

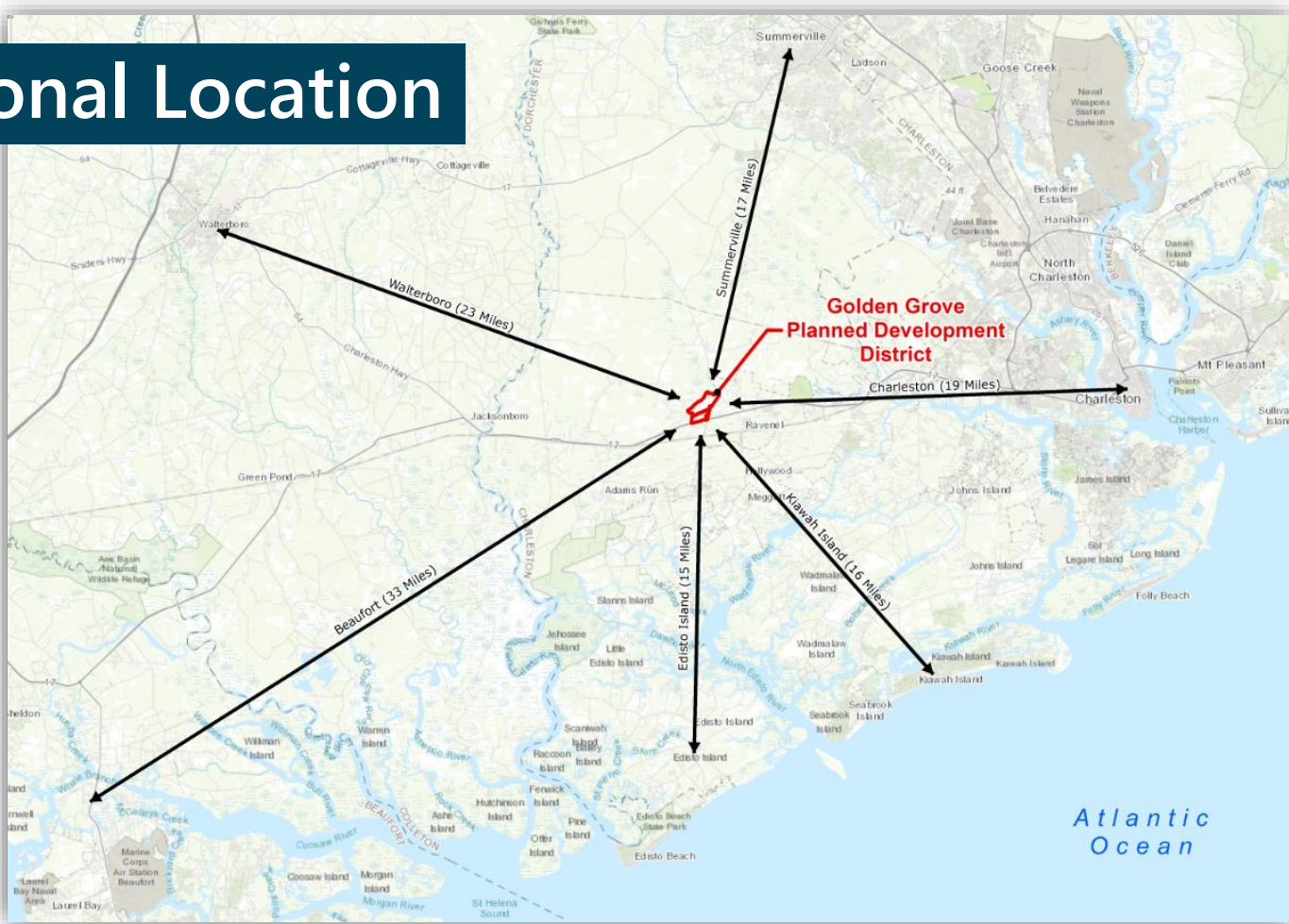
Golden Grove Planned Development District

