



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, OCTOBER 3, 2023 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY, 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 AUGUST 1, 2023

IV. ZONING PUBLIC HEARING

- a. **MAP AMENDMENT MEDWAY ROAD** - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 224-00-02-034 LOCATED ON MEDWAY ROAD INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)
- b. **MAP AMENDMENT MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE** - REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS #235-00-00-031, 235-01-01-053, 235-05-11-001, 235-05-11-002, 235-05-11-003, and 235-05-11-004 (MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE) TO AMEND THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

V. NEW BUSINESS

- a. STREET NAME APPROVAL - PLANET ROAD

VI. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING AUGUST 1, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, AUGUST 01, 2023, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

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

Present: Judie Edwards; Lisa Burdick; Gena Glaze; Nick Matthews

Absent: Heather Byrd; Anthony Jenkins; Josh Lilly

Staff Present: Director of Planning and Zoning Kendra Wise; Assistant to the City Administrator Alexis Kiser; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES: JULY 10, 2023

Motion: A motion was made to approve the minutes from the meeting on July 10, 2023. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Glaze.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT NELLO DRIVE/ELROD DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-14-04-009 AND TMS 235-14-04-010 LOCATED ON NELLO DRIVE/ELROD DRIVE INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2).

Mrs. Wise presented the staff report with a recommendation of approval to assign zoning from Berkeley County Single Family Residential (R-1) to Medium-Density Residential (R-2). Mrs. Wise stated a rezoning request is not a site plan review, and no specific plan was tied to the request.

Mr. David Brown and Mr. Hare spoke in favor of the request. Mr. Easterling, Mr. Laird, Mr. Thomas, Mr. Abrams, Ms. Hensley and Ms. Elrod spoke against the request citing concerns pertaining to traffic, speeding, loss of wildlife, trespassing and flooding. Mr. Kiser was neutral but stated concerns with flooding and safety. Staff answered questions from the Commissioners.

Motion: A motion was made to approve the request regarding annexation of the area identified as TMS 235-14-04-009 and TMS 235-14-04-010 located on Nello Drive/Elrod Drive into the city of Goose Creek to assign a zoning of Medium-Density Residential (R-2). **Moved by** Commissioner Matthews; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: The motion carried (4-0).

V. CLOSING REMARKS & ADJOURNMENT

Commissioner Matthews asked that as this development moves forward that the public be given the opportunity to address their concerns. Mrs. Wise stated the next step after the Public Hearing at Planning Commission would be for the annexation request to go back before Council. She further acknowledged that development review would be completed through staff as well as agency partners.

Chairperson Edwards adjourned the meeting at approximately 6:41 p.m.

Judie Edwards, Chair

Date: _____



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 MEDWAY ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 224-00-02-034 LOCATED ON MEDWAY ROAD INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

Background Summary

The Laurel Bay PD includes mostly undeveloped portions of the Monarch Tract (TMS No. 235-00-00-031, 235-01-01-053, 235-05-11-001 through -004) and the Medway Tract (TMS No. 224-00-02-034) with a total area of approximately 552.89 acres including wetlands. The Monarch Tract portion contains approximately 37.45 acres. The Medway Tract contains approximately 515.44 acres.

The full Laurel Bay Planned Development document can be found in the Planning Department and on the City website.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



PLANNING COMMISSION

October 3, 2023, at 6:00 PM

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

Annexation/Zoning Map Amendment Laurel Bay PD (Montague Plantation Rd./Orangetip Dr./Medway Rd.)

Tax Map:	235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004; 224-00-02-034
Proposal:	Rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD), and annex and assign zoning of one parcel currently within Berkeley County to Planned Development (PD)
Applicant for Rezoning:	Eastwood Construction Partners, LLC/R. Dion Matheney - 235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004 (+/- 37.45 acres) (Monarch Tract)
Applicant for Annexation and Assigned Zoning:	Rye-Build, LLC/Richard Yates - 224-00-02-034 (+/- 515.44 acres) (Medway Tract)
Total Acreage:	+/- 552.89 acres
Current Use:	Mostly Undeveloped
Proposed Use:	Mixed Use
Current Zoning:	Goose Creek General Commercial (GC) - 235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004 Berkeley County Agricultural District (Flex1) - 224-00-02-034
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Approval with Conditions

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) (Future Land Use Map) classifies the subject parcels as: Low-Density Residential (+/- 515.44 acres) and Village Node Mixed-Use (+/- 37.45 acres).

ZONING DISTRICT SUMMARY

The Laurel Bay PD includes the mostly undeveloped portions of the Monarch Tract (TMS No. 235-00-00-031, 235-01-01-053, 235-05-11-001 thru -004) and the Medway Tract (TMS No. 224-00-02-034). The combined parcels contain a total area of +/- 552.89 acres including wetlands. The Monarch Tract portion contains +/- 37.45 acres; the Medway Tract contains +/- 515.44 acres.

Laurel Bay PD Overall Development Summary

Proposed Land-Use, Unit Count & Density per Development Section					
Development Section	Land-Use	PD Zoning Class	# Units / Sq Ft*	Area (ac)	Development Density**
Monarch Tract					
Section S1	General Commercial*	GC	53,000 sf*	6.96	7,614.94 sf/ac*
Section S2	Multifamily Residential	R5	240	17.04	14.08 u/ac
Section S3	Residential Townhomes#	R4	71	8.69	8.17 u/ac
Medway Tract					
Section S4	Detached Single Family Residential				
	-Typical SF Units	R3	275		
	- Age Restricted SF Units	R1, R2	200		
			475	211.37	2.25 u/ac
Section S5	Detached Single Family Residential	R3-P	150	46.98	3.19 u/ac
Overall Residential Development Density****					
Total Residential Development			936	318.51***	2.94 u/ac****

- # – Of the seventy-one (71) Townhome (R4) units in Section S3, a unit for unit conversion from R4 units to R3 units can be made and/or transferred from Section S3 to Section S4 as a result of revised development standards requested by the City (see below).
- * – Commercial land-use type: unit quantities/density measured in sq. ft. of building space; see Exhibit 1-S1(c) for list of permitted Commercial Land Use types and the allowable sq. ft. of each.
- ** – Development density: for Residential sections, number (#) units per acreage of section (u/ac); for Commercial, total building square footage (sf) per acreage of section (sf/ac).
- *** - Residential Developable acreage: equals total PD highland acreage (330.23 ac) minus area of commercial section (6.96 ac) area and all collector road R/W areas (Medway Rd & Orange Tip Drive)
- **** – Overall Residential Development Density: total # of residential units divided by total residential developable acreage

DEVELOPMENT STANDARDS

Revised
09-20-2023^{vi}

LAUREL BAY PD APPENDIX A SECTION 1 DEVELOPMENT STANDARDS

EXHIBIT 3

	MEDWAY				MONARCH		
	R1	R2	R3	R3-P	R4 ⁱ	R5	GC
	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Patio Residential	Residential Townhome	Multifamily Residential	General Commercial
MIN. LOT REQ'S							
LOT AREA (SF):	10,000	7,500	6,000	4,000	2,000 min/lot 12 du/ac	14 du/ac	10,000
LOT WIDTH: (Minimum)	70'	60'	50'	40'	20'	N/A	70'
LOT DEPTH: (Minimum)	100'	85'	85'	80'	100'	N/A	100'
MIN. YARD SETBACK REQ'S:							
- FRONT:	25'	25'	25'	25'	15' ⁱⁱⁱ	N/A	20'
- SIDE:							
1 SIDE/	10'/	10'/	7'/	7'/	6'/	10'/	10'/
TOTAL:	25'	20'	15'	10'	12'	20'	20'
- REAR:	25'	20'	20'	20'	25'	20'	20'
- BNDRYⁱⁱⁱ:	--	--	--	--	--	20' off BL ⁱⁱⁱ	--
MAX. BUILDING							
HEIGHT:	35'/2.5	35'/2.5	35'/2.5	35'/2.5	40'/3	50'/4	50'/4
MAX. LOT							
COVERAGE^{iv}:	40% ⁱⁱ	50%	60%	70%	N/A	60%	66% ^{vi}

(*) All R3 and R3-P zoning uses shall be as designated on the PD concept master plan

(i) R4 Residential Townhomes: no more than six (6) attached units per building shall be allowed

(ii) If enclosed parking provided, coverage may be 50%

(iii) R4 Residential Townhomes: for front loaded units a minimum of 24-ft long driveway from garage door to R/W line shall be provided for parking a vehicle without encroaching into sidewalk

Off PL: building front setback measured from front property line (PL)/Right-of-Way line;

Off BL: building (all sides) setback measured from Tract Boundary Line (BL)

(iv) Percentage of lot coverage is by both principal & accessory uses/bldg's

(vi) 11-12-2021: Revised coverage percentage for increased allowable GC square footage required by City

REFERENCE GUIDE

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Exhibits

- Exhibit 1 – Laurel Bay PD Conceptual Master Plan (Full & Half Sizes)
- Exhibits 1-S1 thru 1-S5 – Development Sections & Road Sections (11 sheets):
 - Exhibit 1-S1(a)-(c) – Section S1: Pro. Development & Typical Road Sections

