or descriptions as may be deemed reasonably appropriate for review.

- (B) Natural Resources Inventory** — The primary objective of the natural resources inventory is to provide better information about the type of land covers, topography and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:
  - (1)** Land cover type (i.e., wooded, pasture, wetland etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
  - (2)** Topographic contour lines at 4-foot intervals.
  - (3)** Stream and floodplain information.
- (C) Statement of Intent** — The applicant shall submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed FRD including the following:
  - (1)** A description of the procedures of any proposed homeowner’s association or other group maintenance agreement.
  - (2)** A statement setting forth the proposed development schedule.
  - (3)** A statement of the public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
  - (4)** A statement of impact on public facilities including water, sewer collection and treatment, fire protection etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
  - (5)** A statement describing and/or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
  - (6)** A statement describing the buffers, landscaping, and screening of proposed project.
  - (7)** A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
  - (8)** A statement describing pedestrian access and circulation throughout the project.
  - (9)** A project contact statement with/from Berkeley County School District.
  - (10)** Any such information or descriptions as may be deemed reasonably appropriate for review.
- (D)** A joint City Council and Planning Commission workshop shall be required to review the development plan and provide comments ahead of the public hearing.
- (E)** A public hearing shall be held in accordance with procedures set forth in Chapter 151.
- (F)** The Planning Commission, following the public hearing, shall make a recommendation upon the proposed development which shall be advisory to City Council.
- (G)** The City Council may, after fulfilling all applicable requirements of this section and all applicable requirements, act to either approve, approve with modification or disapprove the application for a FRD.
- (H)** Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the FRD will require a site plan review and approval by Staff.

**(7) Final Development Plan.**

No building permit or certificate of occupancy shall be issued in a FRD until all regulatory approvals have been provided, based on prior review of the Planning Commission and City Council, and there is recorded a Final Development Plan (FDP) meeting the requirements of this section. One reproducible copy of the FDP setting forth specific design characteristics of the Development in accordance with the approved Preliminary Development Plan shall be submitted to the Planning Director and shall include but not be limited to the following information:

- (A)** Vicinity map, title block, scale, north arrow, and property line survey.
- (B)** Location and proposed use of all buildings or structures within the development and gross square footage.
- (C)** Names of boundary streets.
- (D)** Number of residential dwelling units by type and number of bedroom units in each.
- (E)** Location of any utility easements.
- (F)** Total floor area for all nonresidential uses by type.

- (G) Open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.
- (H) All off-street parking and loading areas, structures, the total number of spaces, and the dimensions.
- (I) The number of acres devoted to each land use.
- (J) Sketches and/or elevations of typical buildings/structures and their design standards.
- (K) The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.
- (L) The site's lighting plan, including the location, height, and type of all exterior fixtures.
- (M) The site's Landscape, Screening/Buffer Plan.
- (N) The site's Signage Plan, which includes all exterior signage of the development.
- (O) Yard dimensions from the development boundaries and adjacent streets.
- (P) A letter or permit from Berkeley County stating that a detailed drainage plan has been submitted and approved.
- (Q) Other such information or descriptions as may be deemed reasonably appropriate for review.

#### **(8) Staff Action.**

Staff may approve or disapprove the Final Development Plan submitted by the applicant. In reviewing the Final Development Plan, Staff may require any such design modifications as necessary to assure compliance with the approved Preliminary Development Plan. In the event that Staff finds that the Final Development Plan is not in accordance with the approved Preliminary Development Plan, it shall disapprove the final plan.

#### **(9) Recording of Final Development Plan and Statement of Intent.**

Following approval of the Final Development Plan by Staff, it is the responsibility of the applicant to ensure that one copy of the Final Development Plan and Statement of Intent is recorded in the Register of Deeds of Berkeley County; one copy of both documents is filed with the Planning Director.

#### **(10) Subdivision Plats.**

Approval of a Final Development Plan shall constitute authority for the applicant to submit subdivision plats, if applicable, in accordance with procedures set forth in the City of Goose Creek Zoning and Land Development regulations.

#### **(11) Changes to FRD.**

Changes to a proposed FRD or to an approved FRD may be permitted in accordance with one of the following procedures as determined by the Planning Director:

- (A) Minor—Changes to a FRD which are of a design nature and which do not alter the original concept or use characteristics of the FRD may be approved by the Planning Director, provided no minor change may be approved which is in conflict with specific conceptual considerations previously contained in City Council's preliminary approval.
- (B) Major Changes—Changes to a FRD which would alter the basic concept and general characteristics of the development may be approved by City Council in accordance with the procedures that originally established the district. Examples of major changes include, but are not limited to the following: boundary changes, changes in the maximum number of structures or residential units, increased density, substantial changes to residential housing type, use changes, access changes, etc.

#### **(12) Failure to Begin, Complete or Make Adequate Progress.**

The descriptive statement as approved by City Council and duly recorded shall set forth the development schedule for the project including phasing of the development. City Council may require the posting of a bond with a corporate surety to guarantee that the schedule as set forth in the descriptive statement will be materially adhered to in order to guarantee construction of streets, utilities, and other facilities and amenities or to allow for rectification of improper development characteristics such as failure to develop areas designated as common



open spaces. If there is failure to begin, or failure to complete, or failure to make adequate progress as agreed in the descriptive statement, the City Council may enforce and collect upon such bonds or sureties as described above, or may change the district classification of the development, and thus terminate the right of the applicant to continue development, or may initiate action to charge the developers with specific violation of the Zoning Ordinance or any appropriate combination of the above remedies may be taken.





Property Boundary

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

TMS: 2351404036

TMS: 2351404030

TMS: 2351404040

ELROD DR

NELLO DR

FARM QUARTERS DR

DOGWOOD  
HILL  
DR

WATER OAK



0 100 200 400 Feet

1 inch = 200 feet



**CREEK  
COMPASS**  
City of Goose Creek

City of Goose Creek GIS Department  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 2351404036, 2351404030,  
2351404040

Vicinity Map

36





Property Boundary

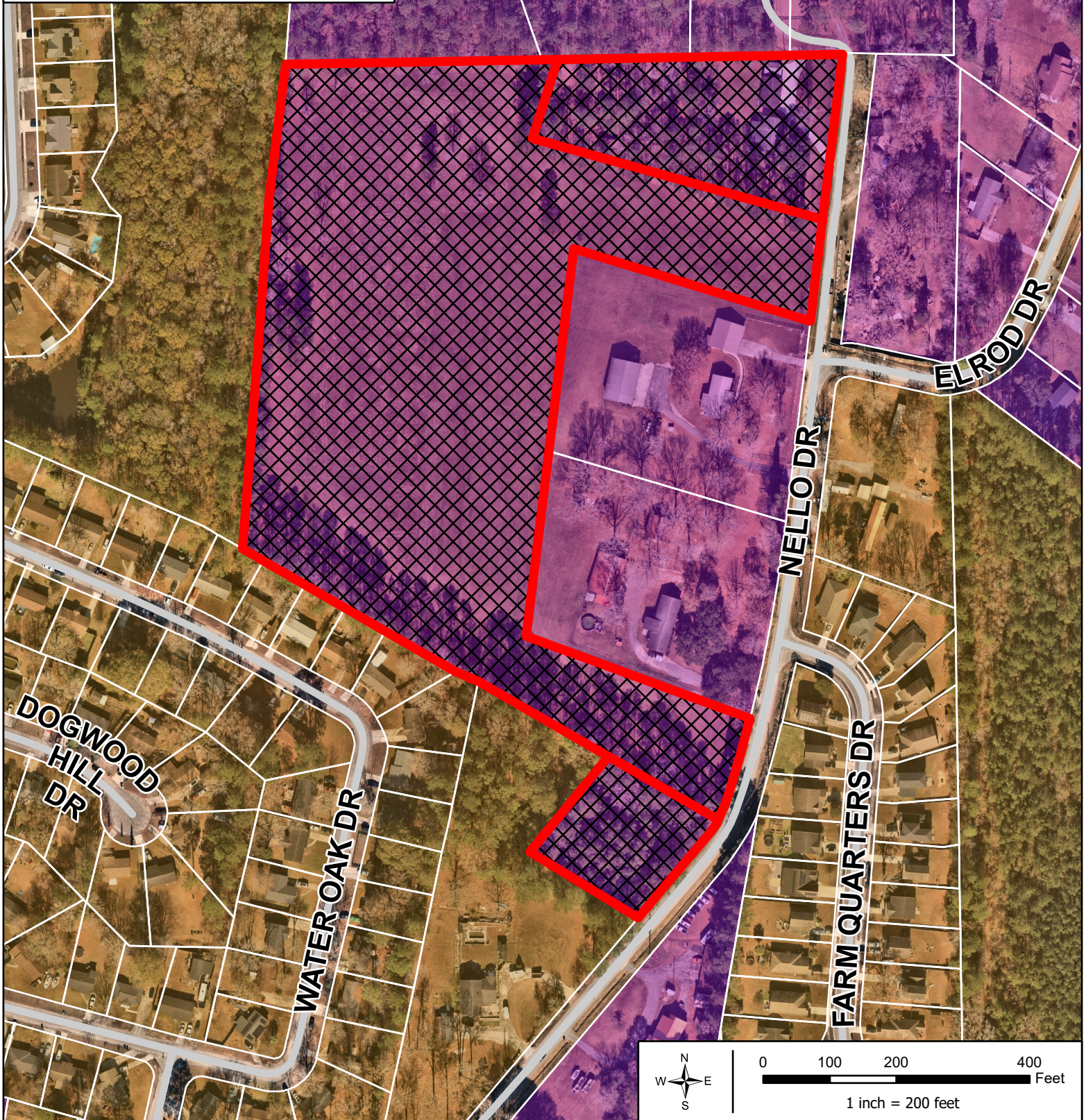


Goose Creek Zoning



Berkeley County Zoning

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**CREEK  
COMPASS**  
City of Goose Creek




City of Goose Creek GIS Department  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 2351404036, 2351404030,  
2351404040