Town of Ravenel South Carolina

Presentation to Planning & Zoning Commission
June 14, 2021



Regional Location



Planned Development District Overview



Golden Grove, LLC

168-00-00-001

168-00-00-023

175-00-00-049

175-00-00-052

186-00-00-062

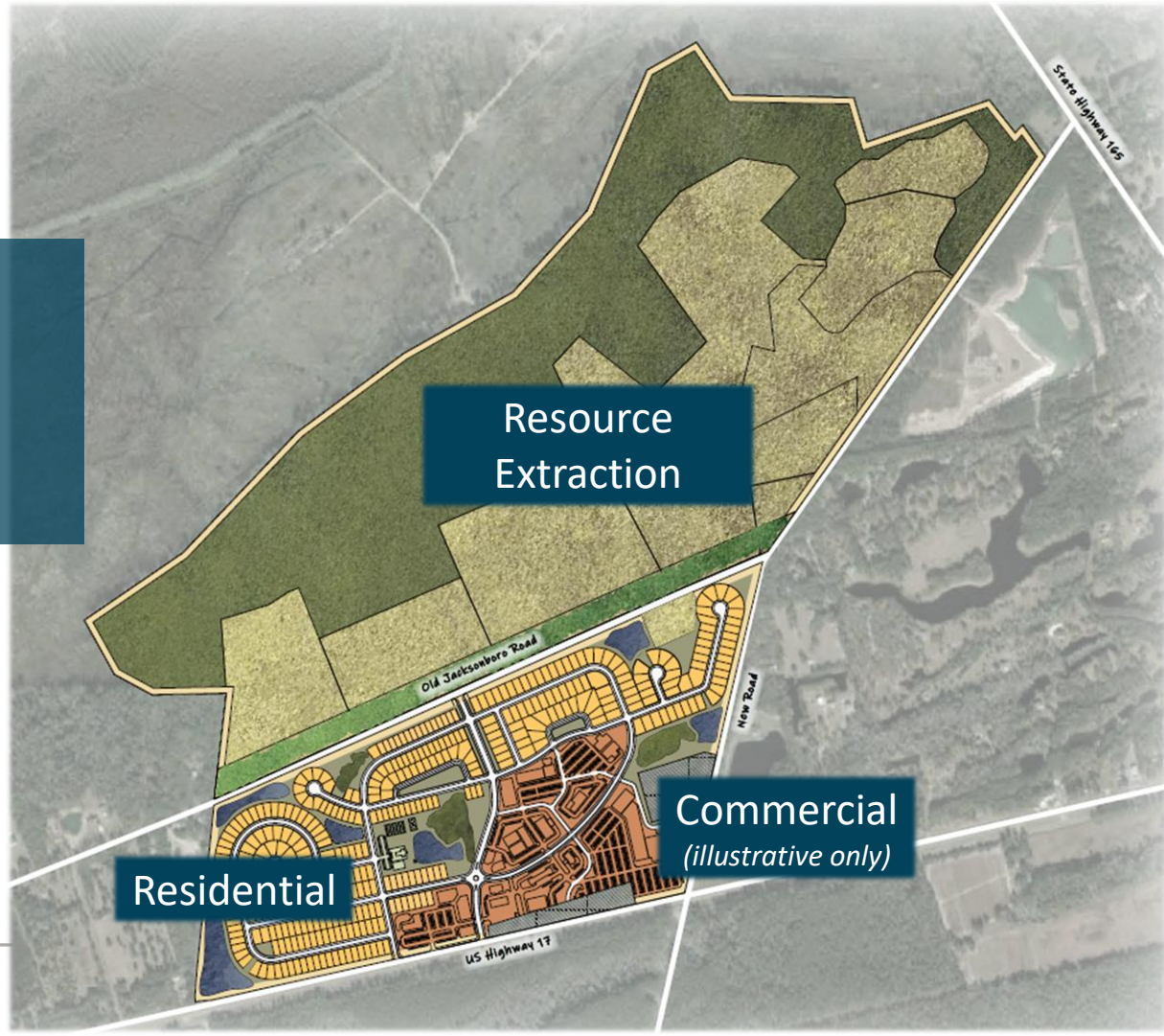
