

# Golden Grove

Planned Development District  
Guidelines & Statement of Intent

Presented to:

**The Town of Ravenel**

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# I. PLANNED DEVELOPMENT DISTRICT REQUIREMENTS

## A. General Conditions Compliance & Subject Properties

This document is presented in support of the Applicant’s request for consideration and approval for an assemblage of properties to be rezoned under the Planned Development District (PD) guidelines for the Town of Ravenel and as an amendment to the zoning ordinance. The proposed Planned Development District is to be named *Golden Grove*.

The subject properties offered for consideration with this rezoning application may be considered for rezoning to a Planned Development District because the Applicant seeks variations to the site, dimensional standards, and other requirements of the Town’s zoning ordinance and more than one principal land use is proposed for the properties.

The following is a comprehensive list of properties (the ‘Properties’) to be considered with this rezoning application for inclusion in the proposed *Golden Grove Planned Development District*:

<b><u>Subject Tax Map Parcels</u></b>	
<b>Tax Map Parcel ID:</b>	<b>175-00-00-049</b>
Owner:	Golden Grove, LLC
Parcel Address:	Old Jacksonboro Rd
Existing Land Use:	Vacant
Existing Zoning:	FBZD-1 (Charleston County)
<b>Tax Map Parcel ID:</b>	<b>186-00-00-062</b>
Owner:	Golden Grove, LLC
Parcel Address:	Old Jacksonboro Rd
Existing Land Use:	Vacant
Existing Zoning:	FBZD-1 (Charleston County)
<b>Tax Map Parcel ID:</b>	<b>175-00-00-052</b>
Owner:	Golden Grove, LLC
Parcel Address:	Old Jacksonboro Rd
Existing Land Use:	Vacant
Existing Zoning:	FBZD-1 (Charleston County)
<b>Tax Map Parcel ID:</b>	<b>168-00-00-023</b>
Owner:	Golden Grove, LLC
Parcel Address:	Old Jacksonboro Rd
Existing Land Use:	Vacant
Existing Zoning:	FBZD-1 (Charleston County)
<b>Tax Map Parcel ID:</b>	<b>168-00-00-001</b>
Owner:	Golden Grove, LLC
Parcel Address:	US Hwy 17
Existing Land Use:	Vacant
Existing Zoning:	AGR (Charleston County)

<b>Tax Map Parcel ID:</b>	<b>168-00-00-035</b>
Owner:	Town of Ravenel
Parcel Address:	US Hwy 17
Existing Land Use:	Vacant
Existing Zoning:	AGR (Charleston County)

## B. Minimum Requirements Compliance

### *Minimum Requirements for Consideration & Required Conditions*

#### (1) Statement of Intent

The proposed Golden Grove Planned Development District (GGPDD) is intended to incorporate three (3) principal land uses:

##### 1. Residential Land Bay

This section of the GGPDD incorporates the following TMS numbers of the previously referenced Properties:

(Owner) Golden Grove LLC: portions of 168-00-00-023 and 175-00-00-052

The maximum number and type of units proposed for the Residential Land Bay is 381 single-family detached dwelling units.

The Residential Land Bay of the GGPDD is intended to provide an attainable housing option, presenting a unique product offering and community lifestyle for current and future Town of Ravenel home buyers. It is anticipated to be constructed in phasing sequences that will allow for a sufficient inventory of lots to keep pace with lot sales. Only single-family detached dwelling units are intended for the Residential Land Bay, including open spaces, and utility areas designed to support the development of a functional single-family neighborhood. The developer may opt to add ponds for stormwater detention or community open space enhancement.

Site development of the first phases is anticipated to begin in 2021 with first homes available January 2022. This will be followed by an approximate 5-year estimated buildout period projected for 2026.

Please also reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

### Residential Land Bay Summary

Proposed Land Use:	Residential
Tax Map Parcels:	Portions of 175-00-00-052 and 168-00-00-023
Proposed Zoning:	PD, Planned Development
Total Wetlands:	2.92 acres
Total Disturbed Wetlands:	0.00 acres
Total Land Bay Area:	120.48 acres
Total Proposed Units:	381 units
Proposed Density:	3 DU / Acre (381 units / 120.48 acres)
Proposed Peak Housing Density:	10 DU / Acre (50 units / 5 acres)
<u>Minimum Setbacks</u>	
Front	20'
Side	5'
Rear	20'
<u>Proposed Lot Sizes</u>	
4,500 SF (45' x 100')	50
5,500 SF (55' x 100')	35
6,000 SF (50' x 120')	184
7,500 SF (60' x 125')	112

## 2. Commercial Land Bay

This section of the GGPDD incorporates the following TMS numbers of the previously referenced Properties:

(Owner) Golden Grove LLC: 168-00-00-001 and portion of 175-00-00-052

(Owner) Town of Ravenel: 168-00-00-035

The Commercial Land Bay of the GGPDD is intended to provide an example conceptual plan for a potential commercial center for the proposed GGPDD as well as the surrounding community. The conceptual layout allocates an overall estimated 336,810 +/- SF of proposed commercial space. While intended for illustrative purposes only, the layout provides scale context for the extent of developable area available for future commercial

development. The Commercial Land Bay is not currently intended for development until there is sufficient market demand established to support feasibility.

