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**GOOSE CREEK PLANNING COMMISSION MEETING  
TUESDAY, NOVEMBER 7, 2023 • REGULAR MEETING AT 6:00PM  
AMENDED AGENDA 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 OCTOBER 3, 2023
- b. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 11, 2023
- c. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 18, 2023

**IV. ZONING PUBLIC HEARING**

- a. MAP AMENDMENT CROSSWATCH/ANCRUM ROAD/INTERSTATE 26 - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 242-00-03-053 AND TMS# 242-00-03-055 LOCATED ON CROSSWATCH DRIVE/ANCRUM ROAD ALONG INTERSTATE 26 INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)
- b. A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) FUTURE LAND USE MAP TO INCLUDE TMS# 242-00-03-053 AND TMS# 242-00-03-055 INTO THE CITY OF GOOSE CREEK.

**V. NEW BUSINESS**

- a. STREET NAME APPROVAL FOR PARCEL TMS# 235-00-00-049
- b. STREET NAME APPROVAL FOR PARCEL TMS# 234-08-00-018 (CENTRAL CREEK)

- c. STREET NAME APPROVAL FOR PARCEL TMS# 244-09-02-008 (AVALON POINT)

**VI. 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 OCTOBER 3, 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, OCTOBER 03, 2023, 6:00 PM  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

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

**Present:** Judie Edwards; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly

**Absent:** Nick Matthews

**Staff Present:** Director of Planning and Zoning Kendra Wise; Special Projects Manager 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 Glaze.

**Discussion:** None.

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

**III. APPROVAL OF MINUTES: AUGUST 1, 2023**

**Motion:** A motion was made to approve the minutes from the meeting on August 1, 2023. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Lilly.

**Discussion:** None.

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

**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)

The Laurel Bay proposed planned development includes a request to rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD) and a request to annex and assign zoning of one parcel currently within Berkeley County to Planned Development (PD). The Laurel Bay planned development 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 Medway Tract contains approximately 515.44 acres. Specifically, the Monarch Tract portion contains approximately 37.45 acres. The applicant had a representative available to answer any questions.

No one from the public spoke in favor of the request. Ms. Mary Horres, Mr. James Linton, Mrs. Matthew Gant opposed the development due to traffic, flooding, and ingress and egress issues. Ms.



Wise presented the staff report. She stated this item was on the City Council agenda on September 12, 2023. She noted that since the Council meeting, updates to the document were made by the applicant after working with staff to meet the recommended conditions of approval. The formal resubmission of the document was dated September 20, 2023. Ms. Wise also listed remaining items for consideration as included in the agenda packet and noted that the recommendation was for approval with conditions.

Chairperson Edwards state this section of the Public Hearing only refers to the Medway Tract. The applicant and staff answered questions from the Commissioners. The public hearing was closed.

**Motion:** A motion was made to approve the annexation and zoning of the Planned Development for the Medway Tract, TMS 224-00-02-034 with the following conditions: dedication of wetlands and wildlife corridors into an easement to protect resources in perpetuity; a minimum ten-foot buffer requirement along the perimeter of the wetlands including the rear of all residential lots; restriction against the use of vinyl as a primary building material in specific areas of development; additional language regarding distance between the front doors and the garage doors; clarify the details of the monotony clause; ensure road standards meet requirements for acceptance by Berkeley County including street trees; add language to donate any archeological items discovered during construction to a nonprofit organization in Berkeley County; and verify recommendations by Davis and Floyd and SCDOT to completion. **Moved by** Commissioner Glaze. **Seconded by** Commissioner Burdick.

**Discussion:** Clarification pertaining to buffer measurement was made.

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

- 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)

Mrs. Wise presented the staff report. The proposal is to rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD). These parcels of land are referenced as the Monarch Tract portion of the proposed Laurel Bay Planned Development. Staff recommendation was for approval with conditions. Ms. Wise also listed remaining items for consideration as included in the agenda packet.

The applicant made a presentation regarding the proposed project. The public hearing was opened for public comment. No one spoke in favor of the request. Ms. Mary Horres opposed the request due to traffic and flooding. The applicant answered questions from the Commissioners.

**Motion:** A motion was made to approve the 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 from General Commercial (GC) to Planned Development (PD) with the following recommendations: restriction against the use of vinyl as a primary building material in specific areas of development; additional language regarding distance between the front doors and the garage doors; clarify the details of the monotony clause; ensure road standards meet requirements for acceptance by

Berkeley County including street trees. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Lilly.

**Discussion:** Discussion pertaining to path material ensued.

**Amended**

**Motion:** An amendment to the motion was made to make a recommendation to account for hard surfaces on multi-use trails. **Moved By** Commission Byrd, **Seconded by** Commissioner Lilly.

**Vote on  
Amended**

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

**Vote on  
Original**

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

**V. NEW BUSINESS**

a. STREET NAME APPROVAL - PLANET ROAD

**Motion:** A motion was made to approve Odyssey Street.

**Discussion:** Commissioner Lilly excused himself from the vote.

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

**VI. CLOSING REMARKS & ADJOURNMENT**

Ms. Wise stated there will be two workshops for Planning Commission pertaining to the Zoning Ordinance that are scheduled for October 11, 2023, and October 18, 2023. In addition, she shared the upcoming Open House dates of October 18, 2023, and November 8, 2023.

Chairperson Edwards adjourned the meeting at approximately 7:25 p.m.

\_\_\_\_\_

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

Judie Edwards, Chair



# 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 WORKSHOP MINUTES OCTOBER 11, 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 WORKSHOP  
WEDNESDAY, OCTOBER 11, 2023, 6:00 PM  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER**

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

**Present:** Judie Edwards; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly

**Absent:** Nick Matthews

**Staff Present:** Assistant City Administrator Brian Cook; Director of Planning and Zoning Kendra Wise; Special Projects Manager Alexis Kiser; Planner II Brenda Moneer

**II. NEW BUSINESS**

- a. DISCUSSION OF COMPREHENSIVE UPDATE TO ZONING ORDINANCE AND LAND DEVELOPMENT REGULATIONS

Ms. Kiser and Mr. Cook presented an overview of the proposed zoning ordinance. Ms. Kiser stated the current comprehensive plan was referenced in creating these documents. Mr. Cook and Ms. Kiser took input and answered questions from the Commission.

**III. CLOSING REMARKS & ADJOURNMENT**

Ms. Kiser stated the first Open House for the proposed zoning code update will be October 18, 2023, from 11 am to 1pm and 5pm to 7pm at Fire Station Headquarters. She stated a second Open House will be held on November 8, 2023, from 11am to 1pm and from 5pm to 7pm at City Hall.

Chairperson Edwards adjourned the meeting at approximately 7:10 p.m.

\_\_\_\_\_

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

Judie Edwards, Chair



# 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 WORKSHOP MINUTES OCTOBER 18, 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 WORKSHOP  
WEDNESDAY, OCTOBER 18, 2023, 7:00 PM  
FIRE STATION HEADQUARTERS**

**I. CALL TO ORDER**

**Action:** Chairperson Edwards called the meeting to order at 7:00 p.m.

**Present:** Judie Edwards; Heather Byrd (7:25pm); Lisa Burdick; Gena Glaze

**Absent:** Nick Matthews; Anthony Jenkins; Josh Lilly

**Staff Present:** Assistant City Administrator Brian Cook; Director of Planning and Zoning Kendra Wise; Special Project Manager Alexis Kiser; Planner II Brenda Moneer

**II. NEW BUSINESS**

- a. DISCUSSION OF COMPREHENSIVE UPDATE TO ZONING ORDINANCE AND LAND DEVELOPMENT REGULATIONS

Ms. Kiser and Mr. Cook presented the proposed land development regulations. Ms. Kiser stated currently the City does not have land development regulations; this document will outline the City's land development process from start to finish. Mr. Cook and Ms. Kiser took input and answered questions from the Commissioners.

**III. CLOSING REMARKS & ADJOURNMENT**

There was none.

Chairperson Edwards adjourned the meeting at approximately 7:34 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 CROSSWATCH/ANCRUM ROAD/INTERSTATE 26 - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 242-00-03-053 AND TMS# 242-00-03-055 LOCATED ON CROSSWATCH DRIVE/ANCRUM ROAD ALONG INTERSTATE 26 INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

## Background Summary

The applicant is requesting to annex and rezone approximately 50.06 acres into the City of Goose Creek as a Planned Development (PD). The PD will include the following uses: Commercial (4.7 acres), Industrial (41.9 acres), and Preservation (2.5 acres).

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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



## Planning Commission

November 7, 2023, at 6:00 PM

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

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### Annexation/Zoning Map Amendment/Comprehensive Plan Amendment Ancrum PD (Ancrum Drive/Crosswatch Drive/Interstate 26)

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Tax Map:	242-00-03-053, 242-00-03-055
Proposal:	Annex and rezone two parcels currently within Berkeley County from General Commercial (GC) and Berkeley County Manufactured Residential (R-2) to Planned Development (PD).
Applicant for Rezoning:	Morgan Asbell, Reveer Group on behalf of Ancrum Propco, LLC
Applicant for Annexation and Assigned Zoning:	Morgan Asbell, Reveer Group on behalf of Ancrum Propco, LLC
Total Acreage:	+/- 50.06 acres
Current Use:	Undeveloped
Proposed Use:	Mixed Use
Current Zoning:	Berkeley County General Commercial (GC) - 242-00-03-053 Berkeley County Manufactured Residential (R-2) – 242-00-03-055
Proposed Zoning:	Planned Development (PD)
Staff Recommendation:	Approval

#### PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) (Future Land Use Map) does not include the subject parcels. Upon annexation of the subject parcels, the Future Land Use (FLU) of Employment District will be assigned.



Parcels adjacent to proposed parcels for annexation have the FLU designation of Employment District which is consistent and compatible with the land uses proposed as a part of this development.

### ZONING DISTRICT SUMMARY

The Ancrum PD includes the undeveloped land and contains a total area of 50.06 acres including wetlands. Parcels contain approximately 7.83 acres of all wetlands. The Ancrum PD proposes three types of land uses: Commercial (4.7 acres), Industrial (41.9 acres), and Preservation (2.5 acres).

1. Minimum lot widths, lot area, and frontage shall be as provided in the following table:

Land Use Area	Min. Lot Area (square feet)	Min. Lot Width (feet)	Min. Street Frontage (feet)
Commercial	12,000	80	50
Industrial	3 acres	200	200
Preservation	N/A	N/A	20

An existing cemetery is located within the property at TMS 242-00-03-054, owned by the Huguenot Society of SC. The Developer will maintain an access easement to the cemetery parcel, and a buffer around its parcel line.

### STAFF RECOMMENDATION

Staff recommends approval for the annexation with the request to assign zoning from Berkeley County General Commercial (GC) and Berkeley County Manufactured Residential (R-2) to Planned Development (PD) district. Given the existing restrictive covenant associated with this parcel, the uses proposed are consistent with future development. The annexation and rezoning of these parcels will create more area in the City of Goose Creek where industrial and commercial uses can be located. The Future Land Use Map shows that adjacent parcels would have a Future Land Use of Employment District, which is consistent with the proposed land uses described in the Planned Development Document.