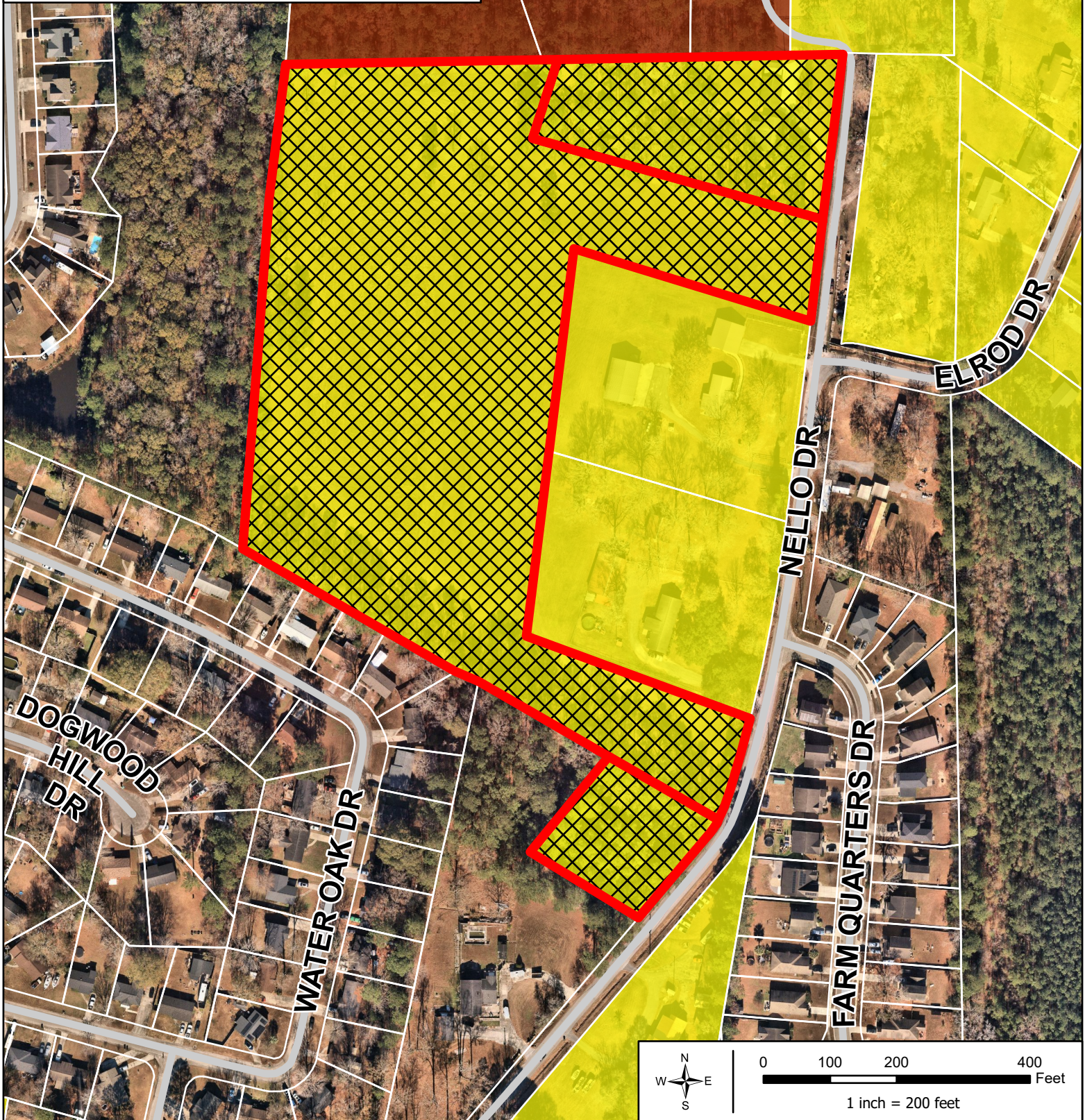
Zoning Map

37



-  Property Boundary
-  R1 (Single Family Residential)
-  R2 (Manufactured Residential)

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**CREEK  
COMPASS**  
City of Goose Creek

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TMS: 2351404036, 2351404030,  
2351404040

Berkeley County Zoning

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Property Boundary



C (Conservation)

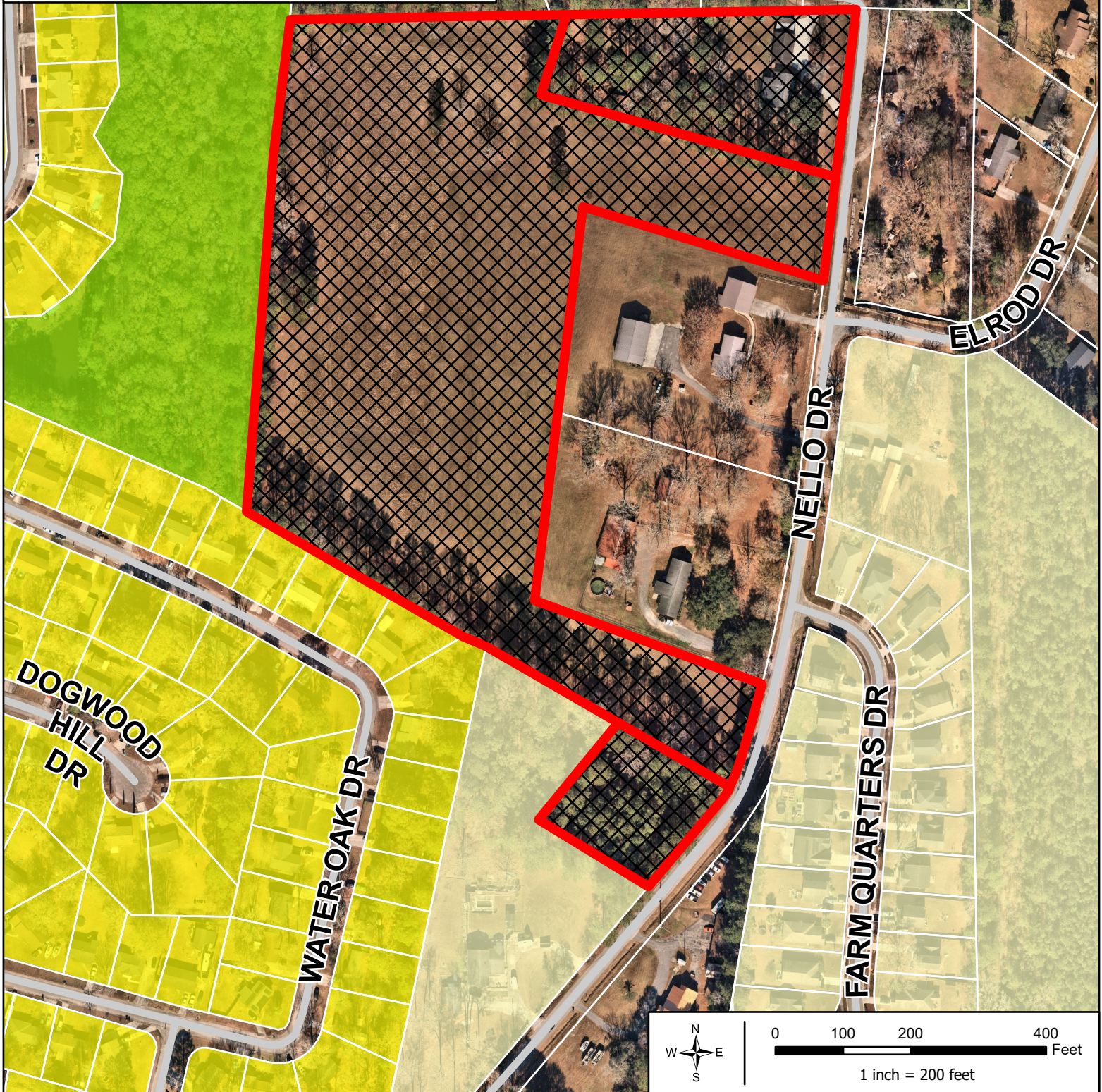


RSF (Residential Single Family)



RM (Residential Mixed-Use)

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**CREEK  
COMPASS**  
City of Goose Creek

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Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 2351404036, 2351404030,  
2351404040

Goose Creek Zoning

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Property Boundary



Conservation/Recreation

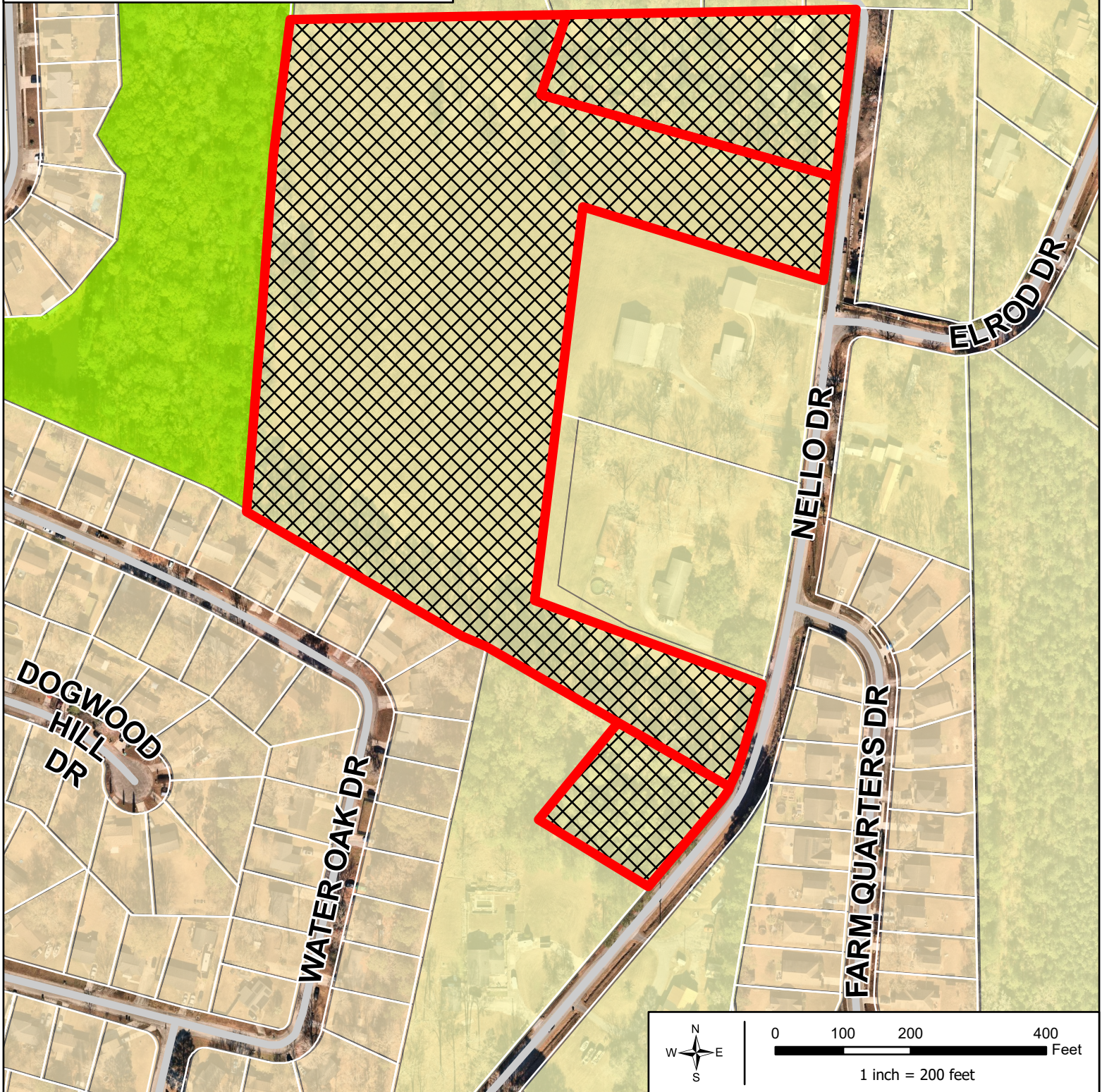


Low-Density Residential



Medium-Density Residential

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COMPASS**  
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Goose Creek, SC 29445  
(843) 797 - 6220 Ext. 1132