Please also reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

<b><u>Example: Conceptual Commercial Land Bay Summary</u></b>	
Proposed Land Use:	Commercial
Tax Map Parcels:	168-00-00-001, 168-00-00-035, portion of 175-00-00-052
Proposed Zoning:	PD, Planned Development
Total Wetlands:	10.82 acres
Total Disturbed Wetlands:	9.08 acres
Total Land Bay Area:	50.69 acres
Example Bay A	
Day Care	12,025 SF
Medical Office/Office	<u>36,540 SF</u>
	Total: 48,565 SF
Example Bay B	
C-Store	6,000 SF
Tire	9,000 SF
Retail	15,000 SF
Bank	<u>4,800 SF</u>
	Total: 34,800 SF
Example Bay C	
Inline Retail	48,209 SF
Pharmacy	17,732 SF
Grocery	<u>46,950 SF</u>
	Total: 112,891 SF
Example Bay D	
Restaurants	26,642 SF
Inline Retail	<u>29,400 SF</u>
	Total: 56,042 SF
Example Bay E	
Retail	Total: 84,512 SF
<b>Total Commercial SF</b>	<b>±336,810 SF</b>

### 3. Resource Extraction Land Bay

This section of the GGPDD incorporates the following TMS numbers of the previously referenced Properties:

(Owner) Golden Grove LLC: 175-00-00-049, 186-00-00-062 and portion of 168-00-00-023

The Resource Extraction Land Bay of the GGPDD is permitted under SCDHEC Mine Operating Permit (Permit No. I-002257), effective as of May 12, 2020. The Mine Operating Permit grants coverage for a total of 249 acres of property. The operation is used for

mining topsoil and fill dirt for the region's building/construction needs. The Golden Grove Mine operational boundary is intended to provide for any additional planned mine site expansions and to serve as the project limits for the life of the mine operation. The surrounding land adjacent to the mine's operational boundary is currently managed for silviculture and wildlife. A copy of the SCDHEC Mine Operating Permit (Permit No. I-002257) has been included in the Appendix (see Appendix Item 2).

In the future, upon completion of the mining operation, the excavated areas that result from resource extraction will be reclaimed for lakes and/or future stormwater management needs for low-density residential development. The land surrounding the future lakes and ponds that comprise the remainder of the Resource Extraction Land Bay will be converted for residential development. The intended single-family detached residential design is planned to accommodate relatively low density lots for residents seeking a more rural community setting. While the current plan is to transition from resource extraction operations to residential development, the developer retains the option for the lands to be used for commercial purposes in accordance with the approved Table of Permitted Uses as included in the Appendix (see Appendix Item 1).

The number of units allowed for future residential development within the Resource Extraction Land Bay shall be defined by a unit calculation based on net developable acreage (gross acreage less ponds and public right-of-way) with a minimum lot size of 0.5 acres.

Areas within this land bay will be set aside for existing hunting, fishing, and target shooting rights, which shall be preserved for the foreseeable future. The lake resulting from resource extraction operations is intended to enhance the value of the land and serve as an aesthetic and recreational asset for the residential community and for the benefit of all future residents. Additionally, spaces to accommodate wedding and event venues shall be allocated within the Resource Extraction Land Bay once that section of the lake is complete and has been released by SCDHEC.

Please also reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

<b><u>Resource Extraction Land Bay Summary</u></b>	
Proposed Land Use:	Resource Extraction
Tax Map Parcels:	175-00-00-049, 186-00-00-062, portion of 168-00-00-023
Proposed Zoning:	PD, Planned Development
Mine Segment 1 Affected Area:	17 acres (Permitted)
Future Mine Segments 2 – 8:	232 acres (Permitted)
Total Mine Permitted Area:	± 249 acres
Total Land Bay Area:	426.47 acres

## (2) Statement on Exceptions/Variations to the Town of Ravenel Zoning Ordinance

The current base district zoning standards provided within the Town of Ravenel Zoning Code do not support the proposed planned development given the uniqueness and adjacency of the three intended principal land uses that comprise the GGPDD. Therefore, the Applicant is requesting variations to design and dimensional requirements to ensure the feasibility of the planned development district.

It is the intent of the Developer (for both the Residential and Resource Extraction Land Bays) to integrate the nature of small-lot residential clustering to minimize the development footprint and to maximize the preservation of the inherent natural features of the Properties, thus also capitalizing on increased opportunities for open space. Since small-lot residential clustering is not currently addressed within the GGPDD for the Resource Extraction Land Bay, the Developer will apply to the Town to modify the GGPDD if/when it is deemed appropriate.

## (3) Minimum District Size

The GGPDD incorporates a total of approximately 600 acres and, therefore, meets the minimum required condition that the site must contain not less than five acres per Section 2.6.15 of the Town of Ravenel Zoning Code.

## (4) Minimum Boundary Width

The Properties associated with the GGPDD meet the required condition that the minimum width between any two opposite boundary lines is 200 feet as per Section 2.6.15 of the Town of Ravenel Zoning Code.

## (5) No Flag Lots Created

The Properties associated with the GGPDD are not flag lots, and no flag lots will be created in the GGPDD.

## (6) Site Access

The GGPDD adjoins and has direct access to publicly maintained roadways having a right-of-way of [at least] 50 feet.

## (7) Principal Land Uses

There are three principal land uses that comprise the proposed GGPDD: residential, commercial, and resource extraction. The minimum required condition that more than one principal land use is proposed for the project has been met as per the Town of Ravenel Zoning Code (Section 2.6.15).

## II. PUBLIC INFRASTRUCTURE & UTILITIES

The GGPDD has access to public infrastructure systems, including roads, potable water, and stormwater drainage. Confirmation of preliminary review and coordination for public services is detailed in the following section.

### A. Access

Primary access and main entry to the GGPDD is intended along US Highway 17 (Savannah Highway), which is maintained by SCDOT. The new proposed entrance is approximately 0.3 miles



(1,650 LF) west of the intersection at New Road. A potential secondary entrance along US Highway 17 is also currently shown within the Residential Land Bay. Perimeter access roads include New Road and Old Jacksonboro Road (S-10-1332), which are both locally maintained. Entrances along New Road and Old Jacksonboro Road are not proposed at this time; however, both roads could serve to provide additional points of access in the future.