Exhibit 1-S2(a)&(b)– Section S2: Pro. Development & Typical Road Sections
 Exhibit 1-S3(a)&(b)– Section S3: Pro. Development & Typical Road Sections
 Exhibit 1-S4(a)&(b)– Section S4: Pro. Development & Typical Road Sections
 Exhibit 1-S5(a)&(b)– Section S5: Pro. Development & Typical Road Sections
 Exhibit 2 – Boundary Buffer Plan
 Exhibit 3 – Laurel Bay PD Development Standards
 Exhibit 4 – Traffic Calming Roundabout Option
 Exhibit 5 – Conceptual Drainage Plan
 Exhibit 6 – Entrance Signage & Lighting & Mail Kiosk Details
 Exhibits 7A & 7B – Tree Survey & Protection Plan (2 sheets)
 Exhibit 8 – Montague/Henry Brown Boulevard, Highway 52 Improvements
 Exhibit 9 – Overall LB Site Plan & Roadway Improvements (Full & Half Sizes)
 Exhibit 10 – Medway Rd & Hwy 52 Access Improvements & Interconnectivity

Appendixes

Appendix A - Laurel Bay PD Design Standards

- Section 1: LB PD Development Standards
- Section 2: LB PD Buffer Requirements
- Section 3: LB PD Parking & Loading Requirements

Appendix B - Laurel Bay Design Guidelines

Appendix C - Traffic Studies

- Section 1: Short Traffic Study: Laurel Bay PD
- Section 2: Ridgeway Traffic Study: Henry Brown Blvd PhII
- Section 3: Commercial Enlargement Supplemental
- Section 4: Addendum #1: Medway Rd & US Highway 52

Appendix D - Memorandum of Agreement (HBB Ph2 & Orange Tip Dr)

Appendix E - Berkeley County School District:

- BCSD Letters of Coordination
- School Improvement Fee Correspondence

Appendix F - 2022 SCDOT Pavement Improvement Program: Project ID P040529-P040531 (Medway Rd)

Appendix G - Berkeley County Letters of Coordination

Appendix H - Commercial Section Renderings

Appendix I - Residential Buildings Renderings

- Section S3 – Townhouses
- Section S4 – Single-Family Homes
- Section S5 – Patio Homes

Appendix J - Goose Creek Code of Ordinances Chapter 151 Zoning & Goose Creek Townhome & Multifamily Design Guidelines

Appendix K - Medway Rd Access Improvement Plan & Coordination

Appendix L - Threatened & Endangered Species Report

STAFF RECOMMENDATION

As with any Planned Development proposal, the identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD zoning district should be articulated. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district.

Monarch Tract (+/- 37.45 acres)

The Monarch Tract is in an area designated as a Village Node District in the Comprehensive Plan and is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/institutional areas in their design. Landscape features and buffers may be used to transition dissimilar land uses with differing levels and size, scale, intensity, and character.

Medway Tract (+/- 515.44 acres)

The Medway Tract is in an area designated as Low Density Residential in the Comprehensive Plan which encourages that 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.

This item was on the City Council agenda on September 12, 2023. For informational purposes, the attached “Exhibit A” was presented to Council as part of the staff comments for consideration regarding the previous submittal of Laurel Bay which was dated August 8, 2023. Since the Council meeting, updates to the document were made by the applicant after working with staff to make adjustments to the meet the recommended conditions of approval. The formal resubmission of the document was dated September 20, 2023.

Planning Commissioners may wish to consider the following staff comments:

1. Creation of conservation easement, trust, or similar mechanism to protect resources in perpetuity.
2. Under Appendix A Section 1, restriction on vinyl for materials in the General Commercial, Multi-family and S4 (R1, R2, and R3) sections.
3. Under Appendix A Section 2, additional language so that the wetland buffer will be provided along the entire perimeter of the wetlands including the rear residential lots at no less than ten feet.
4. Under Appendix B Design Guidelines, modification of language to state that garage doors shall be a maximum of eight feet in front of the front door.
5. Under Appendix B Design Guidelines, review of the prohibition from the same floor plan and elevation being built side by side and/or directly across the street from each other and whether additional monotony restrictions should be added.

“EXHIBIT A”

Council may wish to consider the following staff comments:

1. Technical memorandum provided by Bryan Webb of Davis and Floyd for roadway review.
2. Creation of conservation easement, trust, or similar mechanism to protect resources in perpetuity.
3. Electric charging stations in the commercial/multi-family sections.
4. Clarification of timeline for initiation of commercial development related to Laurel Bay Phase 1 Infrastructure Plan and Medway Tract Lift Station.
5. Confirm that Land Use sections are not interchangeable as presented in the zoning map.
6. Under 151.129 R-4 Townhome District, remove exceptions and fully comply with City ordinance.
7. Under 151.096 Purview of ARB Areas Defined, addition of language to include modifications to design guidelines and review standards as may be amended.
8. Clarify road dedication to Berkeley County.
9. Clearly delineate where on-street parking will be allowed and how it will be clearly identified.
10. Update neighborhood path material from mulch to plantation mix or other staff approved material.
11. Under Traffic Calming requirements, removal of last sentence requiring Berkeley County approval of roundabout.
12. Under Exhibit 1 Section S1, further clarification as specifically related to type of commercial development relative to individual units and square footage for Units A-E.
13. Under Appendix A Section 1, restriction on vinyl for materials in the General Commercial and Multifamily sections.
14. Under Appendix A Section 2, additional language so that the wetland buffer will be provided along the entire perimeter of the wetlands including the rear residential lots at no less than ten feet.
15. Under Appendix A Section 3, additional requirement of at least one parking space per twelve units for guest parking.
16. Under Appendix B Design Guidelines, modification to state that the Commercial (GC) and Multi-family Residential (R5) neighborhoods within Laurel Bay are subject to the City of Goose Creek’s ARB purview or review standards as may be amended.
17. Under Appendix B Design Guidelines, modification to include that the driveway depth shall be designed to a minimum length of twenty-four feet to ensure pedestrian access from sidewalks and walkways excluding multifamily tracts.
18. Under Appendix B Design Guidelines, modification of language to state that garage doors shall not be in front of the main mass of the structure including porches.
19. Under Appendix B Design Guidelines, modification to include that concrete sidewalks are required on both sides of all residential roadways which would remove distinctions between public or privately maintained roads.
20. Under Appendix B Design Guidelines, update language so that sidewalks will be a minimum of five feet in width along the street frontage of the lot.
21. Under Appendix B Design Guidelines, further clarification needed regarding fences required and fences recommended; also, additional information needed to determine responsibility for required fencing installation between the developer or homeowner for lots backing to Orange Tip Drive or Medway Road.
22. Under Appendix B Design Guidelines, review of specific criteria for fence location, design, and color.

23. Under Appendix B Design Guidelines, review of the prohibition from the same floor plan and elevation being built side by side and/or directly across the street from each other and whether additional monotony restrictions should be added.
24. Under Appendix B Design Guidelines, clarification of language for design of garage doors to include townhomes also having carriage-door like detail with windows and approved by the LB ARB prior to installation.
25. Under Appendix B Design Guidelines, language to require irrigation for all street trees and commercial, multifamily, and townhome tracts.
26. Under Appendix B Design Guidelines, language to require that Commercial and Multifamily tracts shall meet the most current version of the City of Goose Creek landscape ordinance as may be amended.
27. Under Appendix J, updated document needed to reflect current City Zoning ordinance (Chapter 151) in its entirety with any amendments not yet codified at time of second reading.

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

TECHNICAL MEMORANDUM – Laurel Bay PUD

August 25, 2023

To: Kendra Wise
Planning and Zoning Director
City of Goose Creek

From: Bryan Webb, PE, PTOE, RSP₂₁
Davis & Floyd, Inc.

Subject: Laurel Bay PUD Document Review
D&F Job Number: 32167.00

I. Project Understanding

The City of Goose Creek has requested Davis & Floyd (D|F) to review documents submitted for the proposed Laurel Bay PUD and offer comments as appropriate. D|F understands the proposed development has been previously reviewed by the City of Goose Creek, Berkeley County, and SCDOT and various Memorandums of Agreement have been signed detailing various design requirements. Roadway improvements planned to address the anticipated traffic impacts include the following:

- Improvements to US 52 @ Henry Brown Boulevard / Montague Plantation Road
- Improvements to US 52 @ Medway Road
- Improvements to Medway Road
- US 52 U-turn lanes
- Construction of a roundabout on Orange Tip Road when Medway tract is 75% built out.

II. Orange Tip Road Preliminary Plat (Atlas Surveying, Inc.)

DF has reviewed the draft plat and compared it to the proposed improvements outlined in the PUD documents. Based on our review, we would like to offer the following comments.

- The proposed R/W for Orange Tip Road appears to match the layout shown in Figure 5 (pdf page 24 of 338) and reflects the R/W transition between the Collector Type I and Type II sections expected to occur at the first internal intersection.
- Recommend labeling R/W widths for easier review (width currently referenced in the line tables only).
- Confirm public v. private ownership for Orange Tip Road corridor and other roadways shown on the plat and add labels accordingly.
- Confirm roadway improvements (radii, sight distance triangles, etc.) will fit within the proposed R/W, especially where Orange Tip Road ties to Medway Road and Montague Plantation Road. These intersection improvements often require R/W 'triangles' rather than perpendicular connections.