## 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 of 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:**

That certain tract of land situate in Berkeley County, South Carolina, being shown and designated as Parcel "B" containing 4.6244 acres, on Combination Survey Prepared for A-C Development Club by A7S of Columbia, Inc. dated December 8, 1998, recorded in the Office of the Register of Deeds for Berkeley County in Plat Book N at page 368 (the failure to record said plat or to insert the recording data herein shall not affect the validity hereof), said plat being incorporated herein by reference, said property being more particularly described as follows:

To find the Point of Beginning, commence at a concrete monument at the northern intersection of the rights-of-way of Ancrum Drive and U.S. Highway No. 78 and run along the northeastern margin of the right-of way of U.S. Highway No. 78 N44°43'30"W – 527.79 feet to a rebar: thence turn and run along the common boundary line of Parcel "A" and Parcel "D" N37°18'50"E – 21.15 feet to a rebar marking the southernmost corner of the subject property, which is the POINT OF BEGINNING. Thence from the POINT OF BEGINNING running along Parcel "A" at N37°18'50"E – 715.40 feet to a pinch top; thence turning and running along property of Heirs of Georgia Mood N67°47'25"E – 14.59 feet to a rebar: thence turning and running along the property of New Bible Way Church from rebar to rebar as follows: S00°02'40"E – 136.30 feet, N77°18'15"E – 142.00 feet, thence turning and running along the property of Jenkins Orphan Aide Society S05°44'05"E – 525.37 feet to a rebar; thence turning and running along property of AME Church S80°21'35"W – 168.00 feet to a rebar; thence turning and running along Parcel "C" as follows: N09°38'25"W – 149.95 feet to a pinch top; S81°34'05"W – 425.45 feet to the POINT OF BEGINNING; together with all gores and strips of land lying between the boundaries shown on the aforementioned plat and the lands of others.

DERIVATION: This being a portion of the property conveyed to The Orphan Aid Society by J. Adger Smyth doing business as Smyth & Adger by deed dated January 11, 1984, recorded in the Office of the Register of Deeds for Berkeley County on July 19, 1894, in Book A-10 at page 289.

TMS#242-00-03-053

Berkeley County TMS: 242-00-03-053

Property Address: Ancrum Road/Interstate-26

Proposed Zoning: Planned Development (PD)

Attachments: Property Deed and Property Map.

by ORPHAN Aid Society, INC  
Caselle Zongelle 3923 AZALEA DR N. CHAS. SC 29405 10-4-23  
 Signature Street Address, City Date  
CHAIRMAN FINANCE COMMITTEE

Signature Street Address, City Date

#### For Municipal Use:

Petition received by Alexis Kiser, Date 10/4/2023

Description and Ownership verified by Alexis Kiser, Date 10/4/2023

By: [Signature], Date 10/4/2023

[illegible]

# 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 of 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 lot, piece, parcel of land situate, lying and being in Berkeley County, South Carolina, containing six tenths (0.6) of an acre and being designated on a plat as "BORROW PIT 0.60 ACRES" which plat is entitled "BORROW PIT - LOCATED NEAR LADSON -BERKELEY COUNTY - SOUTH CAROLINA" dated June 10, 1966, by Charleston County Council Public Works Department, and recorded in Plat Book R, page 42 Register of Deeds Office for Berkeley County.

SAID parcel being shown within the letters A-B-C-D-A on the above mention plat and BUTTING, BOUNDING, MEASURING AND CONTAINING as by reference to said plat will more fully appear.

BEING the same property conveyed to the Grantor by the Grantee by deed dated July 14, 1966 and recorded in Book A162, Page 20 in the Register of Deeds aforesaid.

TMS# 242-00-03-055

Berkeley County TMS: 242-00-03-055

Property Address: Ancrum Road/Interstate-26

Proposed Zoning: Planned Development (PD)

Attachments:

**Property Deed and Map of Property.**

Signature \_\_\_\_\_

Street Address, City

Date \_\_\_\_\_

Signature

Street Address, City

Date \_\_\_\_\_

**For Municipal Use:**

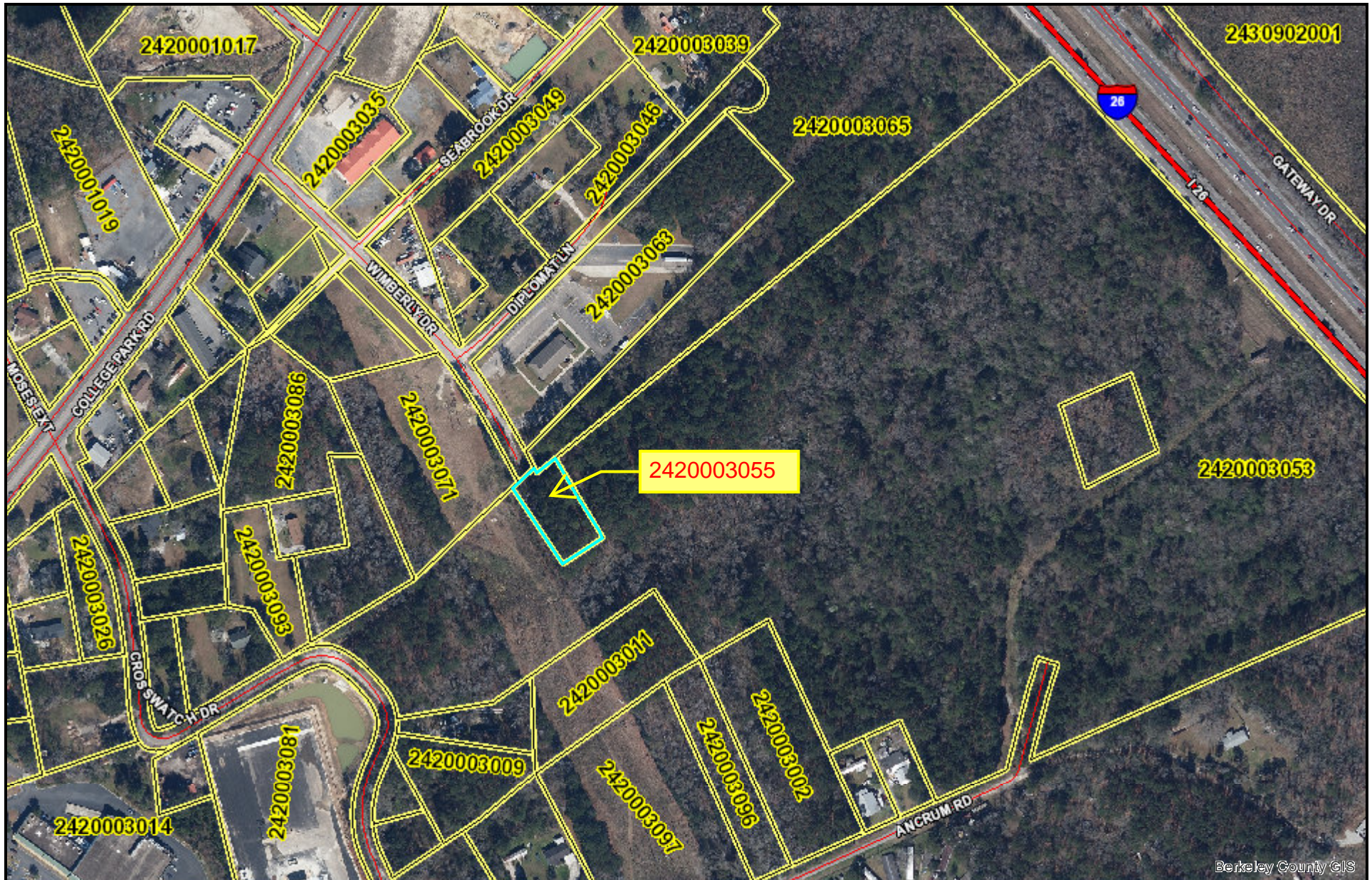
Petition received by MUST Koser, Date 10/4/2023

Description and Ownership verified by Alexis Koser, Date 10/4/2023

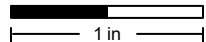
By: Amel G..., Date 10/4/2023



# Berkeley County GIS Online Mapping



1 inch = 333 feet



Date: 11/2/2023

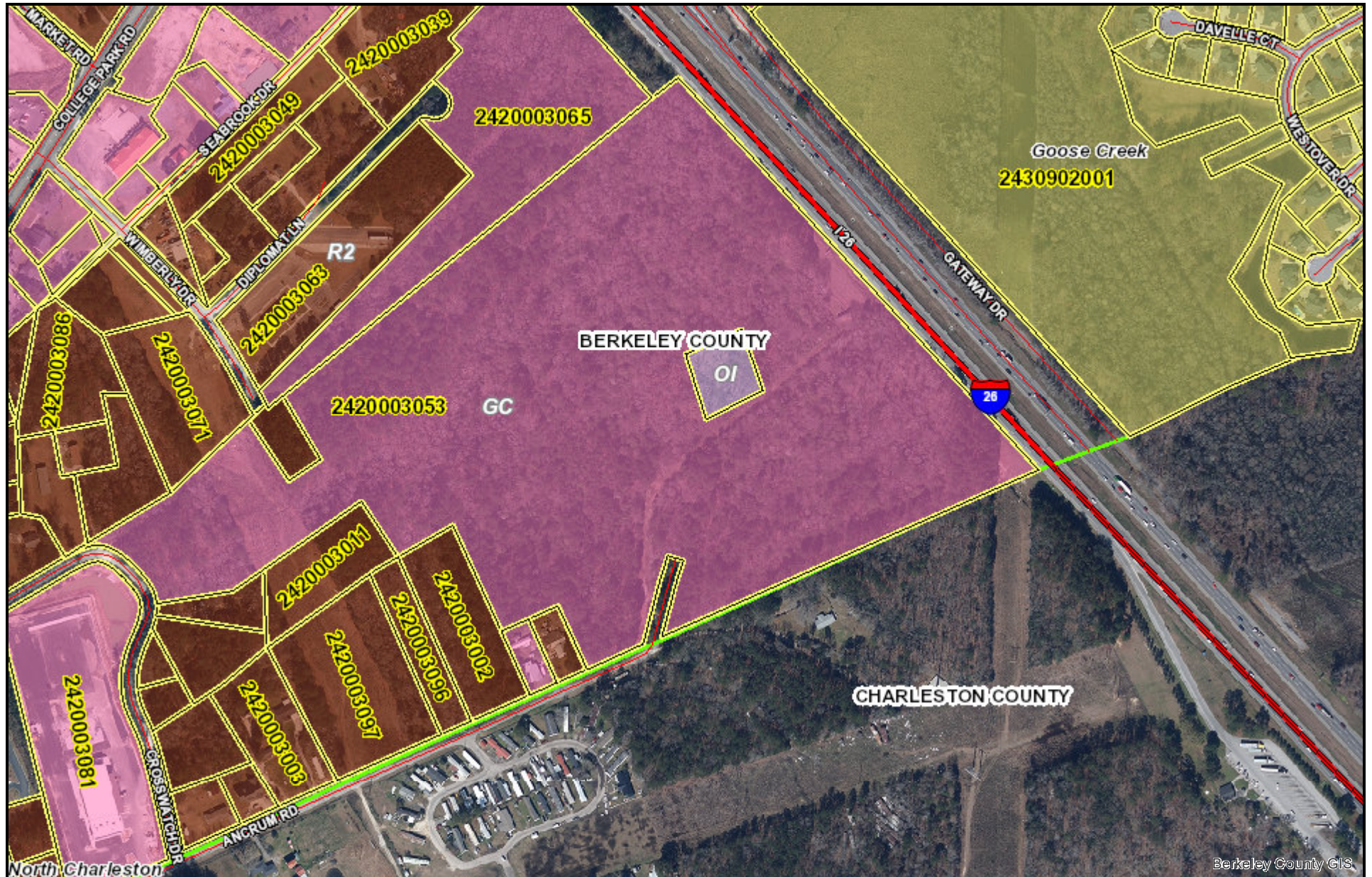
Berkeley County GIS



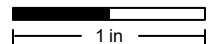
The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



# Berkeley County GIS Online Mapping



1 inch = 417 feet



Date: 10/2/2023

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.