Confirmation of preliminary coordination with SCDOT has been provided by JuLeigh Fleming, SCDOT District Permit Engineer (dated October 23, 2020), indicating no objections to the proposed project. A copy of this confirmation of preliminary coordination with SCDOT has been included in the Appendix (see Appendix Item 3). A formal traffic study was completed by Stantec for the GGPDD. A copy of the completed Traffic Impact Analysis (TIA) was submitted to SCDOT for review on December 21, 2020, and Josh Johnson, SCDOT Traffic Engineer, provided acceptance of the TIA on February 8, 2021. A copy of the final, stamped TIA along with documentation of coordination for SCDOT acceptance has been provided in the Appendix (see Appendix Items 4 and 5) for Town of Ravenel review.

A proposed Pedestrian and Bicycle Circulation Plan has been included in the Master Development Plan (Sheet C103). The proposed internal trail system is planned to connect to the intended Spring Grove trail system as shown in Map Number 1.1.5 ("75% Acreage & Trails Map") from the *Spring Grove Form District Master Plan*, dated November 19, 2015.

A detailed Thoroughfare Plan has also been included in the Master Development Plan (Sheet C200). This plan shows a design layout for three (3) proposed roadway sections planned within the GGPDD:

1. A 45' right-of-way intended for residential access only
2. A 60' right-of-way intended for general community access
3. A 70' right-of-way intended for use as a primary spine road and main community access

## B. Water

Potable water is available to the GGPDD and will be provided by Charleston Water System (CWS) since the Properties are located within the CWS Water Service Area. A 16" ductile iron water main exists along New Road adjacent to the GGPDD that can be used to provide water service. A letter confirming willingness and ability to provide water service has been provided by CWS, dated November 9, 2020. Copies of this letter and a map of the CWS water utility infrastructure surrounding the GGPDD have been included in the Appendix (see Appendix Items 6 and 7). Please refer also to the Utility Plan included in the Master Development Plan (Sheet C300).

## C. Sewer

Sewer service is not currently available to the GGPDD. The Town of Ravenel, through the Golden Grove Development Agreement by and between Golden Grove, LLC, and the Town of Ravenel, has committed to providing sewer service to the GGPDD simultaneous with annexation. The proposed design includes an offsite sewer main extension intended to connect to the existing Town of Ravenel commercial sewer system. The proposed offsite sewer main extension is approximately 812 LF. Please refer also to the Utility Plan included in the Master Development Plan (Sheet C300).

Sewer requirements have been estimated for the Residential Land Bay. Per SCDHEC's §61-67, Appendix A, Unit Contributory Loadings to All Domestic Wastewater Treatment Facilities, the residential sewer requirements are calculated at 300 Gallons Per Day (GPD) per residential lot/unit. A total of 381 lots/units are proposed, resulting in a total of 114,300 GPD, or 381 ERU, for the residential portion. The residential calculations are provided in the GPD calculation sheet in the Appendix (see Appendix Item 8).

#### D. Stormwater

Stormwater runoff generated by the proposed project will be treated onsite for both quantity and quality through a series of stormwater management ponds and other onsite BMP's. Post-development peak discharge rates will be less than or equal to pre-development rates per the standards required by Charleston County in the *Stormwater Program Permitting Standards and Procedures Manual*. In order to better mimic the natural hydrology and improve stormwater flows, the proposed Stormwater Management Plan (please reference Master Development Plan, Sheet C400) presents residential lots smaller than traditional *Residential Three District (R-3)* standards. Stormwater ponds are proposed to be located adjacent to the existing wetlands to capture a majority of runoff generated within the Properties. The series of stormwater ponds will have multiple outfalls, which will help diffuse stormwater throughout the adjacent wetlands to emulate the pre-development drainage patterns. Stormwater culverts will be installed to allow offsite drainage to flow through existing streams, maintaining existing drainage patterns, to prevent adverse impacts to neighboring properties.

A Preliminary Drainage Study has been completed for the Residential and Commercial Land Bays. Please reference the Preliminary Drainage Study report and associated Stormwater Management Plan included in the Appendix (see Appendix Item 9).

#### E. Electric and Natural Gas

Berkeley Electric Cooperative will supply the electrical distribution requirements for the GGPDD. A copy of the willingness to serve letter has been included in the Appendix (see Appendix Item 10).

Natural gas service is available to the GGPDD, and Dominion Energy has confirmed availability and willingness to serve. A copy of the Gas Availability Letter has been included in the Appendix (see Appendix Item 11).

### III. EXISTING SITE CONDITIONS

#### A. Project Site Location & Area Summary

The GGPDD is generally situated west of Highway 165 and north of US Highway 17 at the intersection of New Road. The Properties are immediately adjacent to the Town of Ravenel jurisdictional boundary and comprise a total of approximately 600 +/- acres of land. The adjacent Town of Ravenel properties to the east are currently zoned *Agricultural Residential (AR)*. Please refer also to the Location Aerial and Regional Context Map included in the Master Development Plan (Sheet C003). Additional existing site information is included in the Master Development

Plan, including an Existing Conditions site inventory (Sheet C004) and the FEMA Flood Insurance Rate Map (FIRM) (Sheet C005).

## B. Wetlands

Terracon Consultants, Inc., (wetlands consultant) performed two wetland delineation surveys for the Properties within the GGPDD. The U.S. Army Corps of Engineers (USACE) has issued the following *Approved Jurisdictional Determination (AJD)* letters that cover the developable areas of the GGPDD:

### SAC-2018-01765

Date of Issue: July 15, 2019

USACE Assessment: The site does not contain any aquatic resources that are subject to regulatory jurisdiction under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. (See Appendix Item 12)

### SAC-2020-00455

Date of Issue: October 21, 2020

USACE Assessment: The site does not contain any aquatic resources that are subject to regulatory jurisdiction under Section 404 of the Clean Water Act or Sections 9 and 10 of the Rivers and Harbors Act.