III. PUD Documents

DF has reviewed the draft PUD documents and based on our review, we would like to offer the following comments:

- Exhibit 1-S1(c) (pdf page 33 of 338) shows the limits of the Type I and Type II collector streets. The typical section for the Type I collector road shows 3 travel lanes (39 ft of pavement) along with sidewalks and buffer space for a total width of 85 feet.
 - Confirm the 4-lane roadway section (estimated pavement width of 51 ft.) shown near the Commercial D property will fit within the available right-of-way.
- Exhibit 1-S1(c) (pdf page 33 of 338) shows the limits of the 'typical sidewalk crossing & striping detail' which shows the proposed sidewalks set back from the curb & gutter along the intersection radii. However, the typical Type I and Type II roadway sections show the sidewalks adjacent to curb & gutter.
 - Confirm this detail is correct (as other renderings on this sheet appear to show the sidewalks differently at the intersections) and, if so, confirm the proposed intersection R/W is sufficient to accommodate the proposed sidewalk set back.
 - Same comment would apply to the following exhibits
 - Exhibit 1-S2(b)
 - Exhibit 1-S3(b)
 - Exhibit 1-S4(b)
 - Exhibit 1-S5(b)
- Exhibit 4 (pdf page 44 of 338) shows the proposed future roundabout planned for Orange Tip Road and it appears the improvements will require a larger footprint than the initial intersection design.
 - Confirm proposed R/W limits will allow for future improvements.
 - Consider the placement of street trees, drainage, utilities, etc. during the initial design to minimize conflicts with the proposed improvements at 75% build-out.
 - The improvements will likely require closure (at least temporarily) of one or more approaches to the intersection. Consideration of lane closure restrictions, detour routes, etc. may need to be included as part of the proposed improvements.
 - Is it an option to construct the roundabout as part of the initial roadway construction rather than after 75% of construction has occurred?
- Exhibit 10 (pdf page 51 of 338) shows the proposed intersection improvements
 - Medway Road @ US 52 improvements:
 - These improvements will require a permit from CSX Railroad. Suggest early coordination with them to ensure they agree with the recommended improvements and anticipated permit review/approval timeline.
 - This exhibit does not appear to reflect the comments provided by SCDOT and are reflected in Exhibit 3 (which appears to be a revision of exhibit 10) found on pdf page 277 of 338.
 - US 52 U-turn improvements:
 - This exhibit does not appear to reflect the comments provided by SCDOT and are reflected in Exhibit 3 (which appears to be a revision of exhibit 10) found on pdf page 277 of 338.

(End of Technical Memorandum)

COMMERCIAL SECTION S1

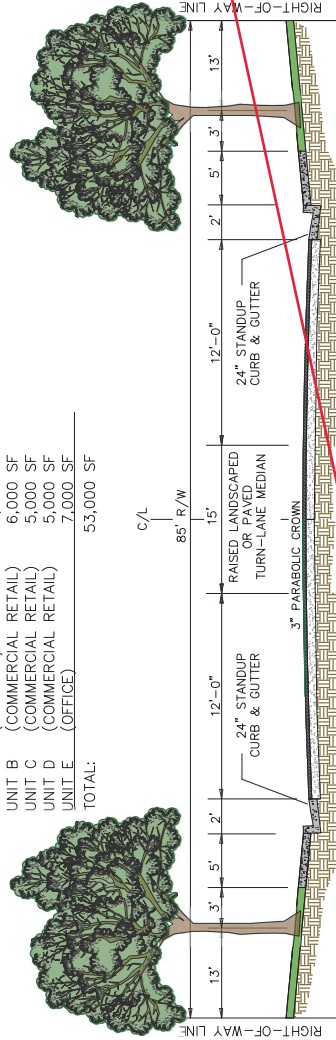
PRO. USES

SECTION S1: GENERAL COMMERCIAL (GC)

COMMERCIAL DEVELOPMENT:

± 6.96 AC (53,000 SF)

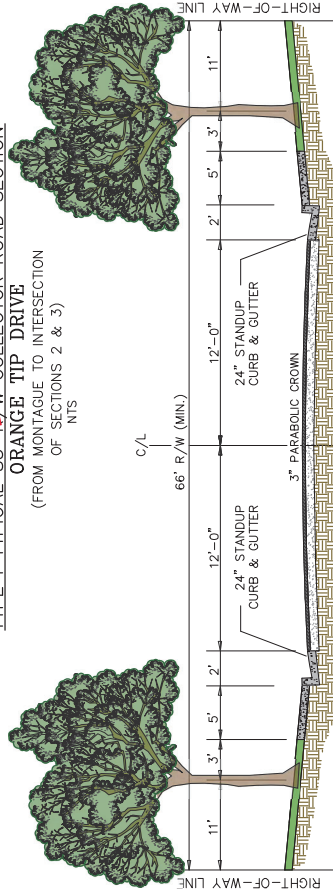
UNIT A	(GROCERY)	30,000 SF
UNIT B	(COMMERCIAL RETAIL)	6,000 SF
UNIT C	(COMMERCIAL RETAIL)	5,000 SF
UNIT D	(COMMERCIAL RETAIL)	5,000 SF
UNIT E	(OFFICE)	7,000 SF
TOTAL:		53,000 SF



TYPE I TYPICAL 85' R/W COLLECTOR ROAD SECTION

ORANGE TIP DRIVE

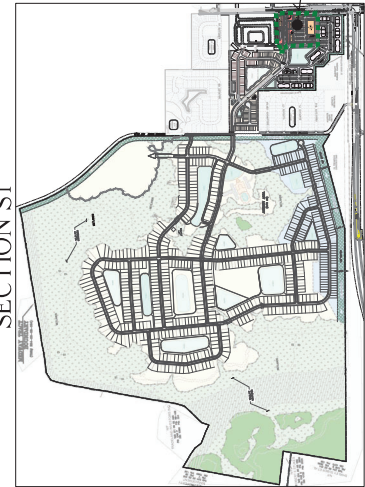
(FROM MONTAGUE TO INTERSECTION OF SECTIONS 2 & 3)
N/S



TYPE II TYPICAL COLLECTOR ROAD SECTION

ORANGE TIP DRIVE

(ORANGE TIP DR FROM INTERSECTION OF SECTIONS 2&3 TO FIRST INTERSECTION PAST MEDWAY RD)
N/S



SECTION S1



LAUREL BAY CONCEPTUAL ENTRANCE
DETAIL & SIGNAGE PLAN

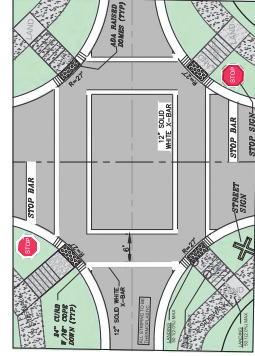
SECTION S1: GENERAL COMMERCIAL (GC)

TYPE I
(COLLECTOR ROAD SECTION)



COMMERCIAL PARKING REQUIRED:

TOTAL FLOOR AREA	46,000 SF
SHOPPING CENTER	7,000 SF
OFFICE COMMERCIAL	7,000 SF
TOTAL:	53,000 SF
SHOPPING CENTER	
PARKING REQUIRED:	(5 SPACES/1,000 SF) x (46,000 SF) = 230 SPACES
OFFICE COMMERCIAL	
PARKING REQUIRED:	(1 SPACE/300 SF) x (7,000 SF) = 25 SPACES



TYPICAL SIDEWALK CROSSING & STRIPING DETAIL

EXHIBIT 1-S1(c)



Laurel Bay Overview

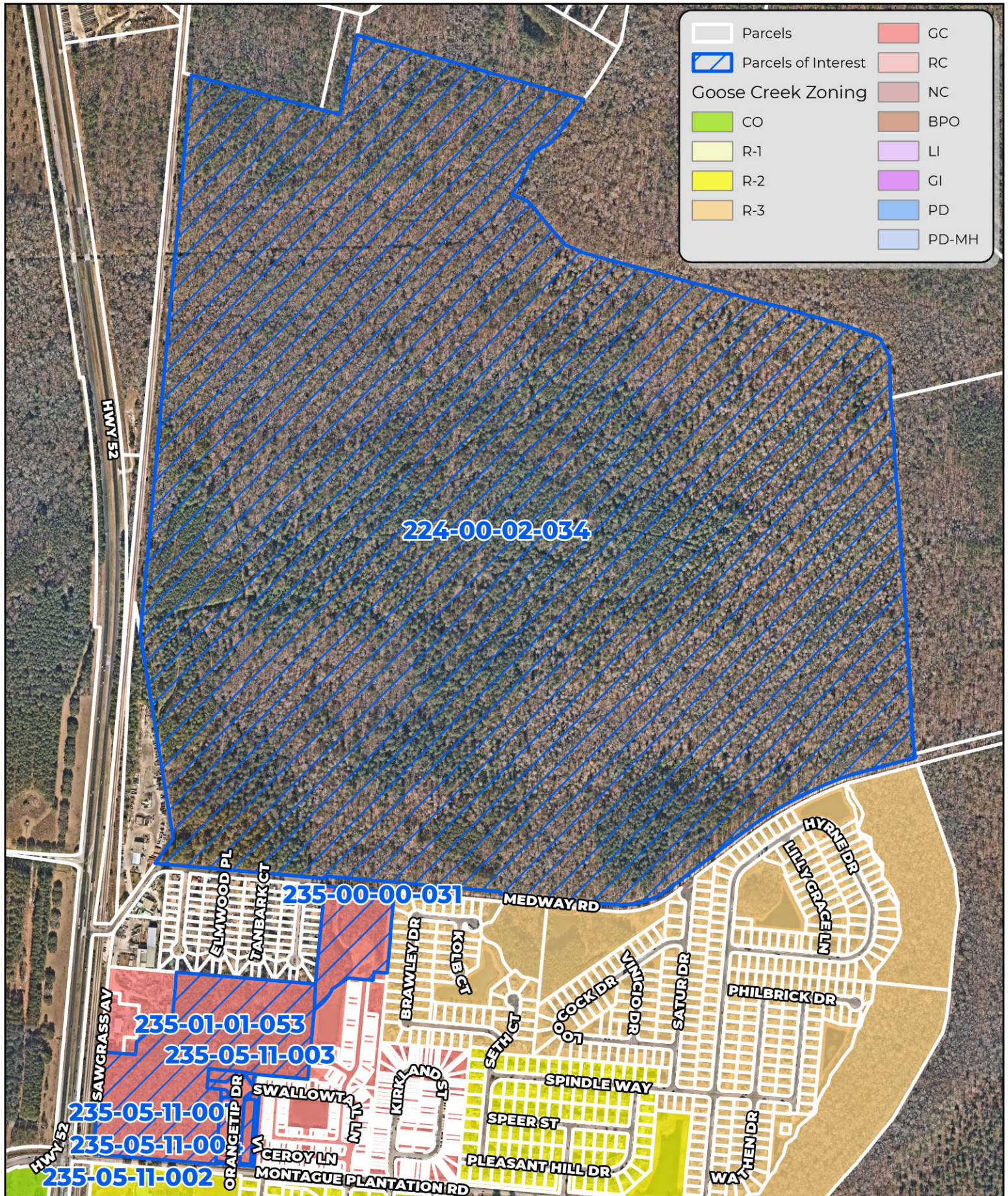
City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:33 AM