# **Ancrum Development**

## **Planned Development District Guidelines**

November 1, 2023

**Presented to:**

The City of Goose Creek

**Prepared for:**

Ancrum Propco, LLC  
198 E Bay Street  
Charleston, SC 29401

**Prepared by:**

Reveer Group, LLC  
2971 West Montague Avenue, Suite 101  
North Charleston, SC 29418



# 1. TABLE OF CONTENTS

Planned Development District Requirements .....	4
A. Project Identification .....	4
B. General Conditions Compliance .....	4
C. Specific Requirements Compliance .....	4
D. Existing zoning .....	5
E. Modifications .....	5
2. Site Description .....	5
A. General Location .....	5
B. Parcel and Owner Summary .....	5
C. Total Site and Wetland Areas .....	5
D. Areas of Current Forestry Operation .....	5
E. Areas of Known Environmental Contamination .....	5
F. Known Historical and Architecturally Significant Site .....	6
G. Additional Development Restrictions .....	6
3. Development Narrative .....	6
A. Intent of the Standards .....	6
B. Permitted and Conditional Uses .....	6
C. Land Use .....	7
4. Development Standards .....	8
A. Lots .....	8
B. Buffer Areas .....	9
C. Screening .....	9
D. Landscaping .....	9
E. Tree Protection and Mitigation .....	10
F. Streets and Drainage .....	10
G. Wetland and Riparian Buffers .....	11
H. Building Materials .....	11
I. Utilities and Lighting .....	11
J. Off-Street Parking .....	11
K. Stormwater Drainage Basin Study .....	11
L. sanitary Sewer and Domestic Water Utility Plan .....	11



## **APPENDICES**

Appendix 1: Existing Features & Zoning

Appendix 2: Wetlands

Appendix 3: Landfill Information

Appendix 4: Covenants & Restrictions

Appendix 5: Conceptual Site Plan

Appendix 6: Buffers

Appendix 7: Private Roadway Typical Section

Appendix 8: Building Materials

Appendix 9: Utility Letters

## Planned Development District Requirements

The property which is subject to these requirements (“Ancrum Development”) consists of two (2) parcels totaling approximately 50.6 acres. To support and enhance the City’s continued economic growth, the PDD proposes to establish a mix of uses including commercial and industrial facilities. PDD zoning is best suited to maximize flexibility and efficiency in planning and design while meeting the unique development goals and environmental constraints that currently exist on the property.

This document is intended to create a framework to encourage flexibility in the development of land to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the adequate and economical provision of streets and utilities; and to preserve natural areas.

### A. PROJECT IDENTIFICATION

**Name of Development:** Ancrum Development

**Applicant:** Ancrum Propco, LLC  
2077 Somerville Road, Suite 206  
Annapolis, MD 21401  
(410) 266-5100

**Engineer:** Reveer Group, LLC  
2971 West Montague Avenue, Suite 101  
North Charleston, SC 29418  
(843) 297-4103

### B. GENERAL CONDITIONS COMPLIANCE

The parcels identified in Appendix 1 and collectively known as Ancrum Development (The Property), may be considered for rezoning as a Planned Development District (PDD) because:

1. More than one principal land use is proposed for development on parcels under single or multiple ownership or management, and
2. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one (1) or more adjacent parcels under single or separate ownership or management, and
3. Exceptions or variations to the site, dimensional changes in standards required or other requirements of the zoning ordinance are being sought.

### C. SPECIFIC REQUIREMENTS COMPLIANCE

The Property qualifies for a PDD zoning classification because the Property contains approximately 50.6 acres which fulfills the three-acre minimum requirement. The Property is currently owned by two (2) entities: Jenkins Orphan Aid Society and Orphan Aid Society Inc. Please refer to Section 2.B for a list of ownership by parcel.

## D. EXISTING ZONING

The Property is located within Berkeley County and falls into two (2) zoning categories: GC (General Commercial) and R2 (Manufactured Residential). All parcels listed as part of this PDD will be annexed into the City of Goose Creek concurrently with this PD rezoning.

## E. MODIFICATIONS

Unless alteration is permitted by way of a Zoning Administrator approved variance as set forth in the City of Goose Creek Ordinance, all standards of development shall conform to the standards adopted for the planned development district, regardless of any changes in ownership. Certain minor variations from the adopted PDD plan may be approved as an administrative variance by the Zoning Administrator.

# 2. Site Description

## A. GENERAL LOCATION

The Property is composed of two (2) parcels within Berkeley County. The property is generally bound to the north by properties within Berkeley County, to the east by Interstate 26 (I-26), to the south by Ancrum Road and to the west by properties within Berkeley County and the City of North Charleston.

## B. PARCEL AND OWNER SUMMARY

Parcel	TMS	Area (acres)	Owner
A	242-00-03-053	50.05	Jenkins Orphan Aid Society
B	242-00-03-055	0.56	Orphan Aid Society Inc
Total PDD Area		50.6 acres	

## C. TOTAL SITE AND WETLAND AREAS

The parcels outlined in Appendix 2 represent a total of 50.6 acres and include approximately 7.83 acres of wetlands that have been flagged by environmental scientists as possible wetlands. Individual wetland surveys will be required for all future development within the PDD. It shall be the responsibility of the individual parcel owner to obtain any necessary wetland impact permits required for proposed development.

## D. AREAS OF CURRENT FORESTRY OPERATION

There are no areas within the PDD currently under commercial forestry operation, nor areas anticipated for forestry operation in the future.

## E. AREAS OF KNOWN ENVIRONMENTAL CONTAMINATION

A portion of the Property was previously used as a landfill (and is subject to a Consent Agreement (95-07-HW) by the South Carolina Department of Health and Environmental Control and Waste Management of South Carolina. Information regarding this landfill is contained in Appendices 3 and 4.

## **F. KNOWN HISTORICAL AND ARCHITECTURALLY SIGNIFICANT SITE**

A former cemetery is located within the Property at TMS 242-00-03-054, owned by the Huguenot Society of SC. The Developer will maintain an access easement to the cemetery parcel, as well as a 25-foot buffer around its parcel line. However, the Developer may reduce or omit the buffer in the future based on a cultural resources survey.

## **G. ADDITIONAL DEVELOPMENT RESTRICTIONS**

A portion of Parcel A (TMS 242-00-03-053) is subject to a Declaration of Covenants and Restrictions (Appendix 4) recorded in the Berkeley County Register of Deeds office in Book 2035 Pages 58-68. In general, these covenants identify the Consent Agreement entered into by Orphan Aid Society (OAS) and the South Carolina Department of Health and Environmental Control (SCDHEC) pursuant to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The covenants further define certain prohibited land uses, including residential, agricultural, recreational, child day care facilities, schools, or elderly care facilities.

# **3. Development Narrative**

## **A. INTENT OF THE STANDARDS**

Ancrum Development is intended to be a commercial and industrial development that will support and promote economic growth within the City of Goose Creek.

## **B. PERMITTED AND CONDITIONAL USES**

To tailor development standards to meet the goals of specific areas within the Property, the Property has been divided into three (3) zoning areas, each with specific allowable uses and development standards. Please refer to Appendix 5 – Conceptual Site Plan – for conceptual delineations of each zoning area. The conceptual site plan contains an approximate alignment for future public right-of-way and the alignment of the roadway is subject to change. Development standards for each zoning area are outlined in *Section 4. Development Standards*.

### **1. Commercial (C)**

The Commercial zoning area is intended to provide areas for business and professional service uses that are beneficial to other businesses.

(a) Permitted uses: The following uses shall be permitted in the Commercial zoning area:

1. All permitted and conditional uses within §151.132 *Neighborhood Commercial District*, and §151.133 *General Commercial District* of the City of Goose Creek Zoning Ordinance.
2. Off-street parking as a principal use for providing for public parking, private parking, or parking in conjunction with other permitted uses provided surface parking meets all setback, yard, and other requirements.

### **2. Industrial (I)**

The Industrial zoning area is intended to provide areas for storage and transportation-related activities.

(a) Permitted uses: The following uses shall be permitted in the Industrial zoning area:

1. All permitted and conditional uses within §151.133 *General Commercial District*, §151.134 *Heavy Industrial District*, and §151.135 *Light Industrial District* of the City of Goose Creek Zoning Ordinance.
2. Off-street parking as a principal use for providing for public parking, private parking, or parking in conjunction with other permitted uses provided surface parking meets all setback, yard, and other requirements.
3. Yards for container storage with the ability to stack containers no more than six (6) containers high.
4. Tow yards, open storage of junk or salvage materials or processing or recycling of such materials, inclusive of uses engaged in the processing, collection, and transfer of recyclable materials
5. Uses involving the processing of solid bulk materials, such as gravel, crushed stone, and sand, stored in the open

### 3. Preservation (P)

The Preservation zoning area is intended to preserve and protect environmental resources in the area, and provide screening, buffering, mitigation for tree cutting, and stormwater management while preserving the natural features of the area.

(a) Permitted uses: The following uses shall be permitted in the Preservation zoning area:

1. Drainage facilities including stormwater detention ponds for all development within the PDD, provided they do not require the filling of wetlands.
2. Landscaping additions where natural vegetation may be absent or insufficient for screening.

## C. LAND USE

The areas in this table are conceptual in nature and are based on the Conceptual Site Plan found in Appendix 5.

EXISTING LAND USE	
Vacant/Forested.	50.65acres
PROPOSED LAND USE	
Commercial	4.7 acres
Industrial	41.9 acres
Preservation	2.5 acres

## 4. Development Standards

### A. LOTS

1. Minimum lot widths, lot area, and frontage shall be as provided in the following table:

Land Use Area	Min. Lot Area (square feet)	Min. Lot Width (feet)	Min. Street Frontage (feet)
Commercial	12,000	80	50
Industrial	3 acres	200	200
Preservation	N/A	N/A	20

2. *Public Utility Lots:* Lots may be subdivided for use by public utilities which are of such widths, depths, lot areas, lot designs, or frontages as shall be approved by the City of Goose Creek Planning and Zoning Department, though not necessarily meeting the specific standards outlined in this PDD provided that lots are provided with access via a minimum of twenty-four (24) feet of continuous frontage on a public or private right-of-way or via an access easement across another parcel that connects to a public or private right-of-way. Such easement shall have a minimum width of twenty-four (24) feet and shall be shown and simultaneously recorded with the plat creating such lots and a note on the plat indicating further subdivision or development of the property shall not be permitted until said property is brought into compliance with the subdivision regulations.
3. *Support Facilities:* Lots may be subdivided for use as buffer areas, drainage areas, ponds, or wetland preservation areas which are of such widths, depths, lot areas, lot designs, or frontages as shall be approved by the City of Goose Creek Planning and Zoning Department, though not necessarily meeting the specific standards outlined in this PDD provided that lots are provided with access via a minimum of twenty-four (24) feet of continuous frontage on a public or private right-of-way or via an access easement across another parcel that connects to a public or private right-of-way. Such easement shall have a minimum width of twenty-four (24) feet and shall be shown and simultaneously recorded with the plat creating such lots. A note shall be provided on the plat indicating further subdivision or development of the property shall not be permitted until said property is brought into compliance with the subdivision regulations.
4. Requirements in the Commercial zoning area
  - a. Minimum front yard, measured from the nearest abutting right-of-way line: ten (10) feet
  - b. A minimum rear and side yard of ten (10) feet shall be required along each rear side lot line; except that where a firewall meeting the standards of the current edition of the city's building code is constructed at the property line; the side or rear yard requirement may be waived along the respective side or rear lot line.
5. Requirements in the Industrial zoning area
  - a. Minimum front yard, measured from the nearest abutting right-of-way line: Twenty (20) feet.
  - b. A minimum rear and side yard of ten (10) feet shall be required along each rear and side lot line, except that where a firewall meeting the standards of the current edition of the

city's building code is constructed at the property line; the side or rear yard requirement may be waived along the respective side or rear lot line.