(See Appendix Item 13)

Based on the final assessments provided by the USACE, there are no jurisdictional wetlands located within the GGPDD; however, there are non-jurisdictional wetlands located within the site. Any impacts to non-jurisdictional wetlands will require permits from applicable agencies. Copies of both wetland delineation surveys have been included in the Appendix (see Appendix Items 14 and 15).

## C. Development Agreement

These Properties are also governed by that certain Golden Grove Development Agreement by and between Golden Grove, LLC, and the Town of Ravenel.

## D. Known Historical and Architecturally Significant Sites

In 2017, Terracon Consultants, Inc., conducted an initial cultural resources reconnaissance survey for portions of the GGPDD. This study entitled, *Phase 1 Cultural Resources Survey of Approximately 59 Acres at the Proposed Golden Grove Mine*, is included in the Appendix (see Appendix Item 16). This study is referenced as State Historic Preservation Office (SHPO) Project No. 17-EJ0094. The State Historic Preservation Office (SHPO) evaluated the report for eligibility for inclusion in the National Register of Historic Places (NRHP). Three sites (38CH2526, 38CH2527, 28CH2528) and three isolated finds (IF-1-IF-3) were identified. SHPO concurred with the recommendation of a Phase 1 archaeological survey for 72 acres (Areas B, C, D, F, I) and additional work at sites 38CH2527 and 38CHS2528; the other areas were deemed not eligible for NRHP.

In 2020, an intensive archaeological survey was completed in Area B by Brockington and Associates, Inc., entitled, *Archaeological Survey of Section B Golden Grove II Mining Tract*. A copy of the study is included in the Appendix (see Appendix Item 17). This study is also referenced

under SHPO Project No. 17-EJ0094. SHPO determined Area B (Segment 2) was unlikely to contain significant cultural resources and further assessment was not necessary.

In the SHPO response to the Area B survey (dated March 17, 2020), SHPO notes the presence of two historical settlements and a cemetery within the project areas (Areas C, D, F, I). The operator will assess these areas prior to future mine activity in segments 3 – 7. The assessment shall be forwarded to SHPO for evaluation and approval. Based on SHPO review, the mine maps for segments 3 – 7 shall note the location of any cultural resources and protective buffers. A copy of the SHPO response letter is included in the Appendix (see Appendix Item 18).

## IV. REGULATORY PROVISIONS

### A. Comparable Town of Ravenel Zoning Districts

The Properties that comprise the proposed GGPDD are intended for annexation into the Town of Ravenel. Upon annexation approval, the Applicant seeks rezoning of these Properties through the modified regulatory provisions proposed in this planned development district document. These proposed modifications to the existing Town of Ravenel Zoning Code are intended to serve as supplemental zoning provisions and development guidelines for the GGPDD.

As such, the following are the comparable existing Town of Ravenel zoning districts by which each of the three (3) intended principal land uses will be assessed:

1. Residential Land Bay  
Town of Ravenel *Residential Three District* (R-3)
2. Commercial Land Bay  
Town of Ravenel *General Business District* (GB)
3. Resource Extraction Land Bay  
Town of Ravenel *Agricultural Residential* (AR)

### B. Overall Development

#### Overall Development Maximums

Residential	A maximum of 3 DU / Acre of residential density will be allowed. 381 units / 120.48 acres
Commercial	A maximum of 50.69 acres of commercial property will be allowed.
Resource Extraction	A maximum of 249 acres are permitted for resource extraction operations per SCDHEC Mine Operating Permit No. I-002257.  The number of units allowed for future residential development within the Resource Extraction Land Bay shall be defined by a unit calculation based on net developable acreage (gross acreage less ponds and public right-of-way) with a minimum lot size of 0.5 acres.

## Phasing

The GGPDD is anticipated to be constructed as a phased development. A Conceptual Phasing Plan that outlines the anticipated phasing sequence for the overall GGPDD is provided in the Master Development Plan (see Sheet C800). The phasing boundaries, as depicted in the Conceptual Phasing Plan, are intended for planning purposes and are subject to change based on variable market conditions and demand.

The GGPDD is comprised of three (3) principal land uses (land bays) for which development is proposed along separate timelines. These timelines will be dependent upon both current general economic conditions and associated trajectories, as well as the more local economic needs and demands of the Town of Ravenel and the Greater Charleston Area. Since the timing of development for the GGPDD is based on anticipation of these conditions, needs, and demands; it is necessarily subject to significant changes based on actual current conditions as the project develops. In consideration of the information and projections that we believe to be current and accurate at this time, we project the following schedule below:

### **2021-2025 Initial Construction**

This phase will include the start of infrastructure permitting and development for the Residential Land Bay in 2021. It will also include a continuation in the Resource Extraction Land Bay of an existing borrow pit operation from a neighboring parcel in 2021. By the end of this phase, it is anticipated that development of the infrastructure and associated single-family homes in the Residential Land Bay will be nearing completion.

### **2025-2030**

The Commercial Land Bay should begin construction during this period based on market demand and adjacent residential development. A wide variety of potential uses are possible based on the then-current needs of the area and future potential. Borrow pit operation in the Resource Extraction Land Bay should be ongoing.

### **2030-2035**

The Commercial Land Bay is expected to be fully built out during this period and the borrow pit operation should also be at or near completion.

## Building Heights

Building height will be 45' maximum throughout all land bays within the GGPDD. Building height shall be measured in feet above the average grade elevation within 20' feet of the structure or the base flood elevation, whichever is higher.

## Accessory Dwelling Units

Standards or development regulations not described or defined here within shall default to the requirements as set forth by the Town of Ravenel Zoning Code as per Section 3.3 Accessories Uses and Structures.

Accessory Dwelling Units (ADUs) shall be defined as accessory structures, attached or detached, that meet the definition of a dwelling unit.