TMS: 2351404036, 2351404030,  
2351404040

Future Land Use Map



# LOW-DENSITY RESIDENTIAL



## Overview

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

## Land Uses and Development Types

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

## Implementation Measures

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

## Appropriate Zoning Districts

- RSF Residential Single-Family District







## Flexible Review District Application

Today's Date 4/24/2025

Please complete and return to [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com)

The purpose of the FRD is to promote innovative residential design and development, often utilized in in-fill projects and newly annexed parcels, wherein specific land use designations may be in transition. Flexibility and creativity in the design, character and quality of the development is made possible through the development and approval of a detailed plan, which describes the specific uses, densities, landscaping, open space, conservation, and other requirements for development. Substantial flexibility is provided, with an exception that development quality will surpass what is otherwise achievable through other zoning districts. It is recognizable that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

### Checklist for All Applications

A complete flexible review district application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	<div>ws</div>	<div>KCW</div>
Supplemental documents as may be required	<div>hc</div>	<div>KCW</div>
Payment of the required fee	<div>WB</div>	<div>KCW</div>

Date Received (MM/DD/YYYY): 04 / 29 / 2025 <sup>For staff use only</sup> By: Kendra C. White



## Flexible Review District Application

### 1. Applicant Information

Name Wofford Stribling	
Company (if applicable) STYO Development	
Address (Street, City, State, Zip) 2001 Helm Ave. North Charleston, SC 29403	
Phone (803) 707-8382	Email wstribl@icloud.com

### 2. Property Information

Address (including Suite/Unit/Space number, as appropriate) Nello Drive Goose Creek, SC 29445	
Tax Map Reference Number(s) 2351404030 to be annexed from Berkeley County to the City of Goose Creek.	
Tenant/Business Name Vacant / Residential	Current size of property (in acres) 10.825

### 3. Property Ownership

Does the applicant own the property? ☐ Yes ☒ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

### 4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No

519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220  
www.cityofgoosecreek.com

Effective Date: 9/23/2024



## Flexible Review District Application

### 5. Development Standards and Application Process

The standards set forth in Chapter 151 and Chapter 153 shall serve as a development guide for the FRD. However, variations are permitted. Applicants shall discuss variations with Staff prior to submitting their rezoning application.

A pre-application conference is required with Staff prior to submittal.

Date of applicants' pre-application conference: (MM/DD/YYYY) \_\_\_\_/\_\_\_\_/\_\_\_\_

### 6. Intensity and Dimensional Standards

The applicant shall establish each standard listed below in the development document:

Standard	Applicant Signature	Staff Signature
Lot Area, min. (sqft)	WS	KCW
Lot Width, min. (ft.)	WS	KCW
Impervious Surface Ratio, max. (%)	WS	KCW
Density, max. (du/acre)	WS	KCW
Intensity, max. (sf)	WS	KCW
Front Yard Setback, min. (ft.)	WS	KCW
Side Yard Setback, min. (ft.)	WS	KCW
Rear Yard Setback, min. (ft.)	WS	KCW
Building Height, max. (ft.)	WS	KCW
Other intensity and dimensional standards	WS	KCW

### 7. Preliminary Development Plan

The applicant shall submit one printed site plan and one electronic site plan which shall include the following:




Standard	Applicant Signature	Staff Signature
A boundary survey with vicinity map, title block, scale, and north arrow.	WS	KCW
Total number of acres of overall site.	WS	KCW
Location and number of acres of various areas by type of use (eg, single family duplex, town home, etc.)	WS	KCW
Number of units and density of various residential types, such number to represent the maximum number of units and to include setbacks.	WS	KCW
Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit.	WS	KCW
Primary traffic circulation pattern, including major points of ingress and egress.	WS	KCW
Approximate number and location of parking spaces per use.	WS	KCW
An indication that an acceptable drainage system can be designed for the proposed project.	WS	KCW
Any such information or descriptions as may be deemed reasonably appropriate for review.	WS	KCW



## Flexible Review District Application







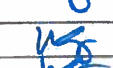



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Topographic contour lines at 4-foot intervals.		KCW
Stream and floodplain information.		KCW

### 9. Statement of Intent

The applicant shall submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed FRD including the following:

Standard	Applicant Signature	Staff Signature
A description of the procedures of any proposed homeowner's association or other group maintenance agreement.		KCW
A statement setting forth the proposed development schedule.		KCW
A statement of the public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.		KCW
A statement of impact on public facilities including water, sewer collection and treatment, fire protection etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.		KCW
A statement describing and/or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.		KCW
A statement describing the buffers, landscaping, and screening of proposed project.		KCW
A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.		KCW
A statement describing pedestrian access and circulation throughout the project.		KCW
A project contact statement with/from Berkeley County School District.		KCW
Any such information or descriptions as may be deemed reasonably appropriate for review.		KCW



## Flexible Review District Application

### 10. Signature

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Signature of Applicant <i>WOFORO</i>	
Print Name <i>WOFORO Stribling</i>	Date 4/24/2025



## Flexible Review District Application

## Agent Waiver

If the applicant is not the property owner, complete the Agent Waiver for **each property owner of each parcel included in this application**. Use multiple sheets if necessary.

## Agent Waiver

I hereby designate Wofford Sterling 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: DAVID L. BROWN

\*Signature: David L. Brown

Person Completing this Application: Wofford Sterling

Signature of Person Completing this Application: Wofford Sterling

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I hereby designate \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

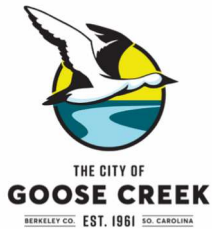
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Person Completing this Application: \_\_\_\_\_

Signature of Person Completing this Application: \_\_\_\_\_





## Flexible Review District Application

Today's Date 4/24/2025

Please complete and return to [planning-zoning@cityofgoosecreek.com](mailto:planning-zoning@cityofgoosecreek.com)

The purpose of the FRD is to promote innovative residential design and development, often utilized in in-fill projects and newly annexed parcels, wherein specific land use designations may be in transition. Flexibility and creativity in the design, character and quality of the development is made possible through the development and approval of a detailed plan, which describes the specific uses, densities, landscaping, open space, conservation, and other requirements for development. Substantial flexibility is provided, with an exception that development quality will surpass what is otherwise achievable through other zoning districts. It is recognizable that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

### Checklist for All Applications

A complete flexible review district application shall include the following information. Please initial to signify that the requested information has been provided or is not necessary.

	Applicant Initials	Staff Initials
A completed and signed Application, Checklist, and Agent Waiver (if applicable)	<div>ws</div>	<div>KCW</div>
Supplemental documents as may be required	<div>hc</div>	<div>KCW</div>
Payment of the required fee	<div>WB</div>	<div>KCW</div>

Date Received (MM/DD/YYYY): 06 / 26 / 2025

For staff use only

By: Kendra C. W.

519 N. Goose Creek Blvd. P.O. Drawer 1768 Goose Creek, S.C. 29445 843-797-6220

[www.cityofgoosecreek.com](http://www.cityofgoosecreek.com)

Effective Date: 9/23/2024



## Flexible Review District Application

### 1. Applicant Information

Name Wofford Stribling	
Company (if applicable) STYO Development	
Address (Street, City, State, Zip) 2001 Helm Ave. North Charleston, SC 29403	
Phone (803) 707-8382	Email wstrib1@icloud.com

### 2. Property Information

Address (including Suite/Unit/Space number, as appropriate) 213 Nello Drive Goose Creek, SC 29445	
Tax Map Reference Number(s) 2351404036 to be annexed from Berkeley County to the City of Goose Creek.	
Tenant/Business Name Vacant / Residential	Current size of property (in acres) 1.86

### 3. Property Ownership

Does the applicant own the property? ☐ Yes ☒ No

If the applicant does not own the property, complete the **Agent Waiver** for each property owner that authorizes the applicant to submit this application on the property owner's behalf.

### 4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☒ No

Pursuant to S.C. Code § 6-29-1630, is this tract or parcel located within any federal military installation overlay zone, within 3,000 feet of a federal military installation, or within the 3,000-foot Clear Zone or Accident Potential Zone of a federal military airfield? If yes, please note scheduling may be delayed due to notice requirements. ☐ Yes ☒ No





## Flexible Review District Application

### 5. Development Standards and Application Process

The standards set forth in Chapter 151 and Chapter 153 shall serve as a development guide for the FRD. However, variations are permitted. Applicants shall discuss variations with Staff prior to submitting their rezoning application.

A pre-application conference is required with Staff prior to submittal.

Date of applicants' pre-application conference: (MM/DD/YYYY) 03 / 27 / 2025

### 6. Intensity and Dimensional Standards

The applicant shall establish each standard listed below in the development document:

Standard	Applicant Signature	Staff Signature
Lot Area, min. (sqft)	WS	KCW
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## Flexible Review District Application

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Signature of Applicant <i>WOFORO</i>	
Print Name <i>WOFORO Stribling</i>	Date 4/24/2025



## Flexible Review District Application

### Agent Waiver

If the applicant is not the property owner, complete the Agent Waiver for **each property owner of each parcel included in this application**. Use multiple sheets if necessary.