## **B. BUFFER AREAS**

1. A fifty foot (20') undisturbed, vegetative buffer will remain along the eastern portion of the Property adjacent to Interstate 26 (I-26) with additional landscaping planting at site entrances or where the buffer is not substantial. The Developer shall be permitted to make landscaping additions to the buffer where natural vegetation may be absent or insufficient for screening. No buffer materials are proposed within the utility easement parallel to I-26. An exhibit detailing the Property's buffers can be found in Appendix 6.
2. A twenty-foot (20') undisturbed, vegetative buffer will remain along the northern property line adjacent to TMS 242-00-03-065.
3. A twenty-foot (20') undisturbed, vegetative buffer will remain along the Property's western perimeter when adjacent to residentially zoned parcels. A ten-foot (10') buffer shall be maintained along the Property's western perimeter when adjacent to commercially zoned parcels or public right-of-way. A ten-foot (10') buffer shall be maintained along Crosswatch Drive.
4. A twenty foot (20') undisturbed, vegetative buffer shall be maintained along the Property's southern perimeter. The buffer may be reduced to ten feet (10') at the time of site development, should the Property be developed as a commercial land use.
5. A twenty-five foot (25') undisturbed, vegetative buffer shall be maintained along the cemetery parcel line; however, the Developer may reduce or omit the buffer in the future based on a cultural resources survey.
6. Side and rear buffer requirements shall be waived within the Industrial and Commercial zoning areas when parcels are adjoining or adjacent to a similar use.
7. Where a lot or parcel is screened by an existing building or wall, no additional buffering shall be required.
8. Where a property line is bordered by a wetland and/or riparian buffer, no additional buffering beyond the perimeter buffers shown on Appendix 6 shall be required along the portion of the respective property line directly adjacent to the protected wetland and/or riparian buffer.

## **C. SCREENING**

Structures shall be oriented so that loading areas are not visible from residential districts, from existing public rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are similarly zoned, or toward adjoining properties eligible for future similar development.

## **D. LANDSCAPING**

1. Lots intended primarily for trucks carrying freight and any lot intended exclusively for inventory purposes shall be exempt from interior, peninsula, or island type landscape requirements.

2. Temporary off-street parking shall be exempt from interior, peninsula, or island type landscape requirements.
3. In the Industrial zoning area, required interior parking landscaping may be planted to the exterior of the parking lot. Where an undisturbed vegetative buffer exists adjacent to the parking lot, additional landscaping may be waived.

## **E. TREE PROTECTION AND MITIGATION**

1. Grand trees equal to or greater than twenty-four (24) inches DBH shall be individually surveyed, while a survey of other trees, including 11-23" significant trees, and any trees identified in a buffer for mitigation, may be satisfied by a sample area survey.
2. To use the sample survey method, parcels must be minimum of three (3) acres. Sample survey areas must be a minimum of one (1) acre. The sample area survey shall be evenly distributed throughout the site and proportional to the acreage of types of forest found on the site. City staff shall approve the sample areas prior to survey.
  - a. Where preservation of trees within protected wetlands, riparian, and/or wetland buffers is proposed as mitigation for tree cutting, a survey shall be conducted of all trees at least two (2) but less than ten (10) inches DBH within an area of buffer no less than 100 linear feet (and typically 35' width). The total average caliper inch per square foot of trees at least two (2) but less than ten (10) inches DBH within this sample region may be applied to the total buffer area and count toward mitigation requirements.
  - b. Outside of buffer areas, a sample survey may be taken to determine the average caliper inch per acre. The average measured caliper inch per acre can be applied to all areas outside the clearing limits and counted toward mitigation requirements.

## **F. STREETS AND DRAINAGE**

1. Ancrum Development will include the extension of a private street (Wimberly Drive Extension) to provide access to the development of the PD area and a connection to Ancrum Road. The Commercial portion of the PD may be accessed via Crosswatch Drive.
  - a. The typical section of Wimberly Drive Extension includes a fifty-foot (50') right-of-way with two (2) twelve-foot (12') travel lanes, and an open drainage system. A typical section can be found in Appendix 7.
  - b. Stormwater management will comply with Berkeley County's stormwater Permitting Standards and Procedures Manual.
2. As part of the extension of Wimberly Drive, the Developer will meet with the City and its traffic engineer to initiate a traffic study that assesses impacts from the new development to surrounding infrastructure.



## **G. WETLAND AND RIPARIAN BUFFERS**

1. Riparian buffers adjacent to preserved wetlands shall be an average of fifteen (15) feet in width with a ten (10) foot minimum width and shall be maintained adjacent to preserved wetlands. For the purpose of this section, a preserved wetland shall mean a jurisdictional wetland regulated by the United States Army Corp of Engineers (USACE). The average wetland buffer area shall be equal to the area of a fifteen (15) foot wetland buffer.
2. When filling a wetland approved by the US Army Corps of Engineers (USACE), planting of a new wetland buffer is not required.
3. The following uses may be allowed within the buffer area, subject to the normal tree protection regulations and review by the Zoning Administrator:
  - a. Minimum utility line penetrations that must necessarily cross a wetland area without a reasonable alternative. Additionally, where a riparian buffer has previously been disturbed by utility entities within their respective easements, certain activity shall be permissible within the portion of the buffer disturbed or isolated by such utility activity.
  - b. Where natural vegetation may be absent within the buffer or insufficient to accomplish any degree of stormwater filtration or bank stabilization, additional plantings of indigenous grasses, shrubs and trees are permitted.

## **H. BUILDING MATERIALS**

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. However, insulated metal panels shall be permitted within the PDD. An example of insulated metal panels can be found in Appendix 7.

## **I. UTILITIES AND LIGHTING**

Permanent utility lines such as distribution electric, telephone, cable TV, fiber optic, or other similar lines serving new sites as developed after adoption of this PDD as well as utility lines necessary within the property shall be placed underground. Existing overhead electric transmission lines shall be allowed within the PDD district.

## **J. OFF-STREET PARKING**

To allow for the efficient location of buildings, shared parking facilities may be provided within the PDD subject to the approval of the Zoning Administrator where two (2) or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space and a superior grouping of buildings or uses.

## **K. STORMWATER DRAINAGE BASIN STUDY**

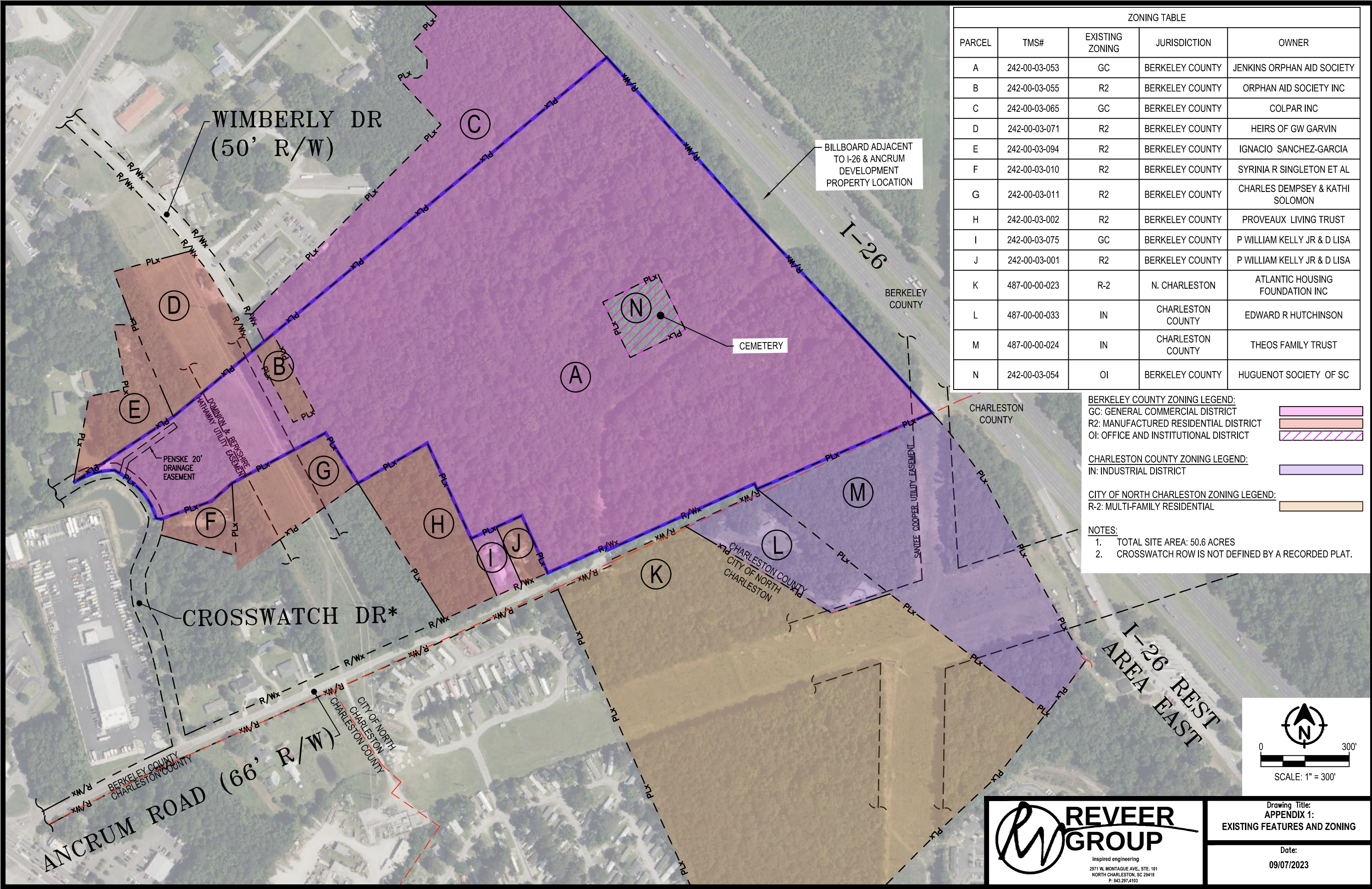
All stormwater management facilities shall be designed, permitted, and constructed in accordance with the requirements of Berkeley County and South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (SCDHEC – OCRM). Crossings of major drainage features shall further comply with FEMA requirements.