1. ADUs are not allowed in either the Residential or Commercial Land Bays.

2. ADUs are allowed within the Resource Extraction Land Bay and do not count toward the allocated residential dwelling units.
3. ADUs shall be allowed within the Resource Extraction Land Bay on any single-family detached lots that are a minimum of one (1) acre or greater as long as defined setbacks are maintained. ADUs shall not count toward the overall maximum unit count for the Resource Extraction Land Bay.
4. Accessory Non-Dwelling Units, such as detached garages and pool houses, shall be allowed water and septic connections on any single-family detached lots within the Resource Extraction Land Bay. These units must meet defined setback requirements and shall not count toward the overall maximum unit count for the Resource Extraction Land Bay.

**Land Bay Chart**

<b>LAND BAY</b>	<b>TOTAL ACREAGE</b>	<b>% LAND USAGE</b>
Residential	120.48	20.16%
Commercial	50.69	8.48%
Resource Extraction	426.47	71.36%
<b>TOTAL</b>	<b>597.64 ac</b>	<b>100%</b>
AREAS LISTED ARE APPROXIMATE AND MAY VARY WITH UPDATED SURVEY INFORMATION		

C. Residential Land Bay

**GGPDD Residential Development Standards**

Standards or development regulations not described or defined here within shall default to the Town of Ravenel *Residential Three District* (R-3) zoning designation and other requirements as set forth by the Town of Ravenel Zoning Code.

**Density**

Up to 381 principal residential units may occur within the Residential Land Bay.

**Allowable Uses**

Please reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

**Lot Size**

1. Minimum lot sizes shall be 4,500 square feet for single-family detached lots
2. Minimum lot width for single-family detached lots shall be 45'
3. Minimum lot width shall be measured at the building face

4. Minimum lot depths for all lot types shall be 100'
5. There shall be no maximum lot sizes

### **Building Coverage**

The maximum amount of building coverage shall be 70%, including detached garages.

### **Setbacks**

- Side: 5'  
Front: 20'  
Rear: 20'

Accessory structures may extend up to 2' in the side setback and 10' into the rear setback.

Open, uncovered porches, open fire escapes, uncovered decks and balconies may project into a front or rear setback not more than 10'. Garages will be placed a minimum of 20' from a sidewalk.

Eaves and overhangs are allowed to penetrate side setbacks.

See Section 4.1.11 of the Town of Ravenel Zoning Code for additional exceptions to setbacks.

### **Block Size**

The maximum block size will be 1,400'. Block size shall be defined as the length of a segment along a street right-of-way measured between perpendicular street intersections. In place of an intersection, Cul-de-sacs or other legal turn arounds may be used to measure block size when site constraints make a perpendicular street connection impractical.

### **Parking**

Required parking for single-family residential shall be 2 spaces per unit. Parking spaces meeting dimensional requirements that are within garages and on-lot driveways shall count toward the requirement.

On-street parking is not allowed within the Residential Land Bay; however, on-street parking will be allowed during the construction phase.

### **Lighting**

Lighting shall be 18' fixture height cut-off fixtures with no spill over at property line. There shall be no minimum light levels and dark sky standards will be encouraged.

### **Signs**

1. All signage shall adhere to Town of Ravenel zoning regulations unless otherwise specified below.

2. Master Development signs shall be a maximum of 10' tall and 20' wide with a maximum of 150 SF sign face for each side of the sign.
3. No internally illuminated signs shall be allowed.
4. Along internal rights-of-way only, four internal residential signs may occur per phase but may not exceed 4 internal residential signs per 100 lots. Internal residential signs shall be a "gateway style sign pair" in the form of columns. Signs shall be limited to 8' tall and 3' wide maximum per column. Sign face shall be limited to 10 SF per column.
5. Temporary signs such as lot signs, construction signs, builder signs, safety signs, and sales signs shall be allowed. Signs shall be limited to 30 SF of sign face per sign. Temporary signs internal to the GGPDD shall not require a sign permit.
6. If signs are proposed within a public right-of-way, they shall be subject to approval of an encroachment permit.

### **Landscaping**

Landscaping shall be per the requirements set forth by the Town of Ravenel Zoning Code.

### **Building Materials**

The exterior facades of all single-family dwellings shall be constructed of cementitious siding material (e.g., "HardiPlank" siding). No vinyl siding will be allowed.

## **D. Commercial Land Bay**

### **GGPDD Commercial Development Standards**

Standards or development regulations not described or defined here within shall default to the Town of Ravenel *General Business District* (GB) zoning designation and other requirements as set forth by the Town of Ravenel Zoning Code.

### **Density**

The Commercial Land Bay is intended solely for commercial use. No residential dwelling units may be constructed in the Commercial Land Bay. Additionally, no ADUs are permitted within this district.

### **Allowable Uses**

Please reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

### **Lot Coverage**

Impervious surfaces shall be limited to 80% of each lot.



### **Setbacks**

- Side: 15'
- Front: 25' (may be reduced to 15' if the building is oriented to a frontage road OR is located between the frontage road and associated parking)
- Rear: 25'

A 50' setback shall be maintained along the U.S. Highway 17 frontage.

### **Minimum Lot Width**

The minimum lot width at building line shall be 50'.

### **Parking**

Parking requirements shall be per the Town of Ravenel Zoning Code unless otherwise defined herein.

Parking space dimensions shall be a minimum of 9'x18'.

Compact parking space dimensions shall be a minimum of 8'x15' and may be up to 25% of the total required parking.

Two-way drive aisles shall be a minimum 22' (11' lanes).

On-street parking is allowed, but it is not required. On-street parking spaces may count towards parking requirements for buildings with entrances within 500' of the spaces, but spaces may not count toward satisfying more than one building's parking requirement.

### **Lighting**

Lighting shall be 24' maximum fixture height cut-off fixtures designed to prevent spill over at property line. There shall be no minimum light levels, and dark sky standards will be promoted for use within commercial development areas.

### **Signs**

Signage requirements shall be per the Town of Ravenel Zoning Code.