Agent Waiver	
I hereby designate <u>Wofford Strabling</u> 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.	
X	Print Name: <u>GERALD LINCOLN</u>
X	Signature: <u>Gerald Lincoln</u>
	Person Completing this Application: <u>Wofford Strabling</u>
	Signature of Person Completing this Application: <u>[Signature]</u>
Agent Waiver	
I hereby designate <u>Wofford Strabling</u> 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: <u>MARY LINCOLN</u>
	Signature: <u>Mary Lincoln</u>
	Person Completing this Application: <u>Wofford Strabling</u>
	Signature of Person Completing this Application: <u>[Signature]</u>



## Flexible Review District Application

Today's Date 4/24/2025

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Payment of the required fee	<div>WB</div>	<div>KCW</div>

Date Received (MM/DD/YYYY): 04 / 29 / 2025

*For staff use only*

By: Kendra C. White



## Flexible Review District Application

### 1. Applicant Information

Name Wofford Stribling	
Company (if applicable) STYO Development	
Address (Street, City, State, Zip) 2001 Helm Ave. North Charleston, SC 29403	
Phone (803) 707-8382	Email wstribl@icloud.com

### 2. Property Information

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Tax Map Reference Number(s) 2351404040 to be annexed from Berkeley County to the City of Goose Creek.	
Tenant/Business Name Vacant / Residential	Current size of property (in acres) 0.804

### 3. Property Ownership

Does the applicant own the property? ☐ Yes ☒ No

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## Flexible Review District Application

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An indication that an acceptable drainage system can be designed for the proposed project.	WS	
Any such information or descriptions as may be deemed reasonably appropriate for review.	WS	





## Flexible Review District Application

### 8. Natural Resources Inventory

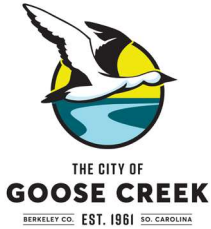
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Signature of Applicant <i>Wofford</i>	
Print Name <i>WOFFORD Stribling</i>	Date 4/24/2025



## Flexible Review District Application

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<i>I hereby designate <u>NOFFORD STRIBLING</u> 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.</i>	
Print Name:	<u>Robert Chamberlain Chesnut</u>
Signature:	<u>Robert Chamberlain Chesnut</u>
Person Completing this Application:	<u>NOFFORD STRIBLING</u>
Signature of Person Completing this Application:	<u>[Signature]</u>
Agent Waiver	
<i>I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.</i>	
Print Name:	_____
Signature:	_____
Person Completing this Application:	_____
Signature of Person Completing this Application:	_____



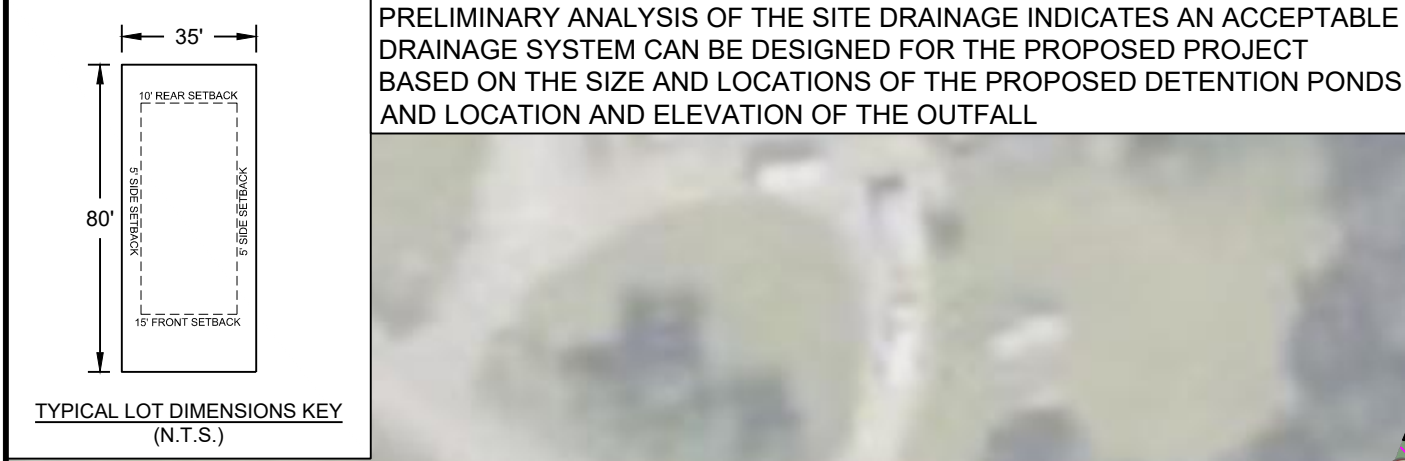
Nello Drive Single Family Residential - Site Development Plan Summary				
Address: 100 Block Nello Drive, Goose Creek, Berkeley County, SC 29445				
Site Area	=	12.640	Ac.	
Land Use Summary				
Proposed Zoning	=	Flexible Review District		
Proposed Use	=	Single Family Residential		
Existing Use	=	Vacant		
Front Yard Setback	=	15	FT	
Side Yard Setback	=	5	FT	
Side Yard Setback (ROW)	=	15	FT	
Rear Yard Setback	=	10	FT	
Property Line Buffer	=	N/A (adjacent to RM or Similar County Zoning)		
Existing ROW Buffer	=	10	FT	
Maximum Bldg Height	=	40	FT	
Lot Area (Min.)	=	2,800	SQ FT (Min. Lot Size Proposed is 35' Wide x 80' Deep)	
Lot Width (Min.)	=	35	FT	
Impervious Surface Ratio (Max.)	=	65%	8.216 Ac. Max.	(< 6-Ac Proposed)
Density (Max.)	=	6.0	Units / Ac	5.93 Units/Ac Proposed
Intensity (Max.)	=	0	SQ FT	

Impervious Cover Summary				
Proposed Impervious Cover	=	5.108	Ac.	40.4%
Total Bldg Coverage	=	2.342	Ac.	18.5%
Total Parking/Drives	=	0.649	Ac.	5.1%
Total Streets	=	1.621	Ac.	12.8%
Total Walks/Decks	=	0.496	Ac.	3.9%
Ponds	=	0.927	Ac.	7.3%

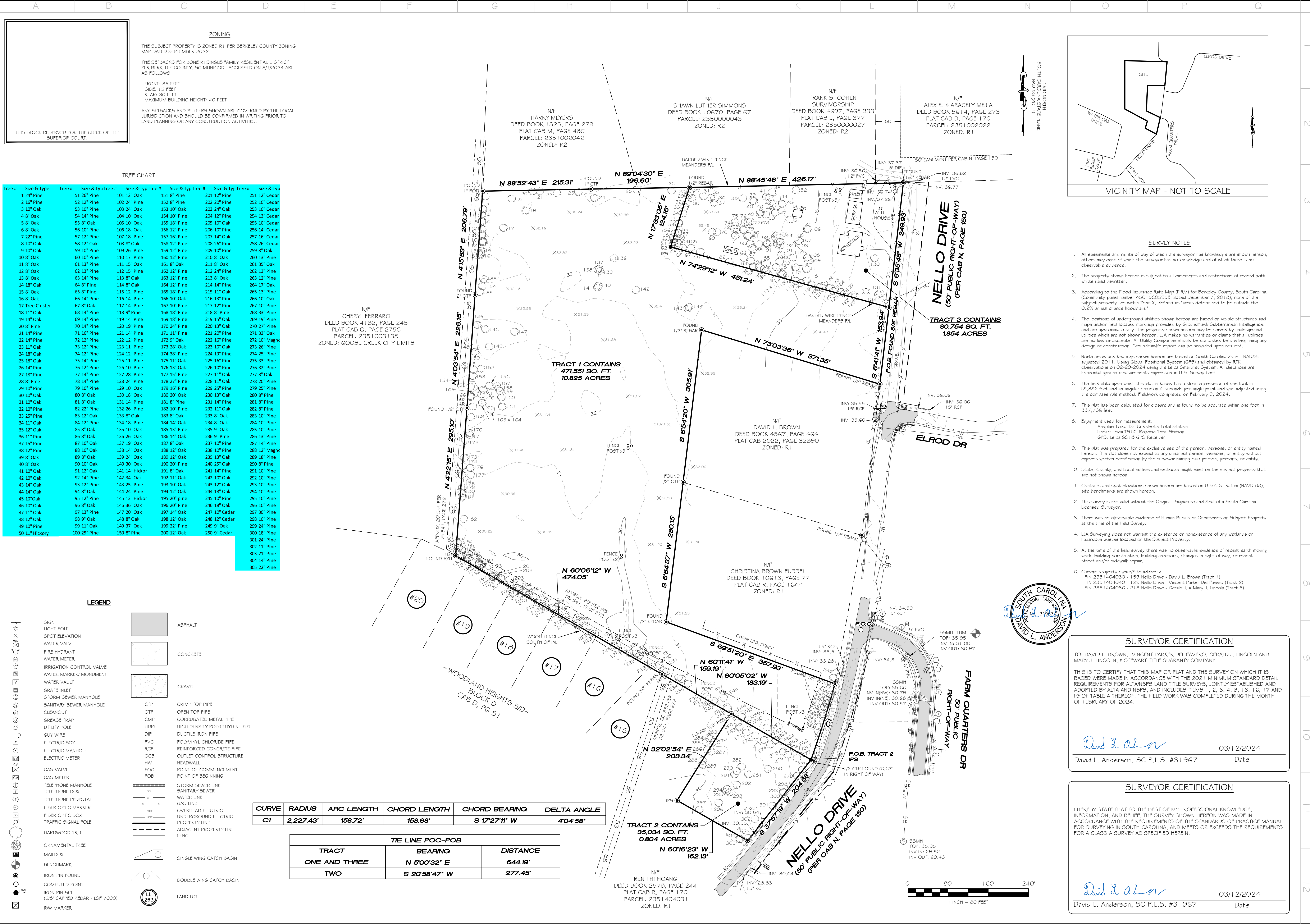
Building Summary			
TOTAL No. UNITS =		75	
No. OF BEDROOMS PER UNIT=		3.5 (Varies 3 - 4)	
No. OF BEDROOMS TOTAL=		263	
Non-Residential Gross Floor Area	=	0 SF	

Parking Calculations				
Required Parking				Total Req'd Off Street Spaces
	Land Use	Units	Space / Unit	
	SINGLE FAMILY	75	2	150
Required Parking (Total)		= 150 Spaces		
	Provided Parking	Standard	Electric Vehicle	Van Accessible
	Surface Spaces	= 10	0	1
	Surface Spaces (Driveway)	= 75	0	0
	Surface Spaces (Garage)	= 75	0	0
Total Provided Parking		= 161	Spaces	(>=170 Required Spaces)
BIKE PARKING				
Spaces: 5% Required Parking Spaces		7.5	16	

Open Space Summary				
Total Site Area	=	12.64	Ac.	
Total ROW Proposed	=	2.88	Ac.	
Net Site Area	=	9.76	Ac.	% Net Site Area
Total Open Space Area Req'd	=	1.46	Ac.	15.0%
Total Open Space Area Provided	=	3.15	Ac.	32.3%
Contiguous Open Space Area Req'd	=	0.88	Ac.	60.0%
Contiguous Open Space Area Provided	=	0.96	Ac.	65.6%
Active Open Space Area Required	=	0.73	Ac.	50.0%
Active Open Space Area Provided	=	0.73	Ac.	50.0%
Multi-Use Trail w/ Park, Playground Equipment, & Pavillion	=	0.96	Ac.	65.6%
1/4-Acre Fenced Dog Park w/ Benches	=	0.44	Ac.	30.3%
Multi-Use Trail around Pond	=	0.67	Ac.	45.6%
Total Active Open Space Area Provided	=	2.07	Ac.	141.6%
Total Passive Open Space Area Provided	=	1.08	Ac.	73.7%
Total Open Space Area Provided	=	3.15	Ac.	215.3%







**LJA SURVEYING INC.**  
Phone: 713.953.5200  
137 No. 7080  
4525 SOUTH LEE STREET  
BUTLOR, GA 30516

**LOCATED IN:**  
ST. JAMES  
GOOSE CREEK PARISH  
BERKELEY COUNTY, S.C.

**ALTANSPS LAND TITLE SURVEY**  
FOR DAVID L. BROWN & VINCENT PARKER  
DEL FAVERO & GERALD J. LINCOLN AND  
MARK J. LINCOLN & STEWART TITLE  
GUARANTY COMPANY

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	03/12/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

**DRAFTED BY:** MS  
**CHECKED BY:** MCB

**PROJECT #:** SC3456-2401

**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO PROPERLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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**SHEET NO:**  
1 OF 2



**LJA** | **SURVEYING INC.**

---

4525 SOUTH LEE STREET  
BUFORD, GA 30518

Phone 770.953.5200  
L5F No. 7090

LOCATED IN:  
ST. JAMES  
GOOSE CREEK PARISH  
BERKELEY COUNTY, S.C.