Town of Ravenel

168-00-00-035

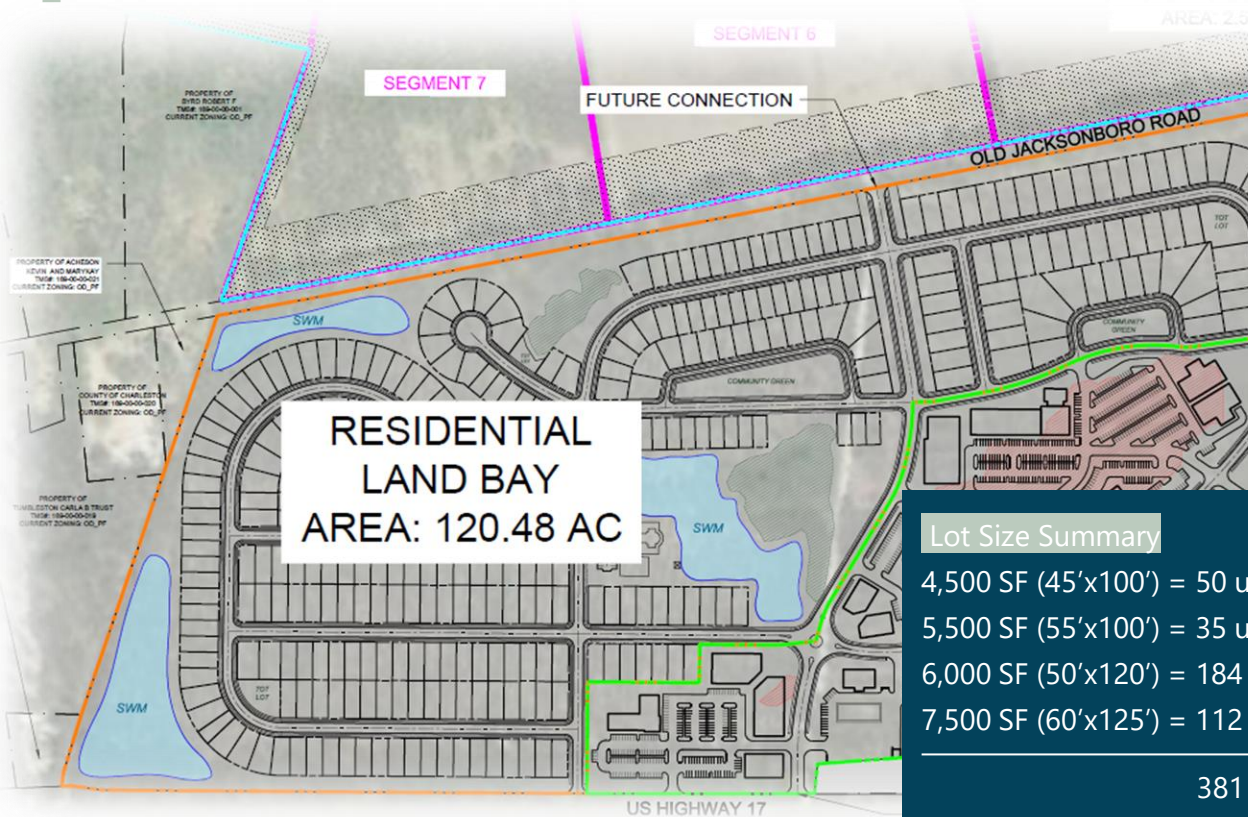
3 Land Uses

1. Residential
2. Commercial
3. Resource Extraction

LAND BAY	ACREAGE
Resource Extraction	426.47
Residential	120.48
Commercial	50.69
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TOTAL ACREAGE:	597.64