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



Laurel Bay City Zoning

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

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:30 AM

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



Laurel Bay County Zoning

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

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:27 AM

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

VILLAGE NODE DISTRICT



Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards



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

- Large-lot (> 0.25 acre) single-family residential detached housing
- 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

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



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 tract of land, together with the buildings and improvements thereon, if any, situate, lying and being in the City of Goose Creek, County of Berkeley, State of South Carolina, containing 515.438 acres, more or less, and being shown as described as "TMS 224 00 02 034" on that certain plat prepared by Atlas Surveying, Inc. entitled, "A BOUNDARY SURVEY OF TAX PARCEL 224 00 02 0334, THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA," dated October 9, 2020 and recorded October 20, 2020 in the ROD Office for Berkeley County as Instrument Number 2020040972 (the "Plat"); said tract having such size, shape, dimensions, buttings and bounding as will by reference to said Plat more fully and at large appear.

Berkeley County TMS: 224-00-02-034

Berkeley County Land Use: Berkeley County – Flex1

Property Address: Adjacent to Highway 52 and Medway Road

Proposed Zoning: Planned Development (PD)

Attachments: Berkeley County Deed, Boundary Survey.

RYE-BUILD, LLC.

2810 Remington Green Circle Tallahassee, FL

rrsryates@gmail.com

Street Address, City, State, Zip Code

Richard Yates

DocuSigned by:

Richard Yates

6/2/2023

→7297DD14DD35439.

Print Name _____

Signature _____

Date _____

For Municipal Use:

Petition received by Alexis Kiser, Date 6/2/2023

Description and Ownership verified by Alexis Kiser, Date 6/2/2023

By: Robert L. King, Date 6/2/2023

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

***** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE *****



Instrument #:	2021030845		
Receipt Number:	219298	Return To:	DODDS HENNESSY & STITH
Recorded As:	DEED		973 HOUSTON NORTHCUTT BLVD STE 101
Recorded On:	June 30, 2021		MT. PLEASANT, SC, 29464
Recorded At:	03:15:17 PM	Received From:	DODDS HENNESSY & STITH
Recorded By:	CINDY DARBY	Parties:	
Book/Page:	RB 3872: 39 - 43		Direct- MT HOLLY PROPERTIES LLC
Total Pages:	5		Indirect- RYE-BUILD LLC

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$15.00

Exempt

Tax Charge: \$0.00



RECEIVED

JUN 30, 2021

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT, **MT. HOLLY PROPERTIES, LLC, a Georgia limited liability company**, in the State aforesaid and in consideration of **FIVE AND 00/100 DOLLARS (\$5.00)**, to it in hand paid at and before the sealing of these presents by **RYE-BUILD, LLC, a Florida limited liability company**, in the State aforesaid, the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these Presents does remise, release and forever quit-claim unto **RYE-BUILD, LLC, a Florida limited liability company**, its successors and assigns forever, the following described property, to wit:

ALL that certain piece, parcel or tract of land, together with the buildings and improvements thereon, if any, situate, lying and being in the City of Goose Creek, County of Berkeley, State of South Carolina, containing 515.438 acres, more or less, and being shown and described as "TMS 224 00 02 034" on that certain plat prepared by Atlas Surveying, Inc. entitled, "A BOUNDARY SURVEY OF TAX PARCEL 224 00 02 034, THE CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA," dated October 9, 2020 and recorded October 20, 2020 in the ROD Office for Berkeley County as Instrument Number 2020040972 (the "Plat"); said tract having such size, shape, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

TMS# 224-00-02-034

**Grantee's Address: 2810 REMINGTON GREEN CIRCLE
 TALLAHASSEE, FL 32308**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

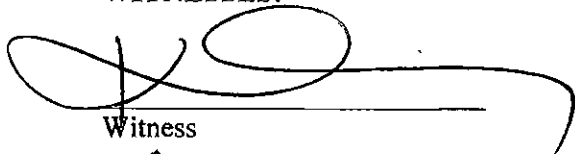
TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said **RYE-BUILD, LLC, a Florida limited liability company**, its successors and assigns forever; so that neither the said **MT. HOLLY PROPERTIES, LLC, a Georgia limited liability company**, its successors or assigns, nor any other person or persons claiming under it or them, shall at any time hereafter, by any way or means have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof, forever.

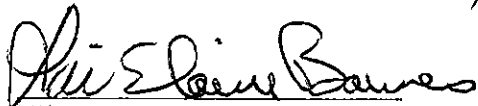
**DODDS HENNESSY & STITH, LLP
 ATTORNEYS AT LAW
 973 HOUSTON NORTHCUTT BLVD.
 SUITE 101
 MOUNT PLEASANT, SC 29464**

IN WITNESS WHEREOF, MT. HOLLY PROPERTIES, LLC, has caused these presents to be executed and sealed this 23 day of June, in the year of our Lord two thousand twenty-one and in the two hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:


Witness


Witness or Notary


MT. HOLLY PROPERTIES, LLC,
a Georgia limited liability company

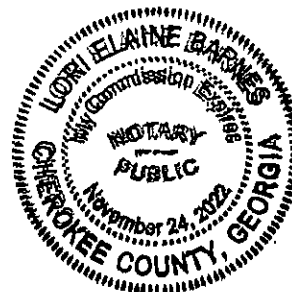
By: Suzanne Tucker Plybon (L.S.)
Suzanne Tucker Plybon
Its: Manager

STATE OF GEORGIA)
)
COUNTY OF FULTON)

I, the undersigned Notary Public for the State of Georgia, do hereby certify that Suzanne Tucker Plybon, Manager of MT. HOLLY PROPERTIES, LLC, a Georgia limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23rd day of June, 2021.

 (SEAL)
Notary Public, State of Georgia
Notary Name Printed Lori Elaine Barnes
My Commission Expires: 11/24/2022



STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located near Mt. Holly, bearing Berkeley County Tax Map Number 224-00-02-034, was transferred by Mt. Holly Properties, LLC, a Georgia limited liability company to Rye-Build, LLC, a Florida limited liability company.
3. Check one of the following: The deed is
- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) X exempt from the deed recording fee because (See Information section of affidavit): 12- Quit Claim Deed (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$00.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$ 0.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ n/a

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2 The property being transferred is located near Mt. Holly, bearing Berkeley County Tax Map Number 224-00-02-034, was transferred by Mt. Holly Properties, LLC, a Georgia limited liability company to Rye-Build, LLC, a Florida limited liability company.

3. Check one of the following: The deed is

(a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.

(c) X exempt from the deed recording fee because (See Information section of affidavit): 12- Quit Claim Deed (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$00.

(b) _____ The fee is computed on the fair market value of the realty which is _____.

(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: \$ _____ 0.00

(b) Place the amount listed in item 5 above here: \$ _____ 0.00

(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: \$ _____ 0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ n/a.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

MT. HOLLY PROPERTIES, LLC,
a Georgia limited liability company

By: Suzanne Tucker Plybon

Suzanne Tucker Plybon, Manager

SWORN to and subscribed before me this
23rd day of June, 2021.