## **L. SANITARY SEWER AND DOMESTIC WATER UTILITY PLAN**

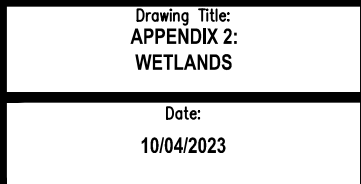
CWS and BCWS letters of intent stating their willingness and ability to serve the development are included as Appendix 8.



S:\413601.00\_Ancrum Road - Documents\1 Documents\Appendix 1 - Existing Features & Zoning.dwg, 9/7/2023, KGR00MS  
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF REVEER GROUP, LLC AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.









**STATEMENT OF MAINTENANCE OF THE  
DECLARATION OF COVENANTS AND RESTRICTIONS**

SC DHEC, Division of Site Assessment, Remediation and Revitalization  
Bureau of Land & Waste Management  
2600 Bull Street  
Columbia, SC 29201-1708

SITE NAME: SCA Charleston

SCDHEC File #20089

Property Tax Map Number(s): 242-00-03-053

Please complete the following questionnaire in accordance with the Declaration of Covenants and Restrictions (DCR) recorded with the County of Berkeley's Register of Deeds Office at deed book 2035 at page 58 as noticed in the Consent Agreement 95-07-HW between SC Services of South Carolina, Inc and the Department. Return this completed form to the Department every year by May 31<sup>st</sup>.

- Are you the current owner of the property who is responsible for maintaining the DCR?  
☒ Yes ☐ No If no, provide contact information for the new owner.
- Have all restrictions identified in the DCR been maintained? ☒ Yes ☐ No
- Have property conditions changed since the DCR completed that may affect the restrictions on the property? (Possible examples: a building has been removed, soil has been excavated, or property use has changed.) ☐ Yes ☒ No

If yes, provide a detailed account of any changes and attach to this statement.

- Describe the current property use: VACANT

- Has any environmental sampling or cleanup occurred on the property since May 31 of the previous year?  
☐ Yes ☒ No If yes, provide a detailed account and attach to this statement.
- Have any new potential sources of contamination been identified on the property?  
☐ Yes ☒ No If yes, provide a detailed account and attach to this statement.

Signature: Casdeell E. Singleton

Print Name: CASDELL E. SINGLETON

Title: CHAIR FINANCE Committee

Company: ORPHAN Aid SOCIETY, INC

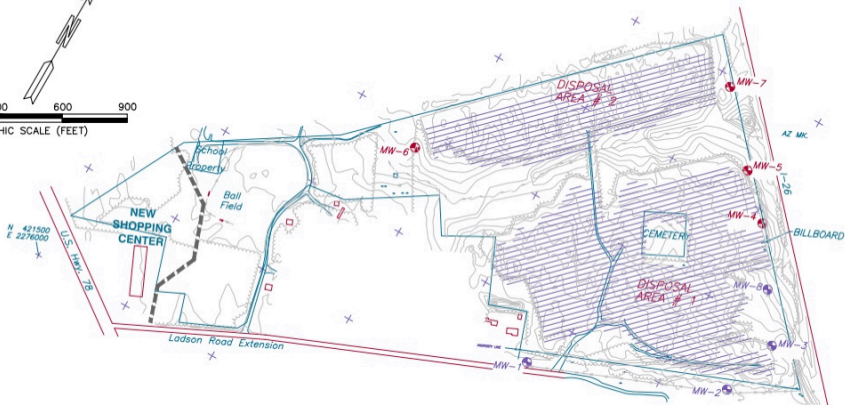
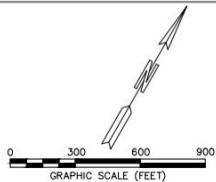
Mailing Address: 3923 AZALEA DR

City: NORTH CHARLESTON, SC Zip Code: 29405

E-mail Address: CSINGLETON@palmettocap.org

Phone Number: 843-460-4057 Date: 9/16/21

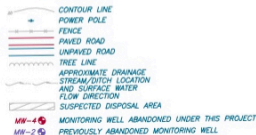
Return to: Sallie Williams, SCDHEC-LWM-SARR, 2600 Bull St., Columbia, SC 29201  
Email: williasw@dhec.sc.gov



#### NOTES:

1. THIS MAP WAS COMPILED BY PHOTOGRAMMETRIC METHODS USING A ZEISS C-120 STEREOPLOTTER FROM AERIAL PHOTOGRAPHY DATED OCTOBER 28, 1991.
2. VERTICAL CONTROL IS BASED ON NGVD 29 AND IS REFERENCED TO SCGS BENCHMARKS:  
VERTICAL 8 189 1958 - ELEV. = 45.26 FT.  
VERTICAL 8 201 1985 - ELEV. = 47.32 FT.
3. HORIZONTAL CONTROL IS BASED ON NAD 83 AND IS REFERENCED TO SCGS MONUMENT 008 059 SCGS AND ASIMUTH MARK 008 008 059 SCGS AS MK.
4. CONTOUR INTERVAL IS 2 FOOT.
5. THIS DRAWING AND INFORMATION PROVIDED BY AECOM. CEC IS NOT RESPONSIBLE FOR ANY ERRORS WITHIN AND HAS NOT FIELD VERIFIED ASBLUT FEATURES. THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY.

#### LEGEND



DRAWING TITLE: **FIGURE 2  
MONITORING WELLS ABANDONED**

PROJECT: **ABANDONMENTS  
CLOSED LADSON LANDFILL  
LADSON, SOUTH CAROLINA**

**CARLSON ENVIRONMEN  
CONSULTANTS, PC**

**33**

DATE: 10/10/00	BY: J. L. L. L. L. L.	SHEET: 2 OF 2
SCALE: 1" = 100'	DATE: 10/10/00	





**+/- 17.3 ac.**



## **Appendix 5: Covenants & Restrictions**

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 \*\*\*



Instrument #:	2015034427		
Receipt Number:	2765	Return To:	CASDELL E SINGLETON--NBSC
Recorded As:	RESTRICTIVE COVENANTS		151 MEETING STREET
Recorded On:	October 13, 2015		CHARLESTON, SC, 29401
Recorded At:	11:29:56 AM	Received From:	CASDELL E SINGLETON--NBSC
Recorded By:	HELEN SEXTON	Parties:	
Book/Page:	RB 2035: 58 - 68		Direct- ORPHAN AID SOCIETY INC
Total Pages:	11		Indirect- SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL AND WASTE

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

Recording Fee: \$16.00  
Tax Charge: \$0.00



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds



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 \*\*\*



Instrument #:	2015034427		
Receipt Number:	2765	Return To:	CASDELL E SINGLETON--NBSC
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Book/Page:	RB 2035: 58 - 68		Direct- ORPHAN AID SOCIETY INC
Total Pages:	11		Indirect- SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL AND WASTE

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

Recording Fee: \$16.00  
Tax Charge: \$0.00



*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

## DECLARATION OF COVENANTS AND RESTRICTIONS

## RECITALS

1. OAS hereby covenants for itself, its heirs, successors and assigns that the Property shall not be used for the following purposes without prior approval from the Department or its successor agency: residential,

agricultural, recreational, child day care facilities, schools, or elderly care facilities.

2. OAS covenants for itself, its heirs, successors and assigns that groundwater beneath the Property may not be used for drinking or irrigation purposes without prior approval from the Department or its successor agency.
3. OAS covenants for itself, its heirs, successors and assigns that the soil cap shall not be disturbed without prior approval from the Department or its successor agency.
4. OAS covenants for itself, its heirs, successors and assigns that the Department or its successor agencies, and all other parties performing response actions under the Department's oversight shall be provided reasonable access to inspect the property, to oversee the activities conducted on the property, or to take samples as may be necessary to enforce this Declaration.
5. The covenants and restrictions set forth herein shall run with the title to the Property and shall be binding upon OAS, its heirs, successors and assigns. OAS and its heirs, successors, and assigns shall include the following notice on all deeds, mortgages, plats, or any legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these covenants):

NOTICE: This Property Subject to Declaration of Covenants and Restrictions and any subsequent Amendments Recorded at \_\_\_\_\_

6. OAS, its heirs, successors and assigns shall submit to the Department a statement of maintenance of the covenants and restrictions as set forth above annually on May 31<sup>st</sup> of every year.
7. This Declaration shall remain in place until such time as the Department has made a written determination that the covenants and restrictions set forth herein are no longer necessary. This Declaration shall not be amended without the written consent of the Department or its successor agency.
8. This Declaration only applies to the Property expressly identified in Exhibit A and does not impair the Department's authority with respect to the Property or other real property under the control of OAS.

IN WITNESS WHEREOF, the Orphan Aid Society, Inc. has caused this instrument to be executed as of the date first above written.

Orphan Aid Society, Inc.

WITNESSES:

Cary Harris  
Rachel Potts

By: Casdeil Singleton  
CHAIR, FINANCE Committee  
(Name and Title)

STATE OF South Carolina )

COUNTY OF Berkelery )

**ACKNOWLEDGEMENT**

I, Shelley N. Johnson (Notary Public), do hereby certify that Casdeil Singleton, an authorized representative the Orphan Aid Society, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument, on behalf of the Orphan Aid Society, Inc.

Witness my hand and official seal this 30<sup>th</sup> day of September, 2015

Shelley N. Johnson  
Notary Public for South Carolina  
My Commission Expires: 11/25/23

IN WITNESS WHEREOF, the Department has caused this instrument to be executed as of the date first above written.

**SOUTH CAROLINA DEPARTMENT  
OF HEALTH AND ENVIRONMENTAL  
CONTROL**

WITNESSES:

Lauren H. Hoge  
R. Gary Stewart

By: Daphne G. Neel  
Daphne G. Neel, Chief  
Bureau of Land and Waste Management

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

**ACKNOWLEDGEMENT**

I, VERONICA F Kennedy (Notary Public), do hereby certify that Daphne G. Neel, Chief, Bureau of Land and Waste Management, South Carolina Department of Health and Environmental Control, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3<sup>rd</sup> day of April, 2014.