Residential Land Bay



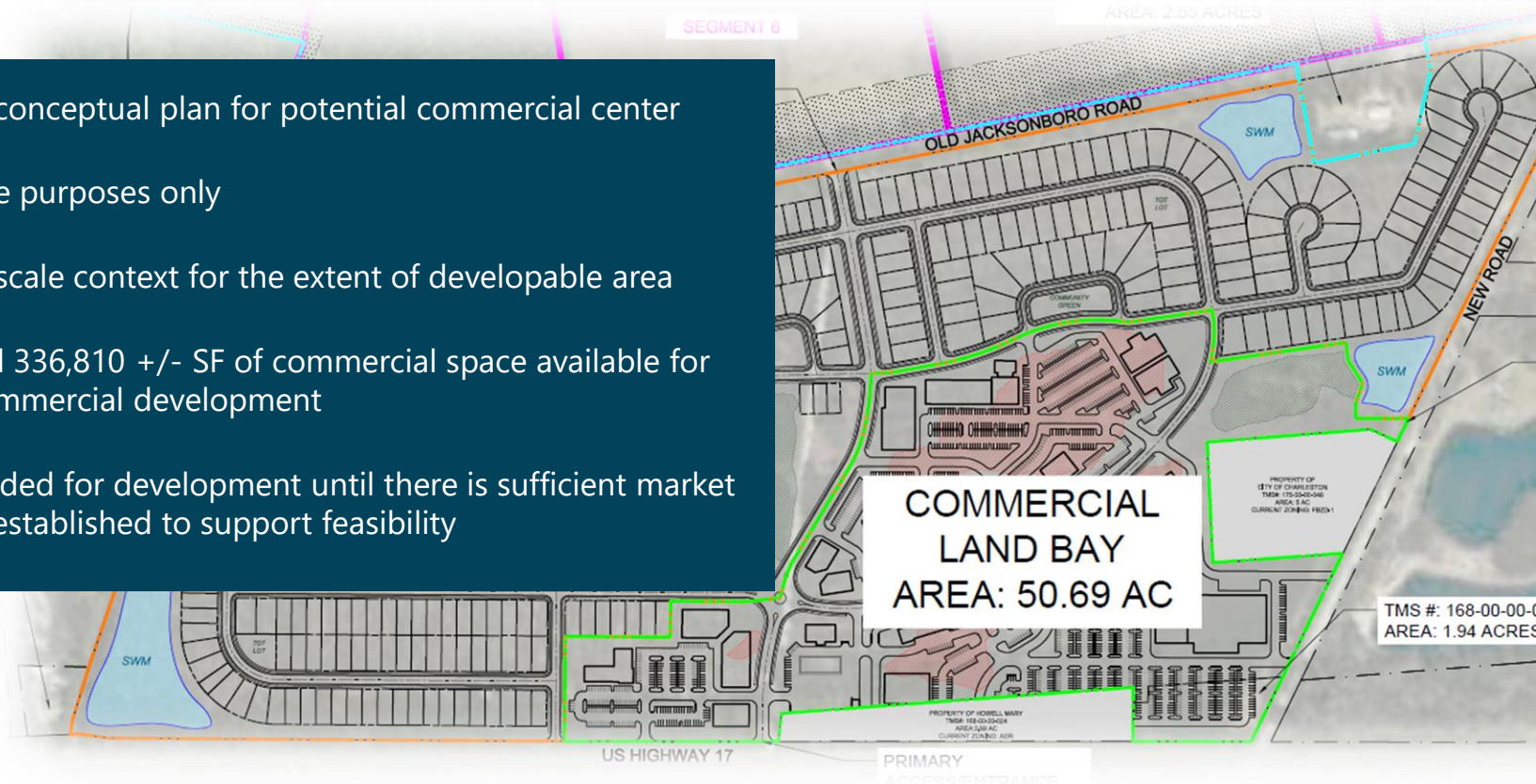
**RESIDENTIAL
LAND BAY
AREA: 120.48 AC**

Lot Size Summary	
4,500 SF (45'x100')	= 50 units
5,500 SF (55'x100')	= 35 units
6,000 SF (50'x120')	= 184 units
7,500 SF (60'x125')	= 112 units
<hr/>	
	381 units

Total Land Bay Acreage	120.48 ac
Total Non-Jurisdictional Wetlands	2.92 ac
Total Proposed Units	381 single-family detached
Proposed Density	3 DU / Acre (381 units / 120.48 acres)
Minimum Setbacks	
Front	= 20'
Side	= 5'
Rear	= 20'

Commercial Land Bay

- Example conceptual plan for potential commercial center
- Illustrative purposes only
- Provides scale context for the extent of developable area
- Estimated 336,810 +/- SF of commercial space available for future commercial development
- Not intended for development until there is sufficient market demand established to support feasibility



- Permitted under SCDHEC Mine Operating Permit
- Grants coverage for 249 acres of property
- Upon completion of the mining operation, excavated areas will be reclaimed for lakes and/or future stormwater management needs for low-density residential development
- Number of units allowed for future residential development 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 acre.



RESOURCE EXTRACTION
LAND BAY
AREA: 426.47 AC

Resource Extraction Land Bay Summary	
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

Resource Extraction Land Bay

Overall Development Maximums

Residential → maximum 3 DU / acre (381 units / 120.48 acres)