66PS LAND TITLE SURVEY  
ED L. BROWN & VINCENT PARKER  
ERO & GERALD J. LINCOLN AND  
J. LINCOLN & STEWART TITLE  
GUARANTY COMPANY

ISSUE:	DATE	DESCRIPTION
INITIAL:	03/12/2024	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		

DRAFTED BY: MS

CHECKED BY: MCE

PROJECT #:  
SC3456-2401



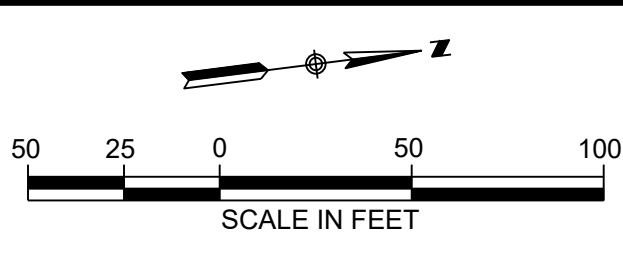
Know what's **below**.  
**Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:





USDA NRCS SOIL SUMMARY TABLE					LJA Engineering, Inc. 171 Church St. Suite 100 Charleston, S. Carolina 29401 Phone 843.405.5140 www.LJA.com FRN-C06105	NELLO DRIVE COTTAGES LAND PLAN NATURAL RESOURCE INVENTORY MAP MARCH 7, 2025 EXHIBIT No. 3 OF 3
Soil Name	Drainage Class	Hydrologic Soil Group	Saturation Rate (in / hr)	Depth to Water Table (in.)		
(Mg) Meggett loam	Poorly drained	C/D	0.2 - 0.57	~0 to 12		
(Le) Lenoir fine sandy loam	Somewhat poorly drained	C/D	0.2 - 0.57	~6		
(DuA) Dublin fine sandy loam	Moderately well drained	C/D	0.2 - 0.57	~18 to 42		

C:\Users\STANLEY\OneDrive\Documents\NELLO DRIVE COTTAGES\LAND PLAN\FIG 3 NATURAL RESOURCE INVENTORY MAP\WATERCOVER.mxd 12/20/25 2:10pm



DISCOVERY TRACT  
SC-BERK08

GOOSE CREEK TRACT

APPROX. 13.49 AC.

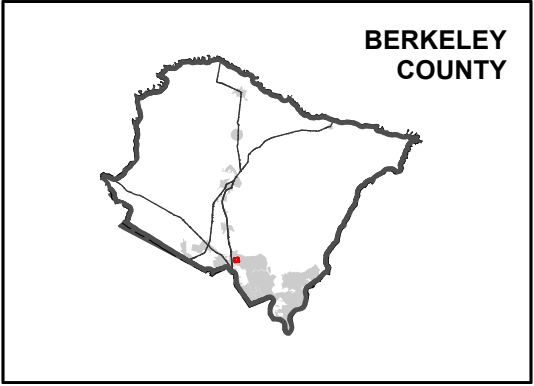
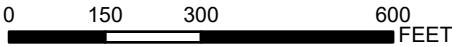
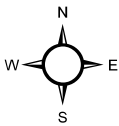
USGS TOPOGRAPHIC EXHIBIT

APRIL 2025

LEGEND

- DISCOVERY TRACT
- CONTOURS (4 FT)

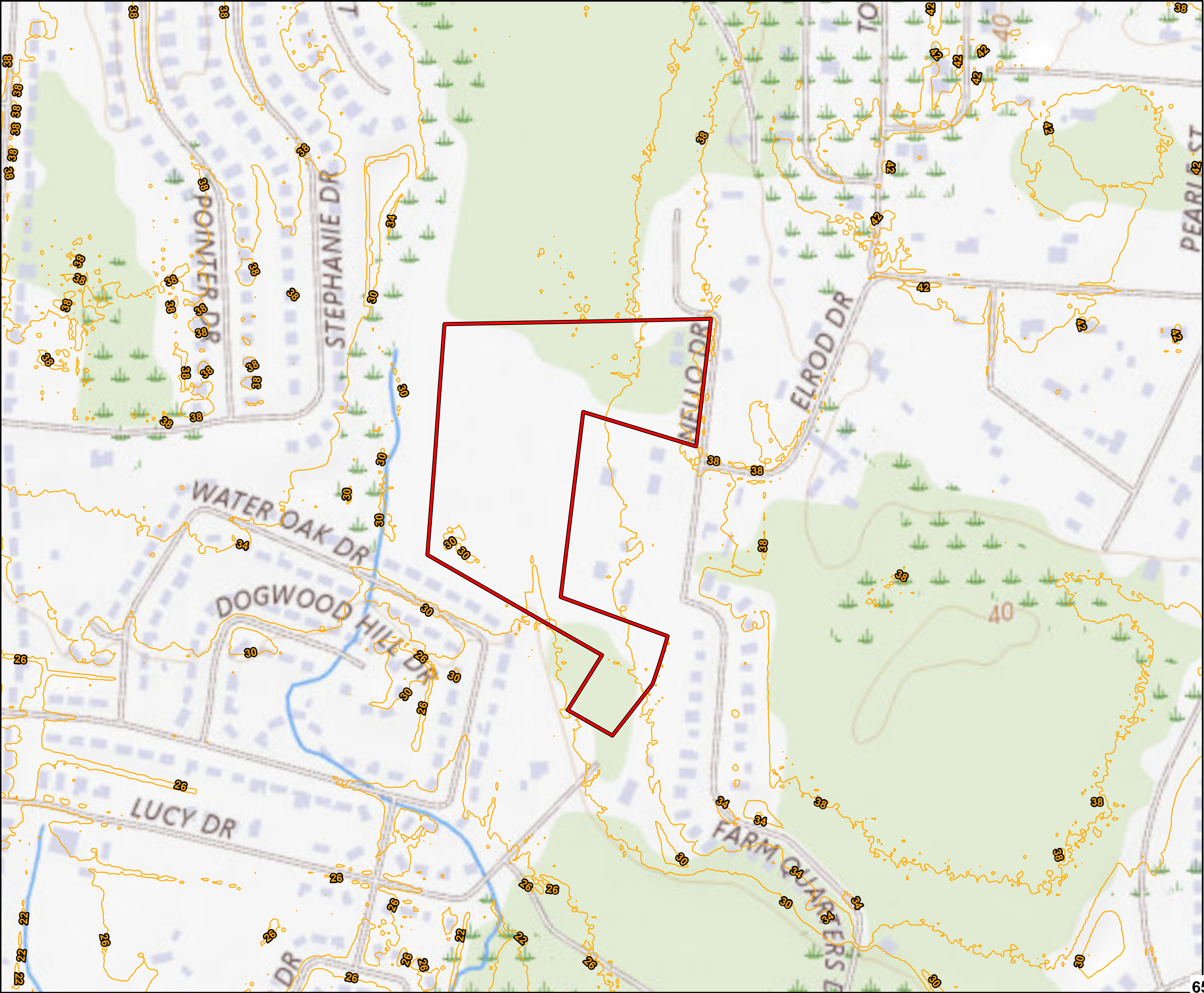
DATA SOURCE: CONTOURS - BERKELEY COUNTY



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DISCOVERY TRACT  
SC-BERK08



GOOSE CREEK TRACT

APPROX. 13.49 AC.

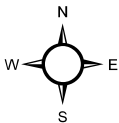
POTENTIAL WETLANDS EXHIBIT

MARCH 2025

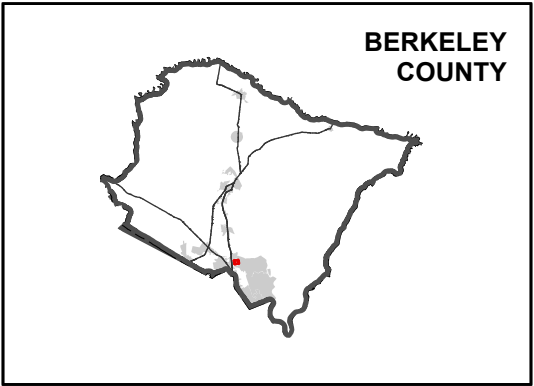
LEGEND

-  DISCOVERY TRACT
-  POTENTIAL WETLANDS (APPROX. 0.07 AC.)

DATA SOURCE: POTENTIAL WETLANDS - NATIONAL WETLANDS INVENTORY (NWI)



0 150 300 600 FEET



AERIAL PHOTOGRAPH: NEARMAP 2024

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THE POTENTIAL WETLAND AREA FEATURES ON THIS MAP WERE IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE FOR THE NATIONAL WETLANDS INVENTORY PROGRAM. THESE MAPS ARE ONLY TO BE USED TO IDENTIFY POTENTIAL WETLANDS AND SHOULD NOT BE USED TO MAKE JURISDICTIONAL DETERMINATIONS TO DETERMINE THE PRESENCE OF JURISDICTIONAL WETLANDS OR STREAMS. ADDITIONAL WETLAND AREAS MAY EXIST THAT ARE NOT MAPPED. FOR AREAS THAT ARE MAPPED, A CERTAIN MARGIN OF ERROR WILL EXIST FOR BOUNDARIES OR LOCATIONS OF POTENTIAL WETLANDS. A WETLAND DELINEATION WAS NOT CONDUCTED ACCORDING TO THE 2010 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL ATLANTIC AND GULF COASTAL PLAIN REGION (V.2). THE USACE AND THE EPA ARE THE FINAL AUTHORITY OVER THE JURISDICTIONAL STATUS OF BOTH WETLANDS AND WATERS OF THE U.S. PER SECTION 404 OF THE CLEAN WATER ACT. THIS MAP SHOULD NOT BE USED FOR ANY PLANNING OR ENGINEERING PURPOSES. LJA RECOMMENDS CONDUCTING SITE RECONNAISSANCE FOR A WETLAND DUE DILIGENCE STUDY OR WETLAND DELINEATION PRIOR TO LAND PLANNING OR ENGINEERING.