Veronica F Kennedy  
Notary Public for South Carolina  
My Commission Expires April 9, 2017

0049414 Bk: 1505 Pg: 0304

129998(F acid radson d in deed)

FILED, RECORDED, INDEXED  
12/14/198 01:01:05PM  
Rec Fee: 10.00 St Fee: 5.25  
Co Fee: 21.70 Taxes: 4  
Issued to: GUILLOT A and M  
Register of Deeds Berkeley Co. SC  
JAMES B. FORTA

GRANTEE'S ADDRESS: 4401 Piggly Wiggly Drive  
Charleston, SC 29405

STATE OF SOUTH CAROLINA )  
 ) DEED  
COUNTY OF BERKELEY )

KNOW ALL MEN BY THESE PRESENTS, that THE ORPHAN AID SOCIETY, a/k/a Daniel Jenkins Institute for Children ("Grantor"), for and in consideration of the sum of Five Dollars (\$5.00) and other valuable consideration, to it paid by A-C DEVELOPMENT CLUB, LLC, a South Carolina limited liability company ("Grantee"), the receipt of which is hereby acknowledged, subject to the conditions, matters, and/or reservations herein set forth, if any, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Grantee, the following described property:

That certain tract of land situate in Berkeley County, South Carolina, being shown and designated as Parcel "B" containing 4.6244 acres, on Combination Survey Prepared for A-C Development Club by A&S of Columbia, Inc. dated December 8, 1998, recorded in the Office of the Register of Deeds for Berkeley County in Plat Book N at page 368 (the failure to record said plat or to insert the recording data herein shall not affect the validity hereof), said plat being incorporated herein by reference, said property being more particularly described as follows:

To find the Point of Beginning, commence at a concrete monument at the northern intersection of the rights-of-way of Ancrum Drive and U.S. Highway No. 78 and run along the northeastern margin of the right-of-way of U.S. Highway No. 78 N44°43'30"W - 527.79 feet to a rebar; thence turn and run along the common boundary line of Parcel "A" and Parcel "D" N37°18'50"E - 21.15 feet to a rebar marking the southernmost corner of the subject property, which is the POINT OF BEGINNING. Thence from the POINT OF BEGINNING running along Parcel "A" N37°18'50"E - 715.40 feet to a pinch top; thence turning and running along property of Heirs of Georgia Meod N67°47'25"E - 14.59 feet to a rebar; thence turning and running along property of New Bible Way Church from rebar to rebar as follows: S00°02'40"E - 136.30 feet; N77°18'15"E - 142.00 feet; thence turning

-1-

RECEIVED  
BERKELEY COUNTY  
ASSESSOR'S OFFICE  
Date DEC 21 1998

(9)

0049414 BK: 1505 Pg: 0305

and running along property of Jenkins Orphan Aid Society S05°44'05"E - 525.37 feet to a rebar; thence turning and running along property of AME Church S80°21'35"W - 168.00 feet to a rebar; thence turning and running along Parcel "C" as follows: N09°38'25"W - 149.95 feet to a pinch top; S81°34'05"W - 452.45 feet to the POINT OF BEGINNING; together with all gores and strips of land lying between the boundaries shown on the aforementioned plat and the lands of others.

DERIVATION: This being a portion of the property conveyed to The Orphan Aid Society by J. Adger Smyth doing business as Smyth & Adger by deed dated January 11, 1894, recorded in the Office of the Register of Deeds for Berkeley County on July 19, 1894, in Book A-10 at page 289.

TMS #242-00-03-053

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

THIS CONVEYANCE is made subject to restrictions of record, rights-of-way for public roads providing access to the property, and general utility easements servicing the property, if any.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its successors and assigns forever.

AND Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against itself and its successors and assigns, and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS Grantor's hand and seal this 10 day of December, 1998.

WITNESSES:

THE ORPHAN AID SOCIETY, a/k/a Daniel Jenkins  
Institute for Children

*W. Grant Smith*  
*Elizabeth Williams*

By: *Alma R. Latten* (SEAL)  
Print Name: *Alma R. Latten*  
Title: *President*

0045414 BP: 1505 Pg: 0306

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

I, N. Steven Steinert, a Notary Public of the county and state aforesaid, do hereby certify that Alma Latten personally appeared before me this day and acknowledged that s/he is the President of THE ORPHAN AID SOCIETY, a/k/a Daniel Jenkins Institute for Children, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name.

Witness my hand and seal this 10 day of December, 1998.

[notarial seal]

N. Steven Steinert  
Notary Public  
My commission expires: July 10, 2016



STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

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 on U.S. Highway No. 78 bearing Berkeley County Tax Map Number 242-00-03-053 was transferred by The Orphan Aid Society, a/k/a Daniel Jenkins Institute for Children to A-C Development Club, LLC on December 10, 1998.
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) ☐ exempt from the deed recording fee because: \_\_\_\_\_
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 \$196,854.00.
- (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 ☒ 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. 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: 196,854.00
- (b) ☐ Place the amount listed in item 5 above here: 0.00
- (c) ☐ Subtract Line 6(b) from Line 6(a) and place result here: 196,854.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$728.90.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for Grantee
9. I understand that a person required to furnish this Affidavit who wilfully 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.

 (SEAL)  
Notary Public  
My commission expires: 1-26-07

Joe E. Gottlieb, attorney for Grantee



## Berkeley County GIS Online Mapping

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.

Wednesday, April 30, 2014



RB 2035: 67

## Exhibit A

The certain tract of land situated in Berkeley County, South Carolina, being shown and designated as Parcel "B" containing 4.6244 acres, on Combination Survey Prepared for A-C Development Club by A&S of Columbia, Inc. dated December 8, 1998, recorded in the Office of the Register of Deeds for Berkeley County in Plat Book N at page 368 (the failure to record said plat or to insert the recording data herein shall not affect the validity hereof), said plat being incorporated herein by reference, said property being more particularly described as follows:

To find the Point of Beginning, commence at a concrete monument at the northern intersection of the rights-of-way of Ancrum Drive and US Highway 78 and run along the northeastern margin of the right-of-way of US Highway 78 N44°43'30"W – 527.79 feet to a rebar: thence turn and run along the common boundary line of Parcel "A" and Parcel "D" N37° 18'50"E – 21.14 feet to a rebar marking the southernmost corner of the subject property, which is the POINT OF BEGINNING. Thence from the POINT OF BEGINNING running along Parcel "A" N 37° 18'50"E – 715.40 feet to a pinch top; thence turning and running along property of Heirs of Georgia Mood N67°47'25"E – 14.59 feet to a rebar: thence turning and running along property of New Bible Way Church from rebar to rebar as follows S00° 02'40"E – 136.30 feet: N77° 18'15"E – 142.00 feet: thence turning and running along property of Jenkins Orphan Aid Society S05° 44'05"E – 525.37 feet to a rebar; thence turning and running along property of AME Church S80° 21'35"W – 168.00 feet to a rebar; thence turning and running along Parcel "C" as follows: N09° 38'25"W – 149.95 feet to a pinch top; S81° 34'05"W – 452.45 feet to the POINT OF BEGINNING; together with all gores and strips of land lying between the boundaries shown on the aforementioned plat and the lands of others.

DERIVATION: This beginning a portion of the property conveyed to The Orphan Aid Society by J. Adger Smyth doing business as Smyth & Adger by deed dated January 11, 1894, recorded in the Office of the Register of Deeds for Berkeley County on July 19, 1894, in Book A-10 at page 289.

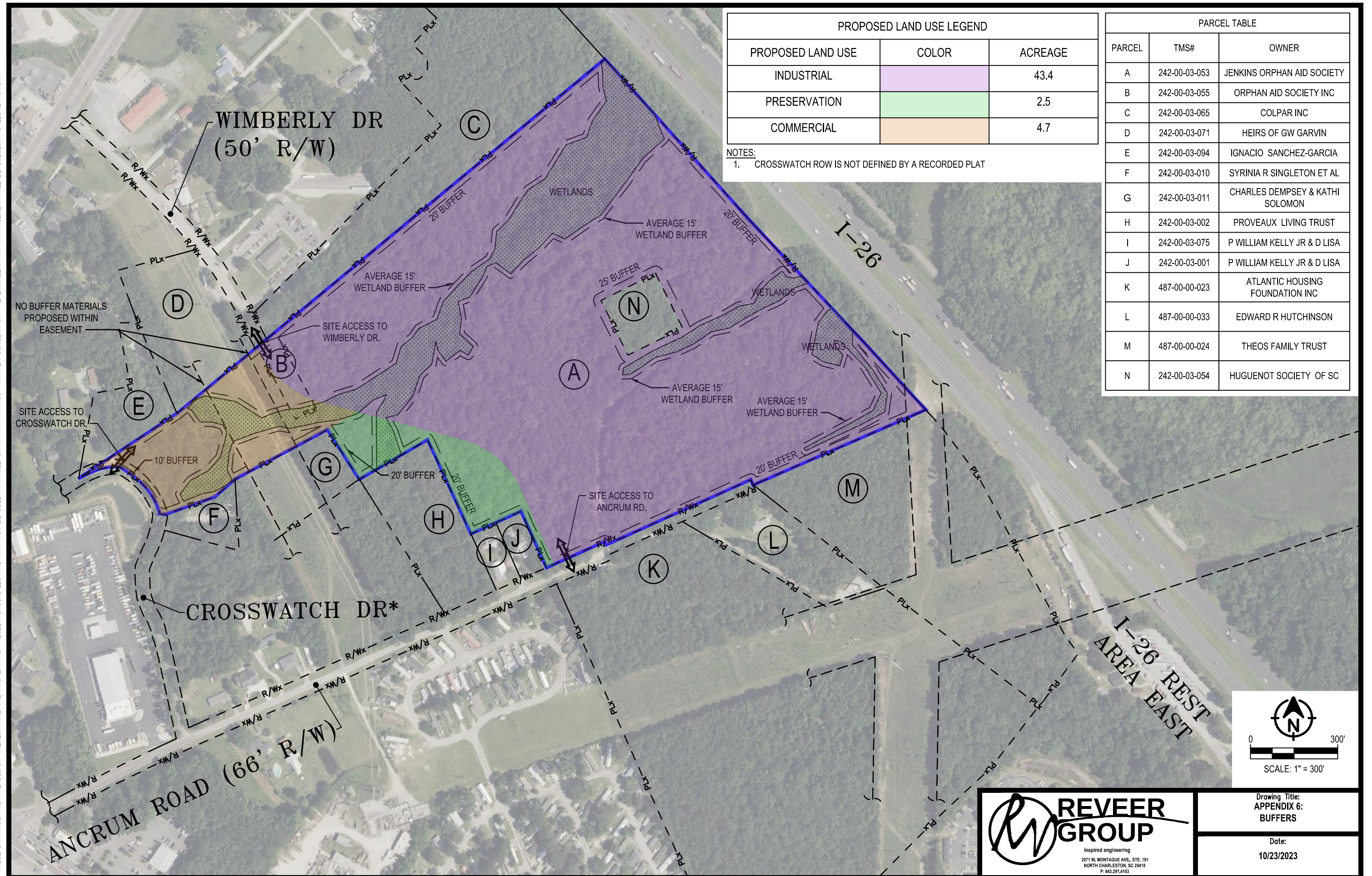
TMS #242-00-03-053







S:\413601.00\_Ancrum Road - Documents\1 Documents\10/23/2023, KGR00MS  
PDD\CAD\Appendix 6 - Buffers.dwg, 10/23/2023, KGR00MS