### **Landscaping**

Landscaping shall be per the requirements set forth by the Town of Ravenel Zoning Code.

### **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. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

### **Quick Service Restaurants**

Drive-thru lanes shall be permitted for any Quick Service Restaurants (QSRs). Drive-thru lanes should be placed adjacent to 50' or greater buffers or oriented inward to the site to reduce visibility from adjacent rights-of-way.

## **E. Resource Extraction Land Bay**

### **GGPDD Resource Extraction Development Standards**

Standards or development regulations not described or defined here within shall default to the Town of Ravenel Agricultural Residential (AR) zoning designation and other requirements as set forth by the Town of Ravenel Zoning Code.

### **Phase 1: Resource Extraction Operations**

#### **Density**

While in use for resource extraction operations, there shall be no density requirement within the Resource Extraction Land Bay.

#### **Allowable Uses**

Please reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

#### **Lot Size**

There shall be no minimum lot size requirement.

#### **Building Coverage**

There shall be no building coverage requirement.

#### **Setbacks & Buffers**

A minimum of 50 feet will be maintained from the operational mine segment boundary and the overall Resource Extraction Land Bay boundary. A 200-foot buffer will be maintained along Old Jacksonboro Road.

#### **Block Size**

There shall be no block size requirement.

### **Parking**

Required parking shall be 2 spaces plus 1 space per employee per shift. Private gravel drives and gravel parking areas for resource extraction uses shall be allowed.

### **Lighting**

Lighting shall be 30' maximum height cut-off fixtures with no spill over at property line. There shall be no minimum light levels and lighting design shall be per Dark Sky standards.

### **Signs**

Internal wayfinding signs shall be allowed and are exempt from obtaining sign permits. All other signage shall be per Town of Ravenel Zoning Code. If signs are proposed within a public right-of-way, these signs shall require an encroachment permit.

### **Landscaping**

While in use for resource extraction operations, there shall be no landscaping requirements within the Resource Extraction Land Bay.

### **Building Materials**

There shall be no regulations on architectural materials for utilitarian buildings needed to support resource extraction operations.

## **Phase 2: Low-Density Residential**

### **Density**

The number of units allowed for future residential development within the Resource Extraction Land Bay shall be defined by a unit calculation based on net developable acreage (gross acreage less ponds and public right-of-way) with a minimum lot size of 0.5 acres.

### **Allowable Uses**

Please reference the proposed Table of Permitted Uses included in the Appendix (see Appendix Item 1).

### **Lot Size**

1. Minimum lot size shall be 0.5 acres for single-family detached lots
2. There shall be no maximum lot sizes

### **Building Coverage**

The maximum amount of building coverage shall be 70%, including detached garages.

**Setbacks**

Side: 5'  
Front: 20'  
Rear: 20'

Accessory structures may extend up to 2' in the side setback and 10' into the rear setback.

Open, uncovered porches, open fire escapes, uncovered decks and balconies may project into a front or rear setback not more than 10'.

Eaves and overhangs are allowed to penetrate side setbacks.

See Section 4.1.11 of the Town of Ravenel Zoning Code for additional exceptions to setbacks.

**Block Size**

There shall be no block size requirement.

**Parking**

Required parking for single-family residential shall be 2 spaces per residence. Private gravel drives and gravel parking areas shall be allowed. An additional parking space shall be required for each ADU.

**Lighting**

Along residential rights-of-way, light fixtures, if provided, shall be 18' fixture height cut-off fixtures with no spill over at property line. There shall be no minimum light levels and dark sky standards will be encouraged.

**Signs**

All signage shall adhere to Town of Ravenel zoning regulations unless otherwise specified below.

1. Master Development signs shall be a maximum of 10' tall and 20' wide with a maximum of 150 SF sign face for each side of the sign.
2. No internally illuminated signs shall be allowed.
3. Along internal rights-of-way, only four internal residential signs may occur per phase but may not exceed 4 internal residential signs per 100 lots. Internal residential signs shall be a "gateway style sign pair" in the form of columns. Signs shall be limited to 8' tall and 3' wide maximum per column. Sign face shall be limited to 10 SF per column.
4. Temporary signs such as lot signs, construction signs, builder signs, safety signs, and sales signs shall be allowed. Signs shall be limited to 30 SF of sign face per sign. Temporary signs internal to the GGPDD shall not require a sign permit.

5. If signs are proposed within a public right-of-way, they shall be subject to approval of an encroachment permit.

### **Landscaping**

Landscaping shall be per the requirements set forth by the Town of Ravenel Zoning Code.

### **Building Materials**

Exterior facades shall be composed of materials other than vinyl siding. No vinyl siding will be allowed.

## **F. Street Standards**

Streets shall be designed per the Town of Ravenel Zoning Code except as defined herein.

1. Reverse curves, where practical, shall contain a tangent between curves.
2. Horizontal Curves: The minimum horizontal curve shall adhere to Public Road Standards per Charleston County; however, they may be reduced to 50 feet in a 45' one-way thoroughfare or an alley at the discretion of the Town Engineer, on a case-by-case basis. When connecting street centerlines deflect from each other at any one point by more than 10 degrees, they shall be connected by a curve with a radius of not less than 150 feet for minor streets, and 300 feet for collector streets, and 500 feet for arterial streets. However, the minimum curb radii can be reduced to 100 feet for minor streets and 250' for collector streets by the Town Engineer on a case-by-case basis due to physical constraints (wetlands, grand trees, etc.).
3. Minimum rights-of-way for public streets shall be 45'. Sidewalks shall be required on only one side of the street. Pavement width for curb and gutter street sections shall be a minimum of 24 feet exclusive of the curb and gutter. For minor streets, reductions in pavement width to 22 feet exclusive of the curb and gutter can be approved by the Town Engineer on a case-by-case basis. Pavement width for 45' one-way thoroughfares shall be a minimum of 13', exclusive of the curb and gutter.
4. Minimum rights-of-way for alleys shall be 20'. Sidewalks and street trees shall not be required on alleys.
5. Alleys shall be privately maintained and may utilize inverted crown road sections for drainage.
6. Minimum rights-of-way for public roads within the Resource Extraction Land Bay shall be 50'. Unpaved roads may be allowed within the Resource Extraction Land Bay, such that the streets have an all-weather surface and are privately maintained. In no case shall an unpaved road be a public right-of-way. The design of the street section shall be subject to review and approval by the Town of Ravenel. Sidewalks shall not be required along unpaved roads.