DISCOVERY TRACT  
SC-BERK08

GOOSE CREEK TRACT

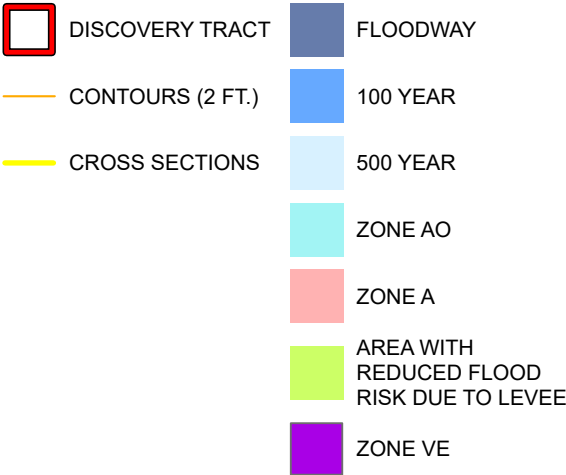
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EFFECTIVE FLOODPLAIN EXHIBIT

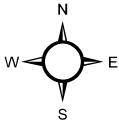
COOPER RIVER BASIN

MARCH 2025

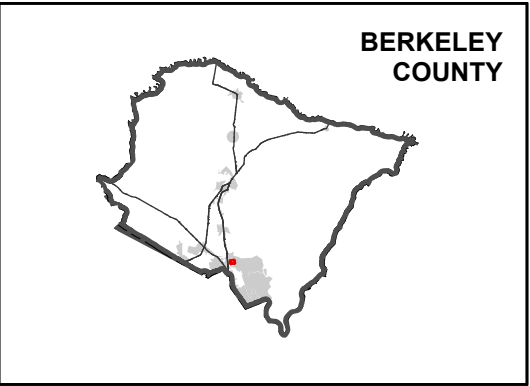
LEGEND



DATA SOURCE: EFFECTIVE: FLOODPLAIN DATA, CHANNELS, AND  
CROSS SECTIONS - FEMA, FIRM PANELS: - 12/7/2018, CONTOURS  
(2FT) - SCDNR, WATERSHED - SCDNR



0 150 300 600  
FEET



AERIAL PHOTOGRAPH DATE: NEARMAP 2024

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THE AUTHORS OF THIS EXHIBIT HAVE USED THEIR BEST EFFORTS IN ITS PREPARATION. THESE EFFORTS INCLUDE THE DEVELOPMENT, RESEARCH, AND TESTING OF THE THEORIES AND PROGRAMS TO DETERMINE THEIR EFFECTIVENESS. HOWEVER, NEITHER THE AUTHORS NOR THE U.S. GOVERNMENT NOR ANY AGENCY THEREOF, NOR ANY OF THEIR EMPLOYEES, NOR ANY OF THEIR CONTRACTORS, SUBCONTRACTORS, OR THEIR EMPLOYEES, MAKE ANY WARRANTY EXPRESS OR IMPLIED, OR ASSUME ANY LEGAL LIABILITY OR RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS, OR USEFULNESS OF ANY INFORMATION APPARATUS, ALGORITHM, PRODUCT, OR PROCESS DISCLOSED, OR REPRESENT THAT ITS USE WOULD NOT INFRINGE ON PRIVATELY OWNED RIGHTS.



DISCOVERY TRACT  
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GOOSE CREEK TRACT

APPROX. 13.49 AC.

VICINITY EXHIBIT

MARCH 2025

LEGEND



DISCOVERY TRACT

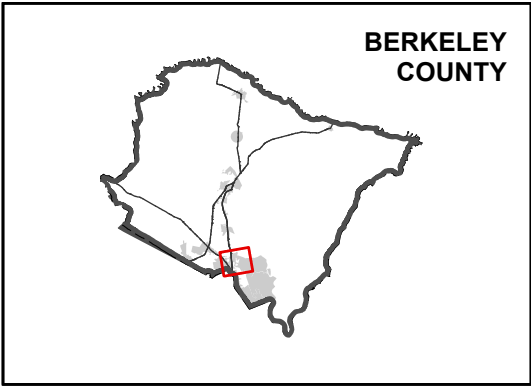
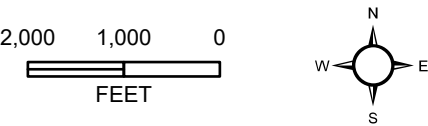


CITY OF GOOSE  
CREEK



COUNTY LINE

DATA SOURCE: CITY LIMITS - BERKELEY COUNTY, COUNTY  
LINE - ESRI



AERIAL PHOTOGRAPH: NEARMAP 2024

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Open Field/Pasture Community (West View)



Open Field/Pasture Community (East View)





Hardwood and Pine Forest Community (North View)



Hardwood and Pine Forest Community (South View)





Planted Pine Forest Community (East View)



Planted Pine Forest Community (South View)





Single-Family Residential Land Use (East View)



Stormwater Detention Basin 1 (Non-Jurisdictional, North View)



The City of Goose Creek  
519 North Goose Creek Boulevard  
P.O. Drawer 1769  
Goose Creek, South Carolina 9445

RE: Nello Drive Single Family Development  
Berkeley County, South Carolina  
Statement of Intent for Flexible Review District Application

## **Statement of Intent**

1. *A description of the procedures of any proposed homeowner's association or other group maintenance agreement.*

**Response:** *This project will encompass 12.64 acres dedicated solely to single-family residential use. Prior to issuance of any Certificate of Occupancy, an HOA will be established that will be responsible for all common areas on this subdivision. This includes maintenance and upkeep of all trails, storm systems, ponds, landscaping, parks/open space, subdivision roads, and associated improvements that are not to be maintained by public entities and/or landowners. HOA by-laws, procedures, and enforcements will be recorded with the County and all future homeowners will be required to participate in the HOA agreements.*

2. *A statement setting forth the proposed development schedule.*

**Response:** *The development is scheduled to start construction in the beginning in 2026 and will take approximately one (1) year to construct and complete. The development is proposed to be built without any phasing.*


3. *A statement of the public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.*

**Response:** *Public improvements include the construction and dedication for the following improvements, all of which will be built under the schedule as discussed above, within approximately one (1) year, with easements/ROW recorded with a Final Subdivision Plat:*

- *New Streets (50'ROW w/ 26' wide pavement and 5' wide sidewalks) to be within a private ROW with HOA maintenance, and a speed limit of 25 mph.*
- *Roads are stubbed out to adjacent property for future connections and the single terminus road length from the nearest intersection is less than 150 linear feet not requiring turnarounds.*
- *Public Waterlines within proposed public water line easements/ROW with Goose Creek Water ownership / maintenance.*
- *Public Sanitary Sewer Lines within proposed public sanitary sewer easements/ROW with BCWS ownership / maintenance.*
- *Sidewalks & Street Connection within Nello Drive ROW w/ public ownership / maintenance.*
- *Stormwater, Detention, and Water Quality improvements within private drainage easements with HOA maintenance.*
- *The HOA shall propose, install, and maintain service on a system of illumination of all roads and adjacent sidewalks within the development.*
- *Various Landscaping & Open Space Improvements to be owned and maintained by the HOA within public open space / park lots:*
  - *Trails*
  - *Playground*
  - *Fenced Dog Park*
  - *Benches & Enhanced Landscaped Seating Areas*
  - *Water Fountains*

4. A statement of impact on public facilities including water, sewer collection and treatment, fire protection etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.

**Response:** The water and sewer loading information prepared by LJA Engineering, Inc. is included below. Both BCWS (sewer) and Goose Creek (water) have stated they can and will serve this development. However, since the project cannot move forward without FRD Zoning approval, final unit counts are yet to be determined, and therefore will serve letters will be provided at the time of the first development application. The project is required to install a looped 8" waterline that connects to the existing 8" and 10" water line within Nello Drive ROW at both proposed entrances. Sewer will be either connected through a gravity collection system that will tie into an existing sewer manhole off Nello Drive. If a lift station is required due to engineering constraints BCWS requires a public lift station that will connect to the same manhole listed above.

		Preliminary Water & Sewer Loading Calculations Nello Drive Single Family, Goose Creek, SC				
Phase	Use	Units	Hydraulic Loading per Unit (GDP/Unit)	Hydraulic Loading (GPD)	Peak Hydraulic Loading (2.5x GPD)	Peak Hydraulic Loading (GPM)
1	Single Family Residence	75	300	22,500	56,250	39.07

5. A statement describing and/or renderings or photographs of the architectural style, appearance, and orientation of proposed buildings.

**Response:** The building will have a low country architecture design and will be composed of a front garage and porch. There will be variations between building exteriors to provide a more aesthetically pleasing neighborhood. Façade materials will not include vinyl of any thickness below 0.042" and will be a minimum of double 4.5" profile, clapboard style with greater than ½" projections. Dutchlap and beaded styles are prohibited. A combination of hip and gable roofs shall be incorporated in roof design to avoid monotony. Flat roofs are prohibited. Front and side elevations and high visibility near elevation treatments shall avoid large expanses of flat, vertical wall through the use of such elements as trim boards on window frames, arched elements, decorative panels, bay windows, and/or projections. All exposed wood shall be stained or painted, and any exposed supporting columns shall be cased with finished covering/trim. Architectural elements consistent with the chosen style shall be applied on all sides of the building(s) not just the front façade. To enhance privacy, a Charleston-style wood privacy fence between units measuring a minimum of 6 ft tall may be installed on common property line.

6. A statement describing the buffers, landscaping, and screening of proposed project.

**Response:** The development is proposed to include the following items related to buffering, landscaping, and screening:

- There will be a 10' Buffer along the whole property besides areas where new ROW is designated for interconnectivity. These buffers when disturbed will have landscaping, trees, and hedges to buffer the development from the adjacent property owners. 2 overstory, 3 understory trees, and 8 evergreen shrubs shall be installed every 100 linear feet.
- Existing trees along the subdivision 10' buffer when not disturbed will be preserved practically to maintain existing screening / buffering.
- Trees shall be installed along the internal circulation roads. 1 street tree shall be installed every 40 linear feet, measured at edge of pavement, on each side of the road, exclusive of intersections with other roads. On center spacing between street trees shall be 30 to 50 feet. Street trees shall be upright growing hardwood trees with an average life expectancy of at least 40 years and shall be installed at 3-inch caliper in tree wells or in a verge between the road and sidewalk.