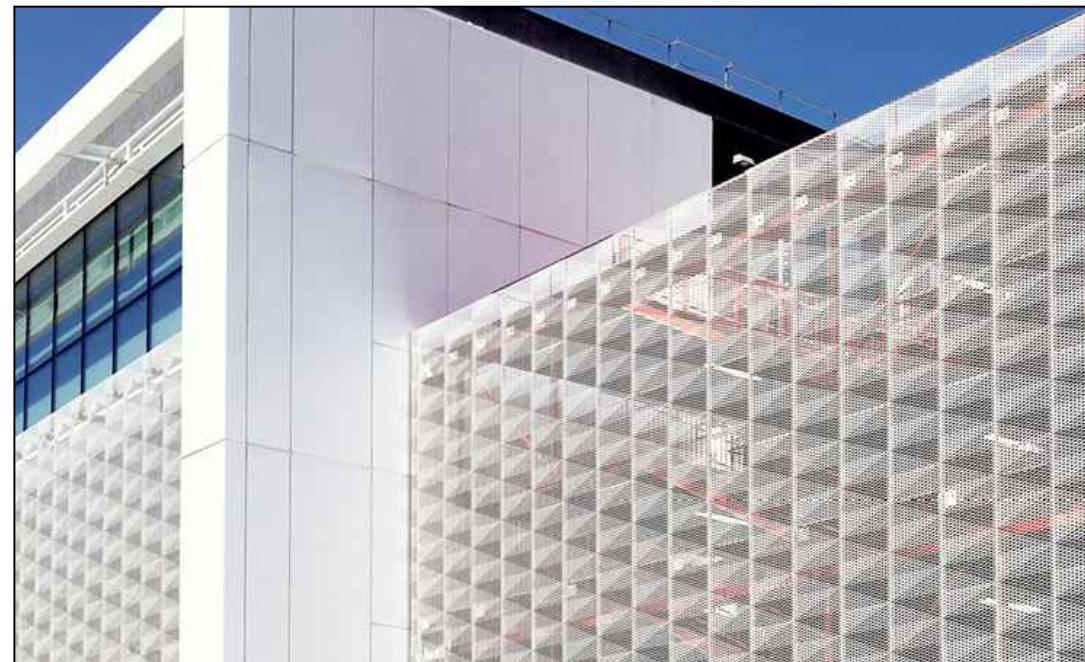




## INTEGRATED METAL PANEL EXAMPLE #1



## INTEGRATED METAL PANEL EXAMPLE #2



### INTEGRATED METAL PANEL EXAMPLE #3



### INTEGRATED METAL PANEL EXAMPLE #4



Drawing Title:  
**APPENDIX 7:  
BUILDING MATERIALS**

Date:  
10/23/2023



PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)

(843) 727-6800  
[www.charlestonwater.com](http://www.charlestonwater.com)

#### Board of Commissioners

Thomas B. Pritchard, Chairman  
Kathleen G. Wilson, Vice Chairman  
William E. Koopman, Jr., Commissioner  
Mayor John J. Tecklenburg (Ex-Officio)  
City Councilmember Perry K. Waring (Ex-Officio)

#### Officers

Mark Cline, P.E., Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Russell Huggins, P.E., Capital Projects Officer  
Paul Hanson, Chief Information Officer  
Baker Mordecai, P.E., Chief Operating Officer

July 6, 2023

Kyle Grooms  
Reveer Group  
[kgrooms@reveergroup.com](mailto:kgrooms@reveergroup.com)

Water Availability to 487-00-00-024, 242-00-03-053, 055  
General Business and Industrial Development

This letter is to certify our willingness and ability to provide water service to the above referenced property in Charleston County, South Carolina. CWS currently has an existing 8" water main in a dedicated CWS easement along a portion of the property line of TMS 487-00-00-024 and a 6" water main in the ROW of Crosswatch Drive. There is also an existing 24" water main at the intersection of Ancrum Drive and Hwy 78 which can be extended to serve the new development.

It will be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve the site with domestic water/fire flow and not negatively impact the existing developments or infrastructure. Any extensions or modifications to the infrastructure will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water system. This letter does not reserve capacity in the Charleston Water System infrastructure, and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens". The signature is written in a cursive style and is positioned above a faint, rectangular stamp.

Lydia Owens  
New Development Program Manager  
Charleston Water System





212 Oakley Plantation Dr.  
 Moncks Corner, SC 29461  
[bcws.berkeleycountysc.gov](http://bcws.berkeleycountysc.gov)

July 13, 2023

Kyle Grooms  
 2971 W Montague Ave Ste 101  
 North Charleston, SC 29418

Re: Application for Sewer Service, TMS # 242-00-03-055; XXX Ancrum Rd.

Dear Customer:

We have on hand your commercial application for sewer service. At this time, sewer is not available to the above location. You will need an engineered sewer extension that is approved by BCWS.

If you have any questions, please contact our Engineering Department at (843) 719-2314 or you may email [bcws.eng@berkeleycountysc.gov](mailto:bcws.eng@berkeleycountysc.gov).

Sincerely,



**Taps Department**

BCWS Billing: Taps

T: 843-719-2644

[taps@berkeleycountysc.gov](mailto:taps@berkeleycountysc.gov)

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

**BERKELEY**  
 COUNTY  
 SOUTH CAROLINA

212 Oakley Plantation Dr Moncks Corner, SC 29461







212 Oakley Plantation Dr  
 Moncks Corner SC 29461  
[bcws.berkeleycountysc.gov](http://bcws.berkeleycountysc.gov)

July 13, 2023

Kyle Grooms  
 2971 W Montague Ave Ste 101  
 North Charleston, SC 29418

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Sincerely,



**Taps Department**

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[taps@berkeleycountysc.gov](mailto:taps@berkeleycountysc.gov)

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

**BERKELEY**  
 COUNTY  
 SOUTH CAROLINA



212 Oakley Plantation Dr Moncks Corner, SC 29461



## BERKELEY COUNTY WATER & SANITATION

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

9/11/2023

Kyle Grooms, PE  
Reveer Group, LLC  
2971 W. Montague Avenue  
North Charleston, SC 29418

RE: TMS # 242-00-03-055 & 2420003053

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

Dear Mr. Grooms:

We have received a request for sewer availability to serve four (4) commercial buildings within a 54 acre development on the above referenced parcels. Sewer is available to this parcel via an on-site 8" gravity system. However, any necessary extensions and/or upgrades to our systems in order to provide the required service to the said development on the above referenced parcel would be the sole responsibility of and cost to the developer. The wastewater treatment plant that would treat the wastewater generated by the development currently has capacity.

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

Sincerely,

**Ryan Gatlin**  
Engineering Manager



# 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

A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) FUTURE LAND USE MAP TO INCLUDE TMS# 242-00-03-053 AND TMS# 242-00-03-055 INTO THE CITY OF GOOSE CREEK.

## Background Summary

Staff recommends approval of this Resolution to amend the Comprehensive Plan (2021) Future Land Use Map.

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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

PLANNING COMMISSION RESOLUTION TO RECOMMEND TO CITY COUNCIL THE  
AMENDMENT OF THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) FUTURE LAND USE MAP  
TO INCLUDE TMS# 242-00-03-053 AND TMS# 242-00-03-055 INTO THE CITY OF GOOSE CREEK.

WHEREAS, the Planning Commission, composed of members of the public, guided the creation of the Comprehensive Plan in 2020-21; and

WHEREAS, the City of Goose Creek and community at large recognize the value of planning for future development and growth; and,

WHEREAS, City Council approved Ordinance No.: 2021-010 on May 11th, 2021 adopting the City of Goose Creek Comprehensive Plan (2021) in accordance with the South Carolina Comprehensive Planning Act of 1994 (Title 6, Chapter 29 of the SC Code); and,

WHEREAS, TMS# 242-00-03-053 and TMS# 242-00-03-055 filed for petition October 4, 2023 and was not included in the Comprehensive Plan (2021) Land Use Plan adopted by City Council, and shall be assigned the designated future land use classifications of Employment Center, and the Future Land Use Map shall be amended accordingly; and,

WHEREAS, the City of Goose Creek Planning Commission has provided input and recommendations in response to the public input and findings.

WHEREAS, this process is in conformance with State of South Carolina enabling legislation, SC Code Title 6, Chapter 29 and meets all requirements of Article 3, Sections 6-29-510, 520, 530, and 540; and;

NOW, BE IT RESOLVED by the City of Goose Creek Planning Commission this, the 7th day of November, 2023, that the property to be annexed at TMS# 242-00-03-053 and TMS# 242-00-03-055, be assigned the designated future land use classifications of Employment Center, and the Future Land Use Map be amended accordingly, along with all the maps and policies contained therein is recommended for adoption to City Council.

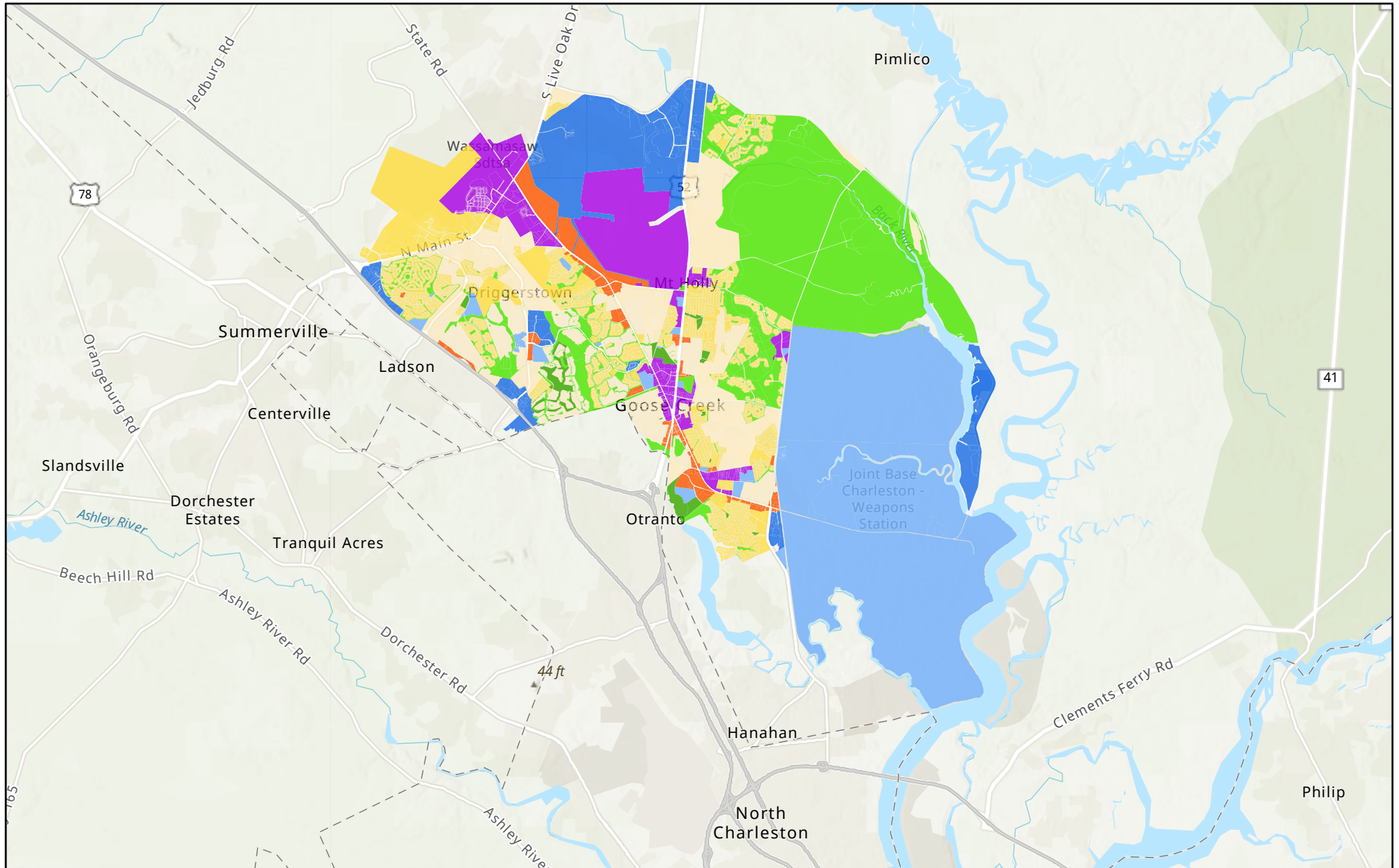
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Planning Commission Chair