## G. Open Space Requirements

Definitions for open space are as follows:

### **Common Open Space**

Common open space is land and / or water bodies used for recreation, amenity, or buffer, which shall be freely accessible to all residents and property owners of a development. Common open space shall not be buildings or structures other than those in conjunction with the use of the open space, roads, or parking nor shall it include the yards or lots of residential dwelling units required to meet the minimum lot area or parking area requirements.

### **Active Open Space**

Active open space areas consist of high ground developed to provide for active recreational uses. Examples of possible types of active open spaces could include ball fields, playgrounds, community gardens, walking or multi-use trails, picnic areas, ponds with water interaction areas, and other similar program features.

The Residential and Commercial Land Bays shall require 15% open space, 10% of which must be active. This requirement shall apply to each upland area of each land use. Open space shall be owned and maintained by the POA.

The Resource Extraction Land Bay contains ample common open space and is exempt from open space requirements.

A trail system will connect throughout the Residential and Commercial Land Bays where practical. Trails may vary in width from 4' to 12' and may be pervious or impervious, including plantation mix or shell-sand mix, and shall be ADA compliant in some areas. Trail connections may occur in the form of boardwalks within wetland areas, as approved by the Army Corps of Engineers. A conceptual trail exhibit has been provided within the Master Development Plan (see Sheet C103) to illustrate the intent.

## H. Tree Survey and Mitigation Requirements

### **Definitions**

1. Significant Tree: a canopy tree, excluding pines, sweetgums, and exotic invasive species, that is between 8" to 23" DBH.
2. Grand Tree: a canopy tree, excluding pines, sweetgums, and exotic invasive species, that is 24" DBH or larger.
3. Exotic Invasive species: trees listed as exotic invasive by the Southeast Exotic Pest Plant Council's "Invasive Plant Species of South Carolina" to include Chinaberry, Tallowtree, Princesstree, Tree of Heaven, Chinese Privet, Callery Pear, Chinese Parasol Tree, Mimosa, Paper Mulberry, White Mulberry, White Poplar, and Japanese Privette.

### **Pine Trees**

Given the property's current use in timber production, the removal of pines is not subject to any mitigation requirements. Except for areas designated as undisturbed buffers, forestry / silvicultural practices may continue to occur in all areas.

### **Significant Trees**

1. Significant trees and larger shall be preserved in buffers except where clearing is required for road crossings, utility crossings, swales, drainage pipes, sight distance triangles, or clearing for signage view windows.
2. Unapproved removal of Significant trees in wetlands and buffer areas shall require inch-per-inch replacement.

### **Grand Trees**

1. Shall be preserved to the greatest extent possible in areas within all land bays.
2. Timber operations may continue to occur without surveying grand trees.
3. Grand trees in wetland areas shall only be surveyed for in areas proposed for wetland crossings or wetland impacts.
4. Grand Trees approved for removal shall require inch-per-inch mitigation.
5. Unapproved removal of Grand Trees shall require replacement of tree inches at a 3:1 ratio.
6. No mitigation will be due for the removal of Grand Trees of poor health or that are hazardous per an arborist's report.

### **Replacement/Mitigation Trees**

1. Shall be chosen from the Town's approved tree and shrub list.
2. Must be 2.5" minimum caliper size.
3. In cases where the site is constrained due to property size or configuration, existing tree canopy, building conflicts, or easement locations, upon review and approval by the Zoning Administrator, understory or palmetto trees may be utilized. Two 12' minimum height palmettos or two 1.5" caliper understory trees shall count as 1-2.5" caliper canopy tree.
4. Mitigation may be satisfied by Street Trees (as follows), through On-Lot Trees (as follows), or through trees planted in HOA areas.

**Street Trees**

1. Shall be required along public rights-of-way in the Residential and Commercial Land Bays
2. Will not be required in the Resource Extraction Land Bay
3. Shall be chosen from the Town's approved tree and shrub list
4. Must be 2.5" minimum caliper size
5. Shall be placed along both sides of public ROWs at a spacing between 35' and 55' on center; Street trees shall not be required along alleys.
6. Should occur in minimum 5' wide tree lawns (verges) between the sidewalk and the curb where practical. Tree selections and location shall be subject to Town approval.
7. Flexibility in street tree spacing shall be given to avoid conflicts with existing trees and site features, including driveways and utilities.
8. Depending on the locations of proposed trees and timing of construction, portions of street tree installations may be deferred until after Certificate of Occupancy to optimize tree survivability, subject to a bond agreement with the Town of Ravenel.

**On-lot Trees**

1. Shall be chosen from the Town's approved tree and shrub list
2. Must be 2.5" minimum caliper size
3. One 2.5" canopy tree shall be planted on each single-family detached residential lot
4. Where practical, on-lot canopy trees should be placed in the front yard of the lot
5. On-lot trees shall be installed prior to issuance of Certificate of Occupancy

**I. Buffers**

Applicable to all buffers:

In all required buffers, perpendicular buffer penetrations shall be allowed for curb cuts, roadways, connecting sidewalks, infrastructure, utilities, and drainage lines for outfall purposes.

All buffers designated within the GGPDD are to be owned and maintained by the POA and are to be undisturbed buffers except for specific allowable disturbances as described here within.