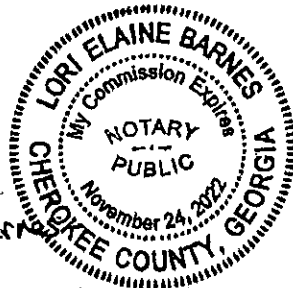
Lori Elaine Barnes

Notary (L.S.):

Notary Public for Georgia

My Commission Expires: 11/24/2022

Notary (printed name): Lori Elaine Barnes



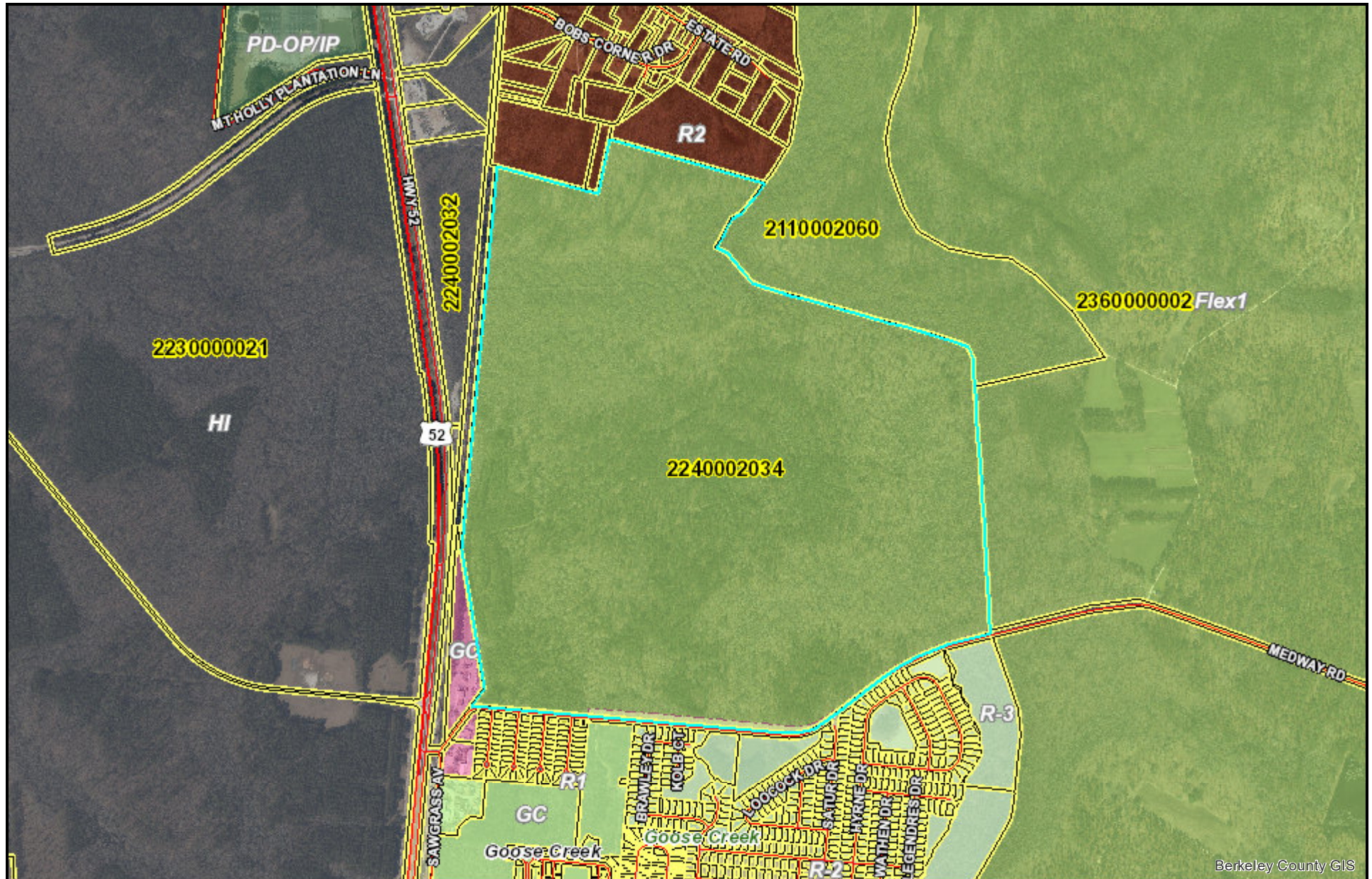
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

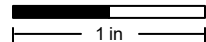
Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Berkeley County GIS Online Mapping



1 inch = 1,333 feet



Date: 5/25/2022
Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



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 MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE
- REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS #235-00-00-031, 235-01-01-053, 235-05-11-001, 235-05-11-002, 235-05-11-003, and 235-05-11-004 (MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE) TO AMEND THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Background Summary

The Laurel Bay PD includes mostly undeveloped portions of the Monarch Tract (TMS No. 235-00-00-031, 235-01-01-053, 235-05-11-001 through -004) and the Medway Tract (TMS No. 224-00-02-034) with a total area of approximately 552.89 acres including wetlands. The Monarch Tract portion contains approximately 37.45 acres. The Medway Tract contains approximately 515.44 acres.

The full Laurel Bay Planned Development document can be found in the Planning Department and on the City website.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



PLANNING COMMISSION

October 3, 2023, at 6:00 PM

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

Annexation/Zoning Map Amendment Laurel Bay PD (Montague Plantation Rd./Orangetip Dr./Medway Rd.)

Tax Map:	235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004; 224-00-02-034
Proposal:	Rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD), and annex and assign zoning of one parcel currently within Berkeley County to Planned Development (PD)
Applicant for Rezoning:	Eastwood Construction Partners, LLC/R. Dion Matheney - 235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004 (+/- 37.45 acres) (Monarch Tract)
Applicant for Annexation and Assigned Zoning:	Rye-Build, LLC/Richard Yates - 224-00-02-034 (+/- 515.44 acres) (Medway Tract)
Total Acreage:	+/- 552.89 acres
Current Use:	Mostly Undeveloped
Proposed Use:	Mixed Use
Current Zoning:	Goose Creek General Commercial (GC) - 235-00-00-031; 235-01-01-053; 235-05-11-001; 235-05-11-002; 235-05-11-003; 235-05-11-004 Berkeley County Agricultural District (Flex1) - 224-00-02-034
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Approval with Conditions

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) (Future Land Use Map) classifies the subject parcels as: Low-Density Residential (+/- 515.44 acres) and Village Node Mixed-Use (+/- 37.45 acres).

ZONING DISTRICT SUMMARY

The Laurel Bay PD includes the mostly undeveloped portions of the Monarch Tract (TMS No. 235-00-00-031, 235-01-01-053, 235-05-11-001 thru -004) and the Medway Tract (TMS No. 224-00-02-034). The combined parcels contain a total area of +/- 552.89 acres including wetlands. The Monarch Tract portion contains +/- 37.45 acres; the Medway Tract contains +/- 515.44 acres.

Laurel Bay PD Overall Development Summary

Proposed Land-Use, Unit Count & Density per Development Section					
Development Section	Land-Use	PD Zoning Class	# Units / Sq Ft*	Area (ac)	Development Density**
Monarch Tract					
Section S1	General Commercial*	GC	53,000 sf*	6.96	7,614.94 sf/ac*
Section S2	Multifamily Residential	R5	240	17.04	14.08 u/ac
Section S3	Residential Townhomes#	R4	71	8.69	8.17 u/ac
Medway Tract					
Section S4	Detached Single Family Residential				
	- Typical SF Units	R3	275		
	- Age Restricted SF Units	R1, R2	200		
			475	211.37	2.25 u/ac
Section S5	Detached Single Family Residential	R3-P	150	46.98	3.19 u/ac
Overall Residential Development Density****					
Total Residential Development			936	318.51***	2.94 u/ac****

- # – Of the seventy-one (71) Townhome (R4) units in Section S3, a unit for unit conversion from R4 units to R3 units can be made and/or transferred from Section S3 to Section S4 as a result of revised development standards requested by the City (see below).
- * – Commercial land-use type: unit quantities/density measured in sq. ft. of building space; see Exhibit 1-S1(c) for list of permitted Commercial Land Use types and the allowable sq. ft. of each.
- ** – Development density: for Residential sections, number (#) units per acreage of section (u/ac); for Commercial, total building square footage (sf) per acreage of section (sf/ac).
- *** - Residential Developable acreage: equals total PD highland acreage (330.23 ac) minus area of commercial section (6.96 ac) area and all collector road R/W areas (Medway Rd & Orange Tip Drive)
- **** – Overall Residential Development Density: total # of residential units divided by total residential developable acreage

DEVELOPMENT STANDARDS

Revised
09-20-2023^{VI}

LAUREL BAY PD APPENDIX A SECTION 1 DEVELOPMENT STANDARDS

EXHIBIT 3

	MEDWAY				MONARCH		
	R1	R2	R3	R3-P	R4 ^I	R5	GC
	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Patio Residential	Residential Townhome	Multifamily Residential	General Commercial
MIN. LOT REQ'S							
LOT AREA (SF):	10,000	7,500	6,000	4,000	2,000 min/lot 12 du/ac	14 du/ac	10,000
LOT WIDTH: (Minimum)	70'	60'	50'	40'	20'	N/A	70'
LOT DEPTH: (Minimum)	100'	85'	85'	80'	100'	N/A	100'
MIN. YARD SETBACK REQ'S:							
- FRONT:	25'	25'	25'	25'	15' ^{III}	N/A	20'
- SIDE:							
1 SIDE/	10'/	10'/	7'/	7'/	6'/	10'/	10'/
TOTAL:	25'	20'	15'	10'	12'	20'	20'
- REAR:	25'	20'	20'	20'	25'	20'	20'
- BNDRY^{III}:	--	--	--	--	--	20' off BL ^{III}	--
MAX. BUILDING							
HEIGHT:	35'/2.5	35'/2.5	35'/2.5	35'/2.5	40'/3	50'/4	50'/4
MAX. LOT							
COVERAGE^{IV}:	40% ^{II}	50%	60%	70%	N/A	60%	66% ^{VI}