---

Date

# Future Land Use Map\_Proposed Amendment



10/4/2023

FutureLandUse\_GooseCreek

Moderate-Density Residential

Low-Density Residential

Village Node Mixed Use

Conservation/Recreation

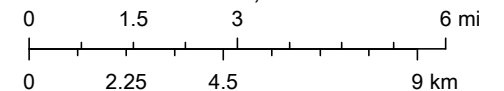
Commercial District

Employment Center

Institutional

Park

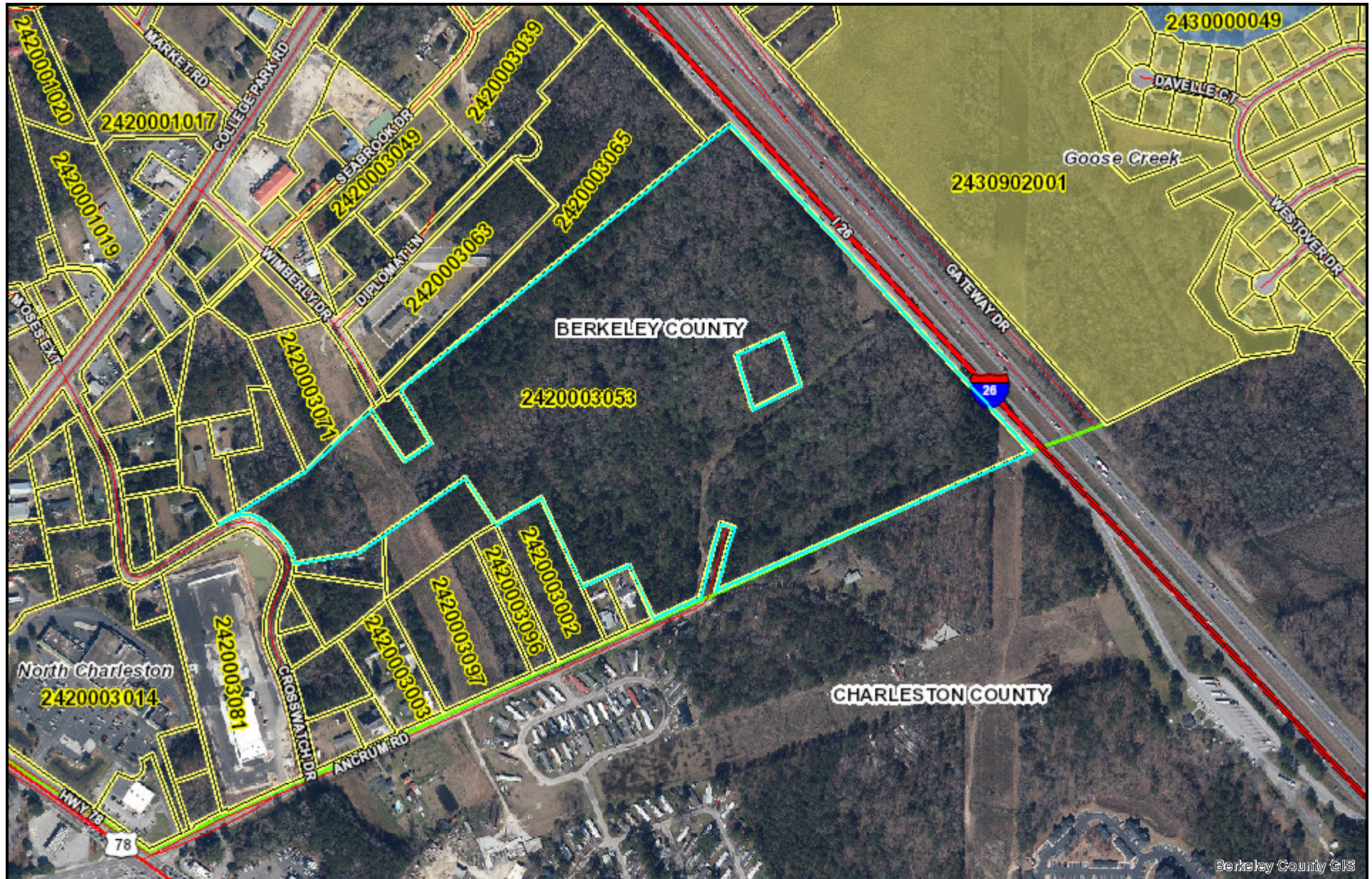
1:208,727



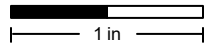
Esri, NASA, NGA, USGS, Charleston County GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



# Berkeley County GIS Online Mapping



1 inch = 500 feet



Date: 10/4/2023

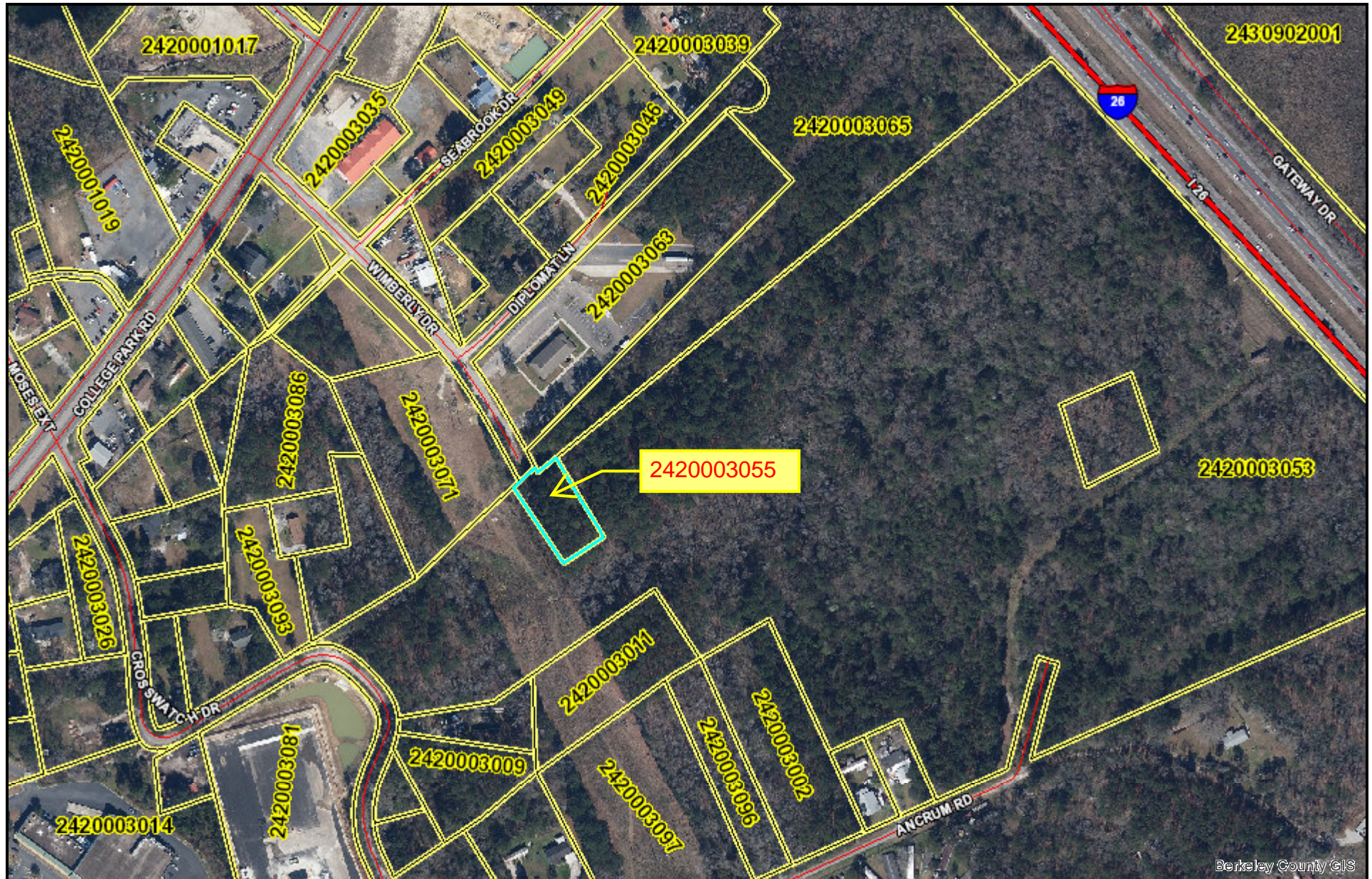
Berkeley County GIS



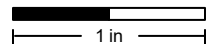
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# Berkeley County GIS Online Mapping



1 inch = 333 feet



Date: 11/2/2023

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.



## EMPLOYMENT DISTRICT



508 City of Sonoma Creek Comprehensive Plan

### Overview

The Employment District promotes economic development opportunities within Sonoma Creek and its surrounding areas. The Employment Districts are located along or close to major transportation corridors and existing freight rail lines. These areas are ideal locations for professional office or business parks that can house a variety of uses. Industrial operations providing employment opportunities for area residents are encouraged in this area. Also encouraged are supportive uses like retail and office commercial to serve employees and fulfill complementary needs. Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping should be sensitive to the natural features of the site, including views.

### Land Uses and Development Types

- Commercial retail offices, restaurants, etc.
- Service retail (books, gifts, etc.)
- Consumer-facing office (banks, real estate, etc.)
- Professional office (medical, legal, etc.)

- Office / business parks
- Co-working spaces
- Light industrial
- Manufacturing
- Utilities
- Warehouses and storage

### Implementation Measures

- State and Federal economic development programs to promote tax incentives
- Tax/administrative incentives for new businesses/investors
- Tax/administrative incentives for clean industry
- Impose some restrictions of uses such as used car lots, gas stations, contractor yards, vehicle storage, etc.
- Buffering and screening between industrial developments and existing residential neighborhoods
- Marketing geared toward potential employers
- Impact fees



City of Sonoma Creek Comprehensive Plan 509



# 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 FOR PARCEL TMS# 235-00-00-049

## Background Summary

REQUESTING PLANNING COMMISSION APPROVAL OF THE FOLLOWING STREET NAMES:

- PAYTON CIRCLE
- SPIVEY CIRCLE
- HENRY STATION CIRCLE
- HYDE CIRCLE
- TRIBUTARY CIRCLE

## 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

STREET NAME APPROVAL FOR PARCEL TMS# 234-08-00-018 (CENTRAL CREEK)

## Background Summary

REQUESTING PLANNING COMMISSION APPROVAL OF THE FOLLOWING STREET NAMES:

- CENTRAL CREEK DRIVE
- OLD CREEK COURT

## 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

STREET NAME APPROVAL FOR PARCEL TMS# 244-09-02-008 (AVALON POINT)

## Background Summary

REQUESTING PLANNING COMMISSION APPROVAL OF THE FOLLOWING STREET NAMES:

- STONE CREST DRIVE
- VALOR DRIVE
- FINSTER ALLEY
- GRETELS ALLEY

## Financial Impact

## Impact if denied

## Impact if approved

Department Head:

City Administrator:

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

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