Areas that are illegally disturbed shall be subject to replanting at a rate of 12 two- and one-half-inch caliper canopy trees, 12 one-and-a-half-inch caliper understory trees, and 50 three-gallon shrubs per 1000 square feet of disturbed buffer.

Trails, including sidewalks and boardwalks, not more than 10' in width may be allowed in buffers. Wetland buffers should utilize pervious trails.

Under-brushing of undesirable plant material, removal of fallen trees, cleaning of vines, removal of invasive vegetation, and other practices necessary for the maintenance of a healthy buffer shall be allowed once per year. Should the opacity of the buffer be noticeably compromised, revegetation may be required at the discretion of the Town of Ravenel.

A 50' buffer shall be required along U.S. Highway 17 and New Road. The buffer shall be 50' measured from the current right-of-way line inward.

- Utility easements shall be allowed within this buffer.
- Signs shall be allowed in this buffer.
- This buffer is subject to reduction in depth due to right-of-way acquisitions or utility improvements that are not the direct result of development within the GGPDD.

#### Wetland Buffers:

- The GGPDD will abide by and allocate for wetland buffers as required by the Authority Having Jurisdiction.
- Drainage lines shall be allowed to penetrate wetland buffers for outfall purposes.
- Disturbed areas shall be replanted with native species complementary to those in the adjacent undisturbed buffer.
- All wetland buffer design and allowances shall be subject to U.S. Army Corps of Engineers approval.

No buffers shall be required between different land uses internal to the GGPDD except as described in this section.

#### J. Stormwater Requirements

A Preliminary Drainage Study report and associated Stormwater Management Plan have been provided in the Appendix (see Appendix Item 9).

Stormwater requirements will be per Town of Ravenel.

#### K. Water and Sewer Requirements

Water requirements will be per Charleston Water System and sewer requirements will be per Town of Ravenel.

Private water and sewer treatment systems shall be allowed as permitted by SCDHEC. The Resource Extraction Land Bay may utilize well water and septic sewer systems.

#### L. Utilities

Utilities shall be as required by and in conformance with the standards and specifications of the Town of Ravenel Zoning Code.

#### M. Cultural Resources

Cultural resource study reference has been provided in the Appendix (see Appendix Items 16, 17, and 18). All archeological buffers recommended in the study shall be provided per recommendations.

#### N. Subdivision

Subdivisions within the GGPDD boundary will be per standards specified within this document and the Town of Ravenel subdivision regulations.

#### O. Traffic Study

A formal traffic study was completed by Stantec for the GGPDD. A copy of the completed Traffic Impact Analysis has been provided in the Appendix (see Appendix Item 4).

#### P. Additional Development Requirements

##### **Sales Trailer**

One sales trailer per development phase shall be allowed within the Residential and Commercial Land Bays.

##### **Phasing**

A Conceptual Phasing Plan (see Sheet C800) has been provided in the Master Development Plan and is intended to illustrate the general phasing approach. The plan is conceptual in nature and subject to change.

Each Land Bay may be subject to its own phasing plan.

Water, sewer and utilities will be provided to the site with the Initial Construction phase. The anticipated date for commencement of the Initial Construction phase is the second half of the year 2021. Right-of-way dedications to the Town of Ravenel for roads completed within the GGPDD would also be anticipated to begin in 2021.

#### Q. Property Owner's Association(s)

Prior to the sale of any property, one or more Property Owners Associations (POAs) will be established, and such property shall be submitted to the jurisdiction of a POA by recorded covenants. Membership in a POA will be mandatory for each property owner. Each POA will be funded by assessments to be established pursuant to its recorded covenants. Each POA shall be responsible for administering its recorded documents and for the maintenance and operation of those common areas, if any, which are designed to benefit the properties subject to its jurisdiction. Common areas for the benefit of residential properties will include both common park space as well as areas for pools, playgrounds, and other active amenities. There may be additional Property Owner's Associations (POAs) established for individual development tracts which have their own

common areas. The recorded covenants of each applicable POA shall also establish architectural controls requiring review and approval of plans for new construction and any additions or improvements such as fences, pools, etc., prior to commencement of construction. This review will be for aesthetic purposes only and does not replace the required reviews by the Town of Ravenel.

## APPENDICES

1. Table of Permitted Uses
2. SCDHEC Mine Operating Permit (I-002257)
3. SCDOT Preliminary Coordination Email
4. Traffic Impact Analysis
5. SCDOT TIA Acceptance
6. Charleston Water System Water Availability Letter
7. Charleston Water System Water Utility Infrastructure Map
8. Residential Sewer Calculations
9. Preliminary Drainage Study
10. Berkeley Electric Cooperative Electric Availability Letter
11. Dominion Energy Natural Gas Availability Letter
12. USACE AJD Letter SAC-2018-01765
13. USACE AJD Letter SAC-2020-00455
14. USACE AJD Exhibit SAC-2018-01765
15. USACE AJD Exhibit SAC-2020-00455
16. Phase 1 Cultural Resources Survey of Approximately 59 Acres at Proposed Golden Grove Mine
17. Archaeological Survey of Section B Golden Grove II Mining Tract
18. Archaeological Survey of Section B Golden Grove II Mining Tract – SHPO Letter

## MASTER DEVELOPMENT PLAN

- C001 Cover Sheet
- C002 General Notes
- C003 Location Aerial & Regional Context Map
- C004 Existing Conditions
- C005 FEMA Flood Insurance Rate Map (FIRM)
- C100 Site Plan (1 of 3)
- C101 Site Plan (2 of 3)
- C102 Site Plan (3 of 3)
- C103 Pedestrian and Bicycle Circulation Plan
- C200 Thoroughfare Plan
- C300 Utility Plan
- C400 Stormwater Management Plan
- C401 Stormwater Pollution Prevention Plan (SWPPP)
- C500 Fire Protection Plan
- C600 Land Use Plan
- C700 Proposed Community Renderings
- C800 Conceptual Phasing Plan