- **The trees are proposed within proposed ROW along sidewalks and driveways to provide shade and visual appeal for the new roads and lots.**
  - **Ponds will have enhanced rear tree planting measures to buffer and screen the development from adjacent landowners.**
7. *A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.*  
**Response: The proposed stormwater management facilities will be privately maintained by the HOA and will be screened with trees and landscaping as it is adjacent to the 10' exterior buffer. Additionally, there will be 8' wide multi-use nature trail with benches every 50'. There will be a 15' planting buffer between the pond and new homes that will require 3 overstory trees, 4 understory trees, and 8 evergreen shrubs every 100'.**
8. *A statement describing pedestrian access and circulation throughout the project.*  
**Response: The entire development is proposed to have 5' paved sidewalks and 8' gravel material looped trails, that will interconnect all lots to parks, open space, amenities, as well as new sidewalks along Nello Drive. The project has over ¼-miles of proposed multi-use nature trails and over 1-mile of new sidewalks along proposed and existing ROW. The amenities on site include an architectural fire pit with seating, hammocks, an open sided pavilion with grilling area, playground area, a 0.25-acre fenced dog park, and a trail around the pond with benches.**
9. *A project contact statement with/from Berkeley County School District.*  
**Response: Coordination with Berkeley County School District has been initiated for this project and the School Coordination Letter from BCSD is submitted with the Flexible Review District Application.**
10. *Any such information or descriptions as may be deemed reasonably appropriate for review.*  
**Response:**
- **There will be designated Open Space in the southeastern property corner of the site. This open space area will be a park for residents with a 7-spot parking lot off the main drive to allow access for other community members in the area.**
  - **Parks are proposed to be adjacent to existing lots in multiple locations that will have enhanced landscape measures to buffer and screen the development from adjacent landowners.**
  - **The minimum lot area for the development will be 2,800 square feet and the minimum width proposed is 35 feet with a minimum depth of 80 feet. There will be a maximum impervious surface ratio of 65% and a maximum density of 6 dwelling unit per acre. The minimum front yard setback for the proposed development will be 15 feet with a minimum side yard setback of 5 feet, a minimum rear yard setback of 10 feet, and a building height maximum of 40 feet. The decreased size of the lot area will allow for a more innovative community design by helping to make more accessible housing and creating a more walkable neighborhood with increased green spaces and community-centered amenities.**
  - **Zoning ordinance 5.4(E)(5) will be modified by locating the contiguous 40 percent of required open space along Nello Drive in the southeast corner of the development. Positioning the open space here will allow for other residents neighboring this development to access this open space park.**
  - **This development proposes deviations from Land Development Ordinances 5.7(C)(2), and 5.7(C)(4) by proposing roads that are stubbed out to adjacent property for future connections, and the road with a single terminus, located less than 150 linear feet from the nearest intersection, will not require turnarounds.**
  - **This development proposes deviations from Land Development Ordinances 4.5(A)(1)(f) since the private road will not be platted before preliminary site plan submittal.**
  - **All private roads will conform to Sections 4.5 and 5.7 of the Land Development Regulations outside of the deviations proposed above.**



Nello Drive Single Family Residential - Site Development Plan Summary				
Address: 100 Block Nello Drive, Goose Creek, Berkeley County, SC 29445				
Site Area	=	12.640	Ac.	
Land Use Summary				
Proposed Zoning	=	Flexible Review District		
Proposed Use	=	Single Family Residential		
Existing Use	=	Vacant		
Front Yard Setback	=	15	FT	
Side Yard Setback	=	5	FT	
Side Yard Setback (ROW)	=	15	FT	
Rear Yard Setback	=	10	FT	
Property Line Buffer	=	N/A (adjacent to RM or Similar County Zoning)		
Existing ROW Buffer	=	10	FT	
Maximum Bldg Height	=	40	FT	
Lot Area (Min.)	=	2,800	SQ FT (Min. Lot Size Proposed is 35' Wide x 80' Deep)	
Lot Width (Min.)	=	35	FT	
Impervious Surface Ratio (Max.)	=	65%	8.216 Ac. Max.	(< 6-Ac Proposed)
Density (Max.)	=	6.0	Units / Ac	5.93 Units/Ac Proposed
Intensity (Max.)	=	0	SQ FT	
Impervious Cover Summary				
			% Lot Area	
Proposed Impervious Cover	=	5.108	Ac.	40.4% 221,624 SF
Total Bldg Coverage	=	2.342	Ac.	18.5% 102,000 SF
Total Parking/Drives	=	0.649	Ac.	5.1% 27,000 SF
Total Streets	=	1.621	Ac.	12.8% 70,624 SF
Total Walks/Decks	=	0.496	Ac.	3.9% 22,000 SF
Ponds	=	0.927	Ac.	7.3% 40,372 SF
Building Summary				
		TOTAL No. UNITS =		75
		No. OF BEDROOMS PER UNIT=		3.5 (Varies 3 - 4)
		No. OF BEDROOMS TOTAL=		263
Non-Residential Gross Floor Area	=	0 SF		
Parking Calculations				
Required Parking				Total Req'd Off Street Spaces
	Land Use	Units	Space / Unit	
	SINGLE FAMILY	75	2	150
Required Parking (Total)	=	150 Spaces		
Provided Parking		Standard	Electric Vehicle	Van Accessible Total
Surface Spaces	=	10	0	1 11
Surface Spaces (Driveway)	=	75	0	0 75
Surface Spaces (Garage)	=	75	0	0 75
Total Provided Parking	=	161	Spaces	(>=170 Required Spaces)
	BIKE PARKING	REQUIRED	PROVIDED	
Spaces: 5% Required Parking Spaces		7.5	16	
Open Space Summary				
Total Site Area	=	12.64	Ac.	
Total ROW Proposed	=	2.88	Ac.	
Net Site Area	=	9.76	Ac.	% Net Site Area Area (SF)
Total Open Space Area Req'd	=	1.46	Ac.	15.0% 63,752
Total Open Space Area Provided	=	3.15	Ac.	32.3% 137,241
Contiguous Open Space Area Req'd	=	0.88	Ac.	60.0% 38,251
Contiguous Open Space Area Provided	=	0.96	Ac.	65.6% 41,832
Active Open Space Area Required	=	0.73	Ac.	50.0% 31,876
Active Open Space Area Provided				% Req'd Open Space Area (SF)
Multi-Use Trail w/ Park, Playground Equipment, & Pavillion	=	0.96	Ac.	65.6% 41,832
1/4-Acre Fenced Dog Park w/ Benches	=	0.44	Ac.	30.3% 19,341
Multi-Use Trail around Pond	=	0.67	Ac.	45.6% 29,084
Total Active Open Space Area Provided	=	2.07	Ac.	141.6% 90,256
Total Passive Open Space Area Provided	=	1.08	Ac.	73.7% 46,985
Total Open Space Area Provided	=	3.15	Ac.	215.3% 137,241



We trust this information will help in your evaluation of the project. If you have any questions, do not hesitate to contact me at (803) 707-8382 or [wstribl@icloud.com](mailto:wstribl@icloud.com).

Sincerely,

Wofford Stribling  
STYO Development  
2001, Helm Ave.  
North Charleston, South Carolina 29403





April 22, 2025

Mr. Wofford Stribling  
STYO Development  
2001 Helm Avenue  
N. Charleston, SC 29403

Re: Nello Drive Planned Development

Dear Mr. Stribling,

We have reviewed your plans for a residential development consisting of 75 single family lots located behind Nello Drive, Goose Creek, SC.

The current attendance zones for your development are served by Boulder Bluff Elementary, Sedgefield Middle School, and Goose Creek High School. Currently, all of these schools are operating within capacity, although there is high growth in these areas. To properly serve all students, attendance zones may need to be modified in the future, and those modifications may affect your development.

We are employing both short-term strategies, such as attendance caps, and long-term strategies, such as building wings and new schools, to increase capacity in the area. In any event, we will continue to provide educational services to all students residing in the County.

This letter serves as evidence of your coordination with us. Please let me know if we can provide any additional information or assistance at this time.

Sincerely,

Anthony S. Dixon, Ed.D.  
Superintendent

Cc: Board Members

MAKING A POSITIVE DIFFERENCE

**Berkeley County School District**  
*Superintendent's Office*  
P.O. Box 608  
Moncks Corner, SC 29461

**PHONE:** 843-899-8602  
**FAX:** 843-899-8654  
**WEBSITE:** [www.bcsdschools.net](http://www.bcsdschools.net)





April 28, 2025

Cornelius Goodrich  
171 Church Street Suite 100  
Charleston, SC 29401

**Re: TMS #: 235-14-04-036, 235-14-04-030, 235-14-04-040 Nello Drive Single Family Development -**

To whom it may concern,

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.

Connection Information:

There is currently an eight-inch water main located East of the property along Nello Drive which turns into ten-inch between Farm Quarters Drive and Elrod Drive that is part of the City of Goose Creek's water distribution network. The main does not extend north of Elrod Drive.

Please contact us 824-2200 should you have questions or require additional information.

Sincerely,

Department of Public Works  
City of Goose Creek



SCREENING BUFFER / LANDSCAPING SUMMARY				
TYPE	WIDTH	LOCATION	MINIMUM PLANTING REQUIREMENTS	
A	10'	ADJACENT TO EXIST. ROW		OVERSTORY TREES: 4 PER 100-LF UNDERSTORY TREES: 8 PER 100-LF EVERGREEN SHRUBS: 12 PER 100-LF FENCE REQUIRED: NO BERM REQUIRED: YES (2' MIN. HT.)
B	10'	ADJACENT TO RESIDENTIALLY ZONED LAND		OVERSTORY TREES: 2 PER 100-LF UNDERSTORY TREES: 3 PER 100-LF EVERGREEN SHRUBS: 8 PER 100-LF FENCE REQUIRED: YES, 6' HT. MIN. BERM REQUIRED: NO
C	15'	STORM POND ADJACENT TO RESIDENTIAL AREA		OVERSTORY TREES: 3 PER 100-LF UNDERSTORY TREES: 4 PER 100-LF EVERGREEN SHRUBS: 8 PER 100-LF FENCE REQUIRED: NO BERM REQUIRED: NO
STREET	5'	BETWEEN SIDEWALKS & STREET		OVERSTORY TREES: 1 PER 40-LF UNDERSTORY TREES: 0 EVERGREEN SHRUBS: 0 FENCE REQUIRED: NO BERM REQUIRED: NO

NOTES:

- 1) OVERSTORY TREES SHALL BE PLANTED AT MINIMUM 2" CALIPER AND SHALL BE NATIVE TREES APPROVED BY GOOSE CREEK.
- 2) NO SINGLE TREE SPECIES SHALL CONSTITUTE 40% OF TOTAL TREE PLANTING REQUIREMENTS.
- 3) STREET TREES SHALL BE INSTALLED AT 40' AVERAGE INTERVALS AND SHALL BE WITHIN 30' AND 50' SPACING ALONG BOTH SIDES OF PROPOSED STREETS.
- 4) ALL OVERSTORY TREES SHALL BE UPRIGHT GROWING HARDWOOD TREES WITH AVERAGE LIFE EXPECTANCY OF AT LEAST 40 YEARS.
- 5) TREES WITHIN EXISTING EASEMENTS SHALL BE UTILITY COMPLIANT AND SUBJECT TO APPROVAL OF UTILITY PROVIDER(S).
- 6) IN THE EVENT THERE IS A TYPE A OR B SCREENING BUFFER REQUIRED ALONG A PROPOSED STREET, THE SCREENING BUFFER REQUIREMENTS WILL TRUMP THE STREET TREE REQUIREMENTS.
- 7) BUFFER IS NOT REQUIRED ALONG THE ADJACENT LOT TO THE WEST AS IT IS AN EXISTING OPEN SPACE LOT THAT IS CONSIDERED UN-DEVELOPABLE DUE TO THE PRESENCE OF WETLANDS.
- 8) EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS.
- 9) ANY TREES PROPOSED TO MITIGATE REMOVED EXISTING TREES WILL BE INCLUDED IN THE COUNT OF PLANTINGS NECESSARY TO MEET THE BUFFER REQUIREMENTS.