(*) All R3 and R3-P zoning uses shall be as designated on the PD concept master plan

(I) R4 Residential Townhomes: no more than six (6) attached units per building shall be allowed

(II) If enclosed parking provided, coverage may be 50%

(III) R4 Residential Townhomes: for front loaded units a minimum of 24-ft long driveway from garage door to R/W line shall be provided for parking a vehicle without encroaching into sidewalk

Off PL: building front setback measured from front property line (PL)/Right-of-Way line;

Off BL: building (all sides) setback measured from Tract Boundary Line (BL)

(IV) Percentage of lot coverage is by both principal & accessory uses/bldg's

(VI) 11-12-2021: Revised coverage percentage for increased allowable GC square footage required by City

REFERENCE GUIDE

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Exhibits

- Exhibit 1 – Laurel Bay PD Conceptual Master Plan (Full & Half Sizes)
- Exhibits 1-S1 thru 1-S5 – Development Sections & Road Sections (11 sheets):
 - Exhibit 1-S1(a)-(c) – Section S1: Pro. Development & Typical Road Sections

Exhibit 1-S2(a)&(b)– Section S2: Pro. Development & Typical Road Sections
 Exhibit 1-S3(a)&(b)– Section S3: Pro. Development & Typical Road Sections
 Exhibit 1-S4(a)&(b)– Section S4: Pro. Development & Typical Road Sections
 Exhibit 1-S5(a)&(b)– Section S5: Pro. Development & Typical Road Sections
 Exhibit 2 – Boundary Buffer Plan
 Exhibit 3 – Laurel Bay PD Development Standards
 Exhibit 4 – Traffic Calming Roundabout Option
 Exhibit 5 – Conceptual Drainage Plan
 Exhibit 6 – Entrance Signage & Lighting & Mail Kiosk Details
 Exhibits 7A & 7B – Tree Survey & Protection Plan (2 sheets)
 Exhibit 8 – Montague/Henry Brown Boulevard, Highway 52 Improvements
 Exhibit 9 – Overall LB Site Plan & Roadway Improvements (Full & Half Sizes)
 Exhibit 10 – Medway Rd & Hwy 52 Access Improvements & Interconnectivity

Appendixes

Appendix A - Laurel Bay PD Design Standards

- Section 1: LB PD Development Standards
- Section 2: LB PD Buffer Requirements
- Section 3: LB PD Parking & Loading Requirements

Appendix B - Laurel Bay Design Guidelines

Appendix C - Traffic Studies

- Section 1: Short Traffic Study: Laurel Bay PD
- Section 2: Ridgeway Traffic Study: Henry Brown Blvd PhII
- Section 3: Commercial Enlargement Supplemental
- Section 4: Addendum #1: Medway Rd & US Highway 52

Appendix D - Memorandum of Agreement (HBB Ph2 & Orange Tip Dr)

Appendix E - Berkeley County School District:

- BCSD Letters of Coordination
- School Improvement Fee Correspondence

Appendix F - 2022 SCDOT Pavement Improvement Program: Project ID P040529-P040531 (Medway Rd)

Appendix G - Berkeley County Letters of Coordination

Appendix H - Commercial Section Renderings

Appendix I - Residential Buildings Renderings

- Section S3 – Townhouses
- Section S4 – Single-Family Homes
- Section S5 – Patio Homes

Appendix J - Goose Creek Code of Ordinances Chapter 151 Zoning & Goose Creek Townhome & Multifamily Design Guidelines

Appendix K - Medway Rd Access Improvement Plan & Coordination

Appendix L - Threatened & Endangered Species Report

STAFF RECOMMENDATION

As with any Planned Development proposal, the identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD zoning district should be articulated. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through the base zoning district.

Monarch Tract (+/- 37.45 acres)

The Monarch Tract is in an area designated as a Village Node District in the Comprehensive Plan and is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/institutional areas in their design. Landscape features and buffers may be used to transition dissimilar land uses with differing levels and size, scale, intensity, and character.

Medway Tract (+/- 515.44 acres)

The Medway Tract is in an area designated as Low Density Residential in the Comprehensive Plan which encourages that 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.

This item was on the City Council agenda on September 12, 2023. For informational purposes, the attached “Exhibit A” was presented to Council as part of the staff comments for consideration regarding the previous submittal of Laurel Bay which was dated August 8, 2023. Since the Council meeting, updates to the document were made by the applicant after working with staff to make adjustments to the meet the recommended conditions of approval. The formal resubmission of the document was dated September 20, 2023.

Planning Commissioners may wish to consider the following staff comments:

1. Creation of conservation easement, trust, or similar mechanism to protect resources in perpetuity.
2. Under Appendix A Section 1, restriction on vinyl for materials in the General Commercial, Multi-family and S4 (R1, R2, and R3) sections.
3. Under Appendix A Section 2, additional language so that the wetland buffer will be provided along the entire perimeter of the wetlands including the rear residential lots at no less than ten feet.
4. Under Appendix B Design Guidelines, modification of language to state that garage doors shall be a maximum of eight feet in front of the front door.
5. Under Appendix B Design Guidelines, review of the prohibition from the same floor plan and elevation being built side by side and/or directly across the street from each other and whether additional monotony restrictions should be added.

“EXHIBIT A”

Council may wish to consider the following staff comments:

1. Technical memorandum provided by Bryan Webb of Davis and Floyd for roadway review.
2. Creation of conservation easement, trust, or similar mechanism to protect resources in perpetuity.
3. Electric charging stations in the commercial/multi-family sections.
4. Clarification of timeline for initiation of commercial development related to Laurel Bay Phase 1 Infrastructure Plan and Medway Tract Lift Station.
5. Confirm that Land Use sections are not interchangeable as presented in the zoning map.
6. Under 151.129 R-4 Townhome District, remove exceptions and fully comply with City ordinance.
7. Under 151.096 Purview of ARB Areas Defined, addition of language to include modifications to design guidelines and review standards as may be amended.
8. Clarify road dedication to Berkeley County.
9. Clearly delineate where on-street parking will be allowed and how it will be clearly identified.
10. Update neighborhood path material from mulch to plantation mix or other staff approved material.
11. Under Traffic Calming requirements, removal of last sentence requiring Berkeley County approval of roundabout.
12. Under Exhibit 1 Section S1, further clarification as specifically related to type of commercial development relative to individual units and square footage for Units A-E.
13. Under Appendix A Section 1, restriction on vinyl for materials in the General Commercial and Multifamily sections.
14. Under Appendix A Section 2, additional language so that the wetland buffer will be provided along the entire perimeter of the wetlands including the rear residential lots at no less than ten feet.
15. Under Appendix A Section 3, additional requirement of at least one parking space per twelve units for guest parking.
16. Under Appendix B Design Guidelines, modification to state that the Commercial (GC) and Multi-family Residential (R5) neighborhoods within Laurel Bay are subject to the City of Goose Creek’s ARB purview or review standards as may be amended.
17. Under Appendix B Design Guidelines, modification to include that the driveway depth shall be designed to a minimum length of twenty-four feet to ensure pedestrian access from sidewalks and walkways excluding multifamily tracts.
18. Under Appendix B Design Guidelines, modification of language to state that garage doors shall not be in front of the main mass of the structure including porches.
19. Under Appendix B Design Guidelines, modification to include that concrete sidewalks are required on both sides of all residential roadways which would remove distinctions between public or privately maintained roads.
20. Under Appendix B Design Guidelines, update language so that sidewalks will be a minimum of five feet in width along the street frontage of the lot.
21. Under Appendix B Design Guidelines, further clarification needed regarding fences required and fences recommended; also, additional information needed to determine responsibility for required fencing installation between the developer or homeowner for lots backing to Orange Tip Drive or Medway Road.
22. Under Appendix B Design Guidelines, review of specific criteria for fence location, design, and color.

23. Under Appendix B Design Guidelines, review of the prohibition from the same floor plan and elevation being built side by side and/or directly across the street from each other and whether additional monotony restrictions should be added.
24. Under Appendix B Design Guidelines, clarification of language for design of garage doors to include townhomes also having carriage-door like detail with windows and approved by the LB ARB prior to installation.
25. Under Appendix B Design Guidelines, language to require irrigation for all street trees and commercial, multifamily, and townhome tracts.
26. Under Appendix B Design Guidelines, language to require that Commercial and Multifamily tracts shall meet the most current version of the City of Goose Creek landscape ordinance as may be amended.
27. Under Appendix J, updated document needed to reflect current City Zoning ordinance (Chapter 151) in its entirety with any amendments not yet codified at time of second reading.

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

TECHNICAL MEMORANDUM – Laurel Bay PUD

August 25, 2023

To: Kendra Wise
Planning and Zoning Director
City of Goose Creek

From: Bryan Webb, PE, PTOE, RSP₂₁
Davis & Floyd, Inc.

Subject: Laurel Bay PUD Document Review
D&F Job Number: 32167.00

I. Project Understanding

The City of Goose Creek has requested Davis & Floyd (D|F) to review documents submitted for the proposed Laurel Bay PUD and offer comments as appropriate. D|F understands the proposed development has been previously reviewed by the City of Goose Creek, Berkeley County, and SCDOT and various Memorandums of Agreement have been signed detailing various design requirements. Roadway improvements planned to address the anticipated traffic impacts include the following:

- Improvements to US 52 @ Henry Brown Boulevard / Montague Plantation Road
- Improvements to US 52 @ Medway Road
- Improvements to Medway Road
- US 52 U-turn lanes
- Construction of a roundabout on Orange Tip Road when Medway tract is 75% built out.