TYPE A BUFFER			TYPE B BUFFER			TYPE C BUFFER			STREET BUFFER			SUMMARY	
10' ADJACENT TO EXIST. ROW			10' ADJACENT TO RESIDENTIALLY ZONED LAND			15' HOA AREA ADJACENT TO RESIDENTIAL LAND			8' BETWEEN SIDEWALKS & STREET			TOTAL PLANTINGS REQUIRED	
LINEAR FOOTAGE OF BUFFER	414		LINEAR FOOTAGE OF BUFFER	3328		LINEAR FOOTAGE OF BUFFER	568		LINEAR FOOTAGE OF BUFFER	4705		OVERSTORY TREES REQ.	120
OVERSTORY TREES REQ. PER 100 LF	4		OVERSTORY TREES REQ. PER 100 LF	4		OVERSTORY TREES REQ. PER 100 LF	3		OVERSTORY TREES REQ. PER 40 LF	1		EVERGREEN SHRUBS REQ.	257
UNDERSTORY TREES REQ. PER 100 LF	8		UNDERSTORY TREES REQ. PER 100 LF	3		UNDERSTORY TREES REQ. PER 100 LF	4		UNDERSTORY TREES REQ. PER 40 LF	0			363
EVERGREEN SHRUBS REQ. PER 100 LF	12		EVERGREEN SHRUBS REQ. PER 100 LF	8		EVERGREEN SHRUBS REQ. PER 100 LF	6		EVERGREEN SHRUBS REQ. PER 40 LF	0			
OVERSTORY TREES REQ.	17		OVERSTORY TREES REQ.	17		OVERSTORY TREES REQ.	18		OVERSTORY TREES REQ.	118			
UNDERSTORY TREES REQ.	34		UNDERSTORY TREES REQ.	100		UNDERSTORY TREES REQ.	23		UNDERSTORY TREES REQ.	0			
EVERGREEN SHRUBS REQ.	50		EVERGREEN SHRUBS REQ.	267		EVERGREEN SHRUBS REQ.	46		EVERGREEN SHRUBS REQ.	0			





DISCOVERY TRACT  
SC-BERK08

GOOSE CREEK TRACT







APPROX. 13.49 AC.

UTILITY EXHIBIT

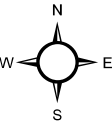
UNINCORPORATED BERKELEY COUNTY

MARCH 2025

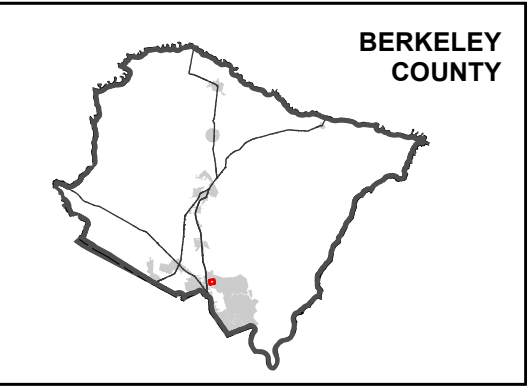
LEGEND

-  DISCOVERY TRACT
-  CITY LIMITS
-  WATER LINE
-  STORM GRAVITY MAIN
-  FORCE MAIN LINE
-  SEWER LINE

DATA SOURCE: UTILITIES - BCWS, CITY OF GOOSE CREEK  
LIMITS AND ETJ - CITY OF GOOSE CREEK



0 150 300 600  
FEET



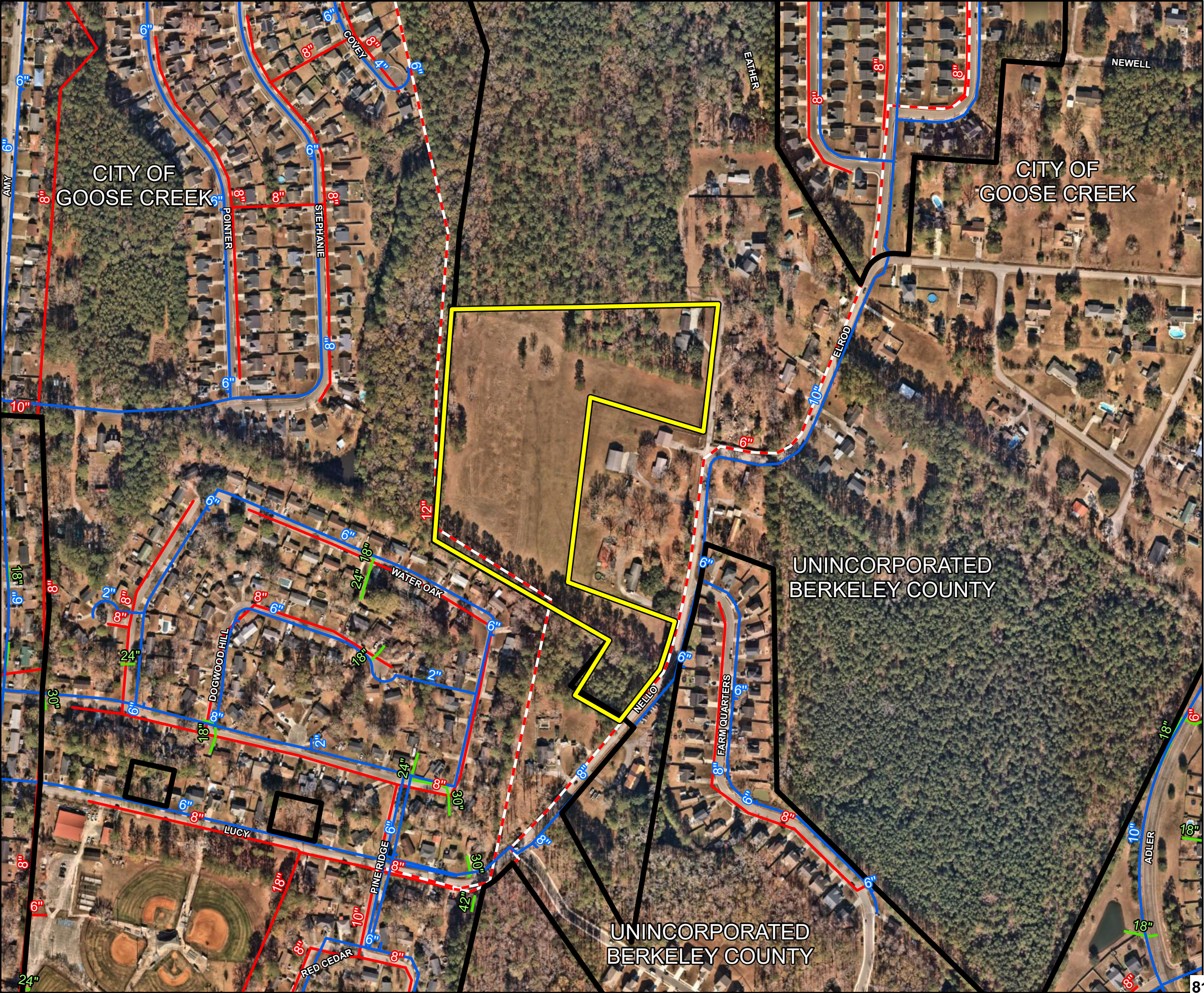
BERKELEY  
COUNTY

AERIAL PHOTOGRAPH: NEARMAP 2024

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ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY  
BOUNDARIES.



171 Church Street Suite 100  
Charleston, South Carolina 29401  
Phone 843.507.8404  
LJA.com





## Courtney Vitale

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**From:** Kelly Herrin <kelly.herrin@berkeleycountysc.gov>  
**Sent:** Tuesday, April 29, 2025 3:07 PM  
**To:** Courtney Vitale  
**Cc:** Rhonda Shook; Michael Hardwick  
**Subject:** Nello Drive Construction Activity Requirements  
**Attachments:** Construction Activity Application Requirements (Updated 03.01.2025).pdf

[EXTERNAL EMAIL]

Courtney,

**We received your inquiry where you asked about constructing “75 unit single family” homes on TMS 235-14-04-030 on Nello Drive in Goose Creek. Please note that this property is located within our regulated MS4 area. The attached is provided for your reference.**



*Kelly Herrin*

Engineering/Stormwater Management  
Administrative Coordinator  
T: 843-719-2613

[kelly.herrin@berkeleycountysc.gov](mailto:kelly.herrin@berkeleycountysc.gov)

[www.berkeleycountysc.gov](http://www.berkeleycountysc.gov)

1003 US Highway 52 Moncks Corner, SC 29461



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BERKELEY  
COUNTY SC

**BERKELEY COUNTY WATER & SANITATION**

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

4/29/2025

Wofford Stribling  
Attn: Karly Amandeo  
171 Church Street, Suite 100  
Charleston, SC 29401

RE: TMS # 235-14-04-030 – Nello Drive – **DUE DILIGENCE LETTER**

**NOT TO BE USED IN THE APPLICATION FOR BUILDING PERMITS.**

**Not to be used in the application for SCDHEC Permits to Construct.**

**VOID if this parcel is subdivided.**

Dear Karly Amandeo:

We have received a due diligence request for sewer and water availability to serve 75 single family residents within a 10.95 acre development on the above referenced parcel. Sewer service is currently unavailable to this parcel. 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 water and wastewater treatment plant that would provide water and 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,

Josh Cooper  
Engineering Manager





# Request for Planning Commission Agenda Item

**To:** Planning Commission

**From:** Lili Ortiz-Ludlum

*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

STREET NAME APPROVAL - WINDSOR MILL VILLAGE

## Background Summary

- SHAMUS STREET
- SARDINE WAY
- MACALLUM DRIVE
- VINITA LANE
- VALENTINO BOULEVARD
- BELLA AVENUE
- BEATRIX DRIVE

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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





# Request for Planning Commission Agenda Item

**To:** PLANNING COMMISSION

**From:** LILI ORTIZ-LUDLUM

*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

PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

## Background Summary

- CARNES CROSSROADS - COLERIDGE DRIVE
- BERKELEY FARMS - SUBDIVISION PLAT

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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