II. Orange Tip Road Preliminary Plat (Atlas Surveying, Inc.)

DF has reviewed the draft plat and compared it to the proposed improvements outlined in the PUD documents. Based on our review, we would like to offer the following comments.

- The proposed R/W for Orange Tip Road appears to match the layout shown in Figure 5 (pdf page 24 of 338) and reflects the R/W transition between the Collector Type I and Type II sections expected to occur at the first internal intersection.
- Recommend labeling R/W widths for easier review (width currently referenced in the line tables only).
- Confirm public v. private ownership for Orange Tip Road corridor and other roadways shown on the plat and add labels accordingly.
- Confirm roadway improvements (radii, sight distance triangles, etc.) will fit within the proposed R/W, especially where Orange Tip Road ties to Medway Road and Montague Plantation Road. These intersection improvements often require R/W 'triangles' rather than perpendicular connections.

1940 Algonquin Road, Suite 301 • Charleston, SC 29405

☎: (843) 554-8602

WWW.DAVISFLOYD.COM

III. PUD Documents

DF has reviewed the draft PUD documents and based on our review, we would like to offer the following comments:

- Exhibit 1-S1(c) (pdf page 33 of 338) shows the limits of the Type I and Type II collector streets. The typical section for the Type I collector road shows 3 travel lanes (39 ft of pavement) along with sidewalks and buffer space for a total width of 85 feet.
 - Confirm the 4-lane roadway section (estimated pavement width of 51 ft.) shown near the Commercial D property will fit within the available right-of-way.
- Exhibit 1-S1(c) (pdf page 33 of 338) shows the limits of the 'typical sidewalk crossing & striping detail' which shows the proposed sidewalks set back from the curb & gutter along the intersection radii. However, the typical Type I and Type II roadway sections show the sidewalks adjacent to curb & gutter.
 - Confirm this detail is correct (as other renderings on this sheet appear to show the sidewalks differently at the intersections) and, if so, confirm the proposed intersection R/W is sufficient to accommodate the proposed sidewalk set back.
 - Same comment would apply to the following exhibits
 - Exhibit 1-S2(b)
 - Exhibit 1-S3(b)
 - Exhibit 1-S4(b)
 - Exhibit 1-S5(b)
- Exhibit 4 (pdf page 44 of 338) shows the proposed future roundabout planned for Orange Tip Road and it appears the improvements will require a larger footprint than the initial intersection design.
 - Confirm proposed R/W limits will allow for future improvements.
 - Consider the placement of street trees, drainage, utilities, etc. during the initial design to minimize conflicts with the proposed improvements at 75% build-out.
 - The improvements will likely require closure (at least temporarily) of one or more approaches to the intersection. Consideration of lane closure restrictions, detour routes, etc. may need to be included as part of the proposed improvements.
 - Is it an option to construct the roundabout as part of the initial roadway construction rather than after 75% of construction has occurred?
- Exhibit 10 (pdf page 51 of 338) shows the proposed intersection improvements
 - Medway Road @ US 52 improvements:
 - These improvements will require a permit from CSX Railroad. Suggest early coordination with them to ensure they agree with the recommended improvements and anticipated permit review/approval timeline.
 - This exhibit does not appear to reflect the comments provided by SCDOT and are reflected in Exhibit 3 (which appears to be a revision of exhibit 10) found on pdf page 277 of 338.
 - US 52 U-turn improvements:
 - This exhibit does not appear to reflect the comments provided by SCDOT and are reflected in Exhibit 3 (which appears to be a revision of exhibit 10) found on pdf page 277 of 338.

(End of Technical Memorandum)

COMMERCIAL SECTION S1

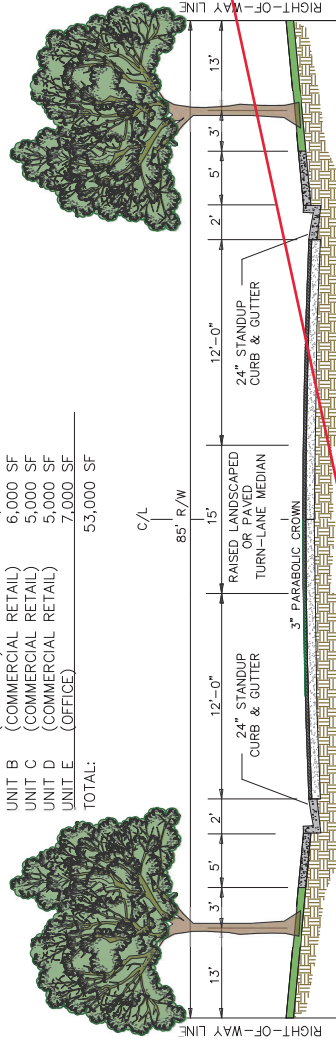
PRO. USES

SECTION S1: GENERAL COMMERCIAL (GC)

COMMERCIAL DEVELOPMENT:

± 6.96 AC (53,000 SF)

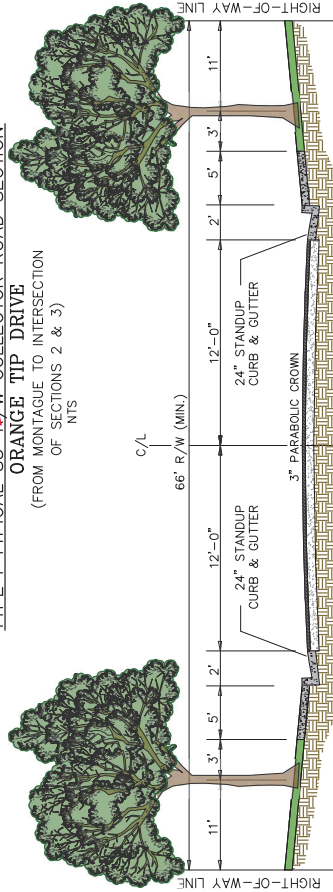
UNIT A	(GROCERY)	30,000 SF
UNIT B	(COMMERCIAL RETAIL)	6,000 SF
UNIT C	(COMMERCIAL RETAIL)	5,000 SF
UNIT D	(COMMERCIAL RETAIL)	5,000 SF
UNIT E	(OFFICE)	7,000 SF
TOTAL:		53,000 SF



TYPE I TYPICAL 85' R/W COLLECTOR ROAD SECTION

ORANGE TIP DRIVE

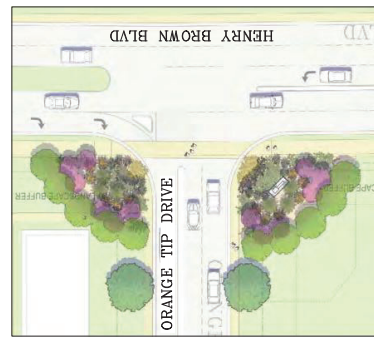
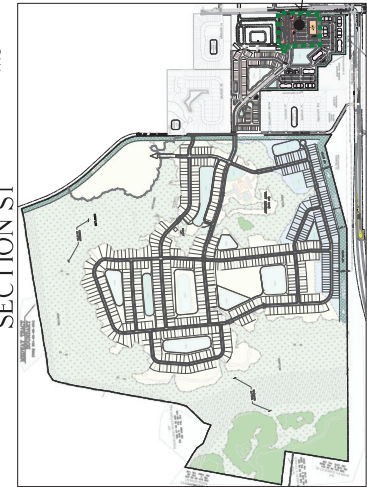
(FROM MONTAGUE TO INTERSECTION OF SECTIONS 2 & 3) N/S



TYPE II TYPICAL COLLECTOR ROAD SECTION

ORANGE TIP DRIVE

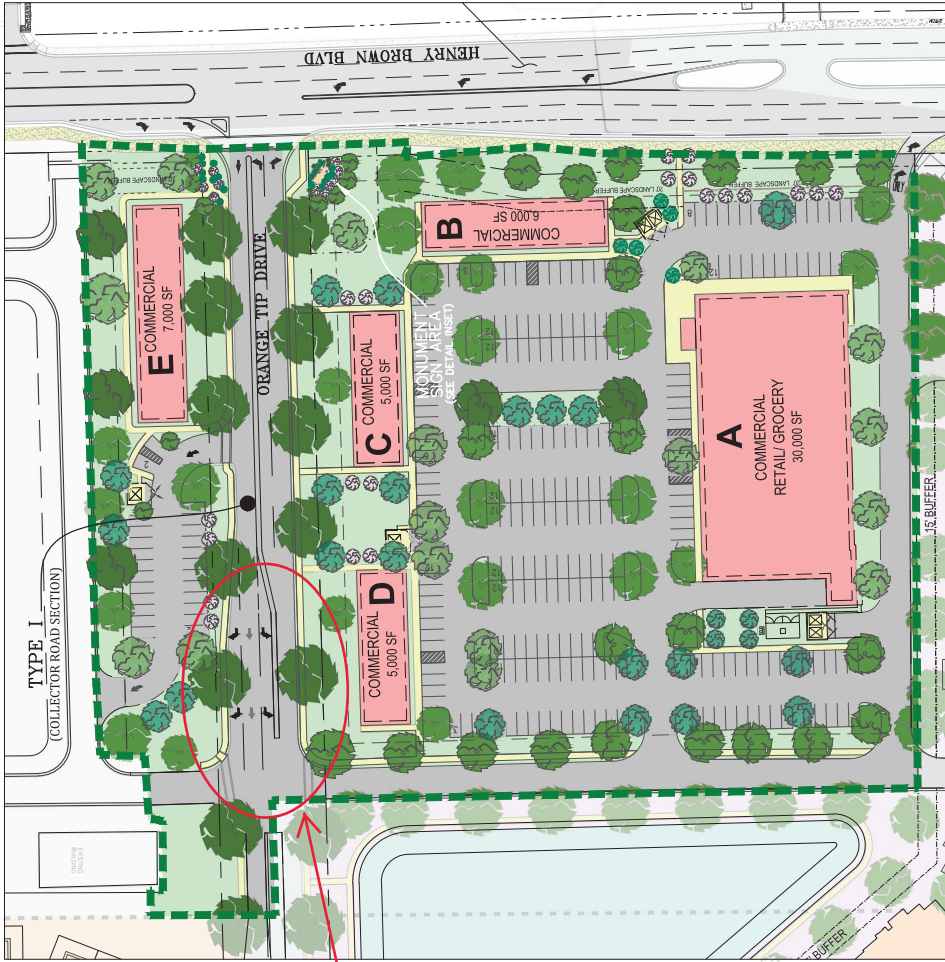
(ORANGE TIP DR FROM INTERSECTION OF SECTIONS 2&3 TO FIRST INTERSECTION PAST MEDWAY RD) N/S



LAUREL BAY CONCEPTUAL ENTRANCE
DETAIL & SIGNAGE PLAN

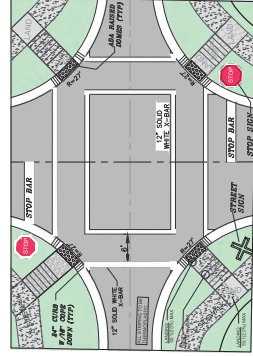
SECTION S1: GENERAL COMMERCIAL (GC)

TYPE I
(COLLECTOR ROAD SECTION)



COMMERCIAL PARKING REQUIRED:

TOTAL FLOOR AREA	46,000 SF
SHOPPING CENTER	7,000 SF
OFFICE COMMERCIAL	7,000 SF
TOTAL:	53,000 SF
SHOPPING CENTER	(5 SPACES/1,000 SF) x (46,000 SF) = 230 SPACES
OFFICE COMMERCIAL	(1 SPACE/300 SF) x (7,000 SF) = 25 SPACES



TYPICAL SIDEWALK CROSSING & STRIPING DETAIL

EXHIBIT 1-S1(c)



Laurel Bay Overview

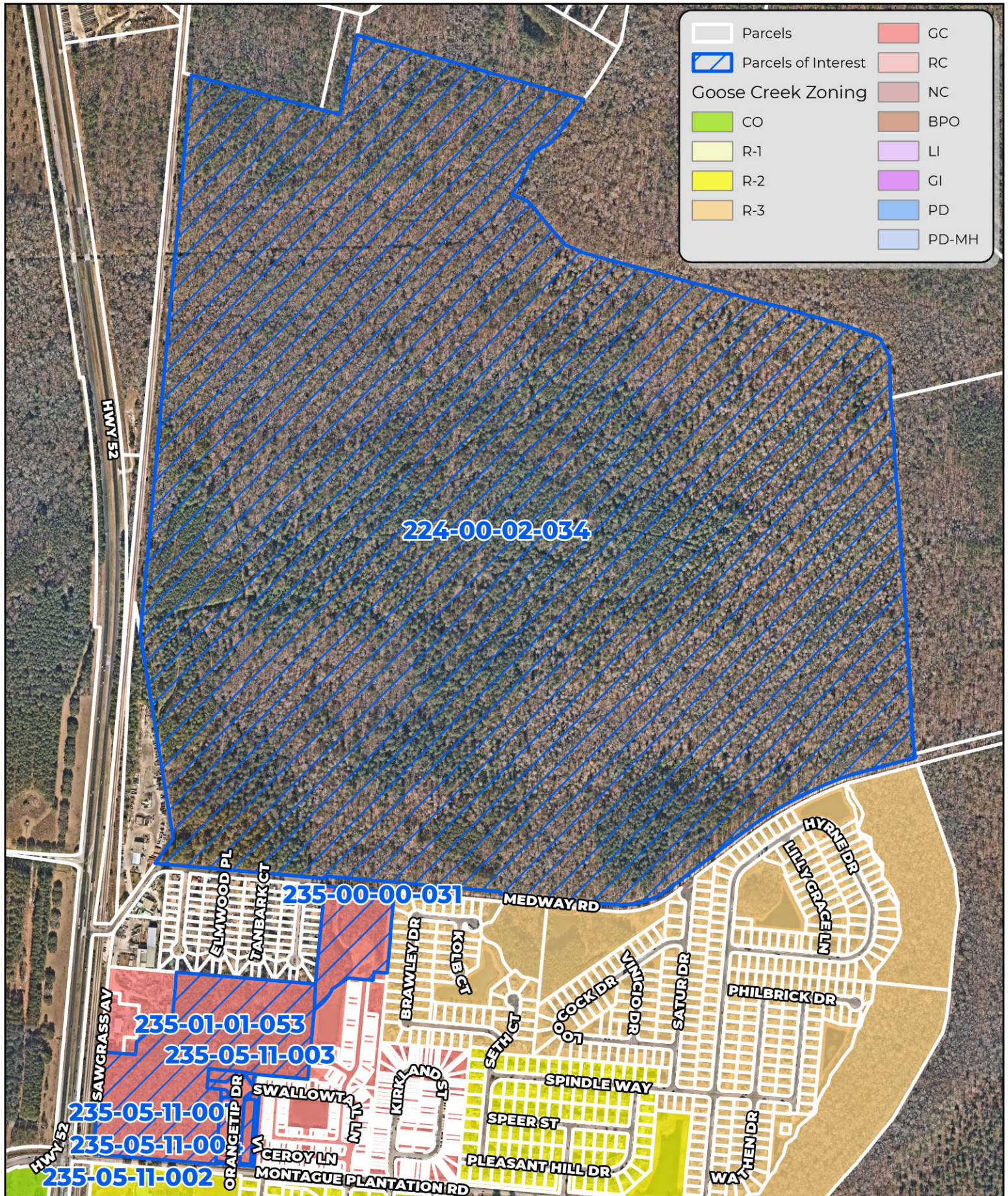
City of Goose Creek GIS Department
519 N. Goose Creek Blvd
Goose Creek, SC 29445
(843) 797-6220

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:33 AM

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



Laurel Bay City Zoning

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

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:30 AM

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



Laurel Bay County Zoning

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

Scale: 1:10,000

0 250 500 1,000 US Feet

as of 8/15/2023 8:27 AM

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

VILLAGE NODE DISTRICT



Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards



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

- Large-lot (> 0.25 acre) single-family residential detached housing
- 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

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





CREEK COMPASS

Planning | Building | Codes | GIS

LAND USE APPLICATION CITY OF GOOSE CREEK

TODAY'S DATE: 4/6/23

PART I. PURPOSE OF SUBMITTAL

- ☐ Site Plan (See Checklist) ☐ Plat Review ☒ Rezoning* ☐ Small Wireless Facility
☐ Subdivision Plan (See Checklist) ☐ Variance* ☐ Conditional Use Permit*

PART II. GENERAL INFORMATION

- Development Name: Monarch Tract (Portion of)
- Street Address: located off of Montague Plantation Rd & Orange tip Dr. 1/2 200'
- TMS #: 235-00-00-031, 235-01-01-053, 235-05-11-001 West of US Hwy 52
- Zoning Classification: GK
 Requested Classification: PO (For rezoning only)
-002
-003
-004
- Total Site Acres: 37.45 acres +/-

Eastwood Construction Partners, LLC / Dion Matheney
and

PART III. CONTACT INFORMATION

Owner/Developer Name: Harris Land Holdings / Mr. Clark Stewart
 Street Address: 2245 Clements Ferry Rd City: Charleston St: SC Zip: 29492
 Telephone: 843-308-8087 Cell Phone: 843-509-8484 Fax: _____
 E-mail Address: dmatheney@eastwoodhomes.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____
 Proposed Total Building Area (gross sq. ft.): _____
 Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____
 Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: _____

APPLICATION SUMMARY:

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina.

I hereby designate David Stevens 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:

R. Dion Mathew

Signature:

[Signature]

Person Completing this Application:

David Stevens

Signature of Person Completing this Application:

[Signature]

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS

BPO: Business Professional Office
GC: General Commercial
GI: General Industrial
HI: Heavy Industrial
LI: Light Industrial
NC: Neighborhood Commercial
RC: Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS

R1: Low Density Residential
R2: Medium Density Residential
R3: High Density Residential
PD: Planned Development
PD-MH: PD for Mobile Home

BLANK ZONING CLASSIFICATION

CO: Conservation Open Space

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



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 - PLANET ROAD

Background Summary

REQUESTING PLANNING COMMISSION APPROVAL OF ONE STREET NAME TO REPLACE PERAMBULATE DRIVE

- EXCURSION WAY
- ODYSSEY STREET

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date