Commercial → maximum 50.69 acres of commercial property

Resource Extraction → maximum 249 acres for resource extraction

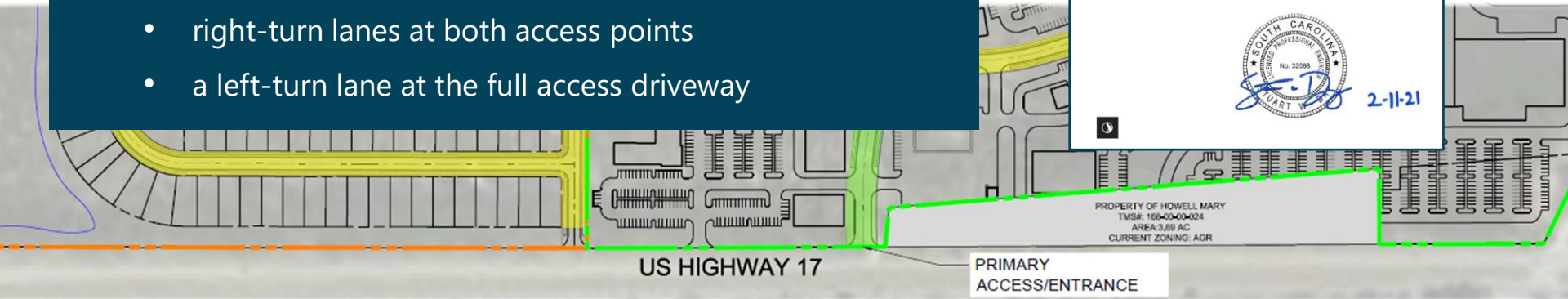
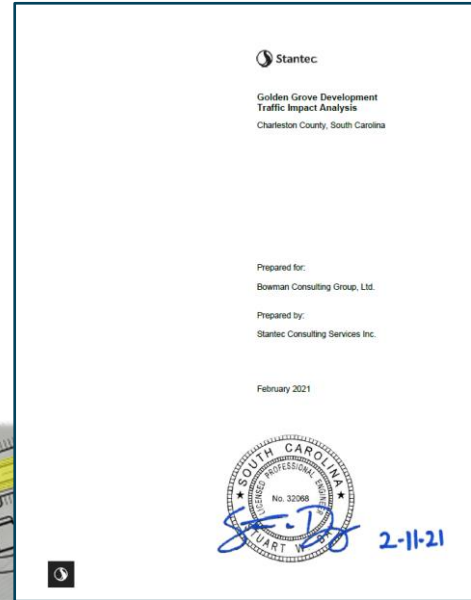
LAND BAY	TOTAL ACREAGE	% LAND USAGE
Residential	120.48	20.16%
Commercial	50.69	8.48%
Resource Extraction	426.47	71.36%
TOTAL	597.64 ac	100%
AREAS LISTED ARE APPROXIMATE AND MAY VARY WITH UPDATED SURVEY INFORMATION		

Resource Extraction Land Bay - Future Residential

Number of units allowed for future residential development 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.

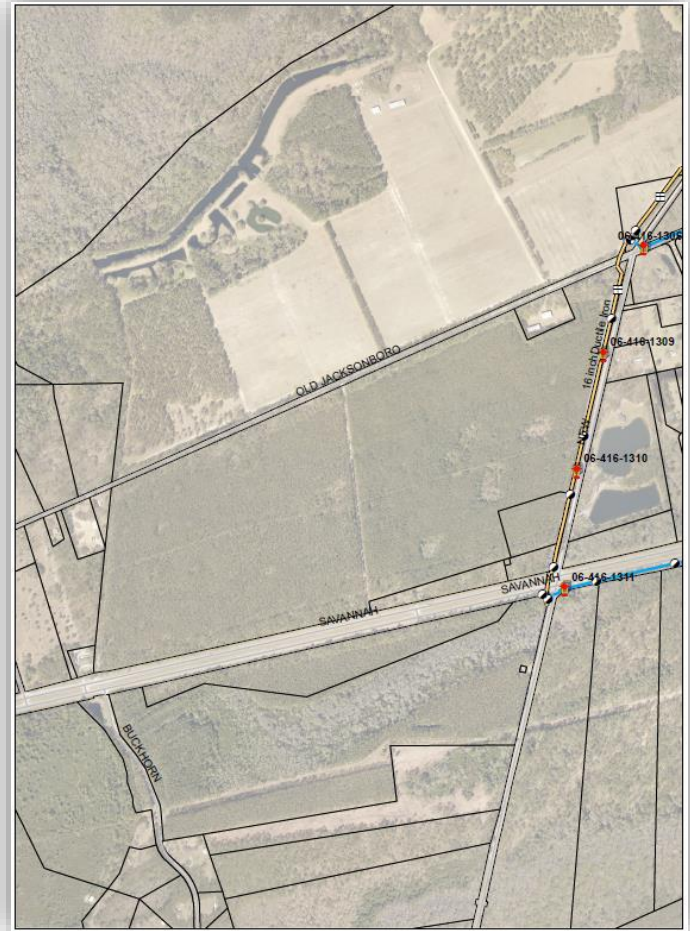
Site Access & Traffic Impact Study

- Primary access along US Highway 17 (SCDOT)
- Secondary entrance shown along US Highway 17
- Perimeter access roads: New Road and Old Jacksonboro Road
- SCDOT - no objections to the proposed project
- Traffic study (TIA) completed by Stantec
- SCDOT accepted the TIA with proposed mitigation:
 - right-turn lanes at both access points
 - a left-turn lane at the full access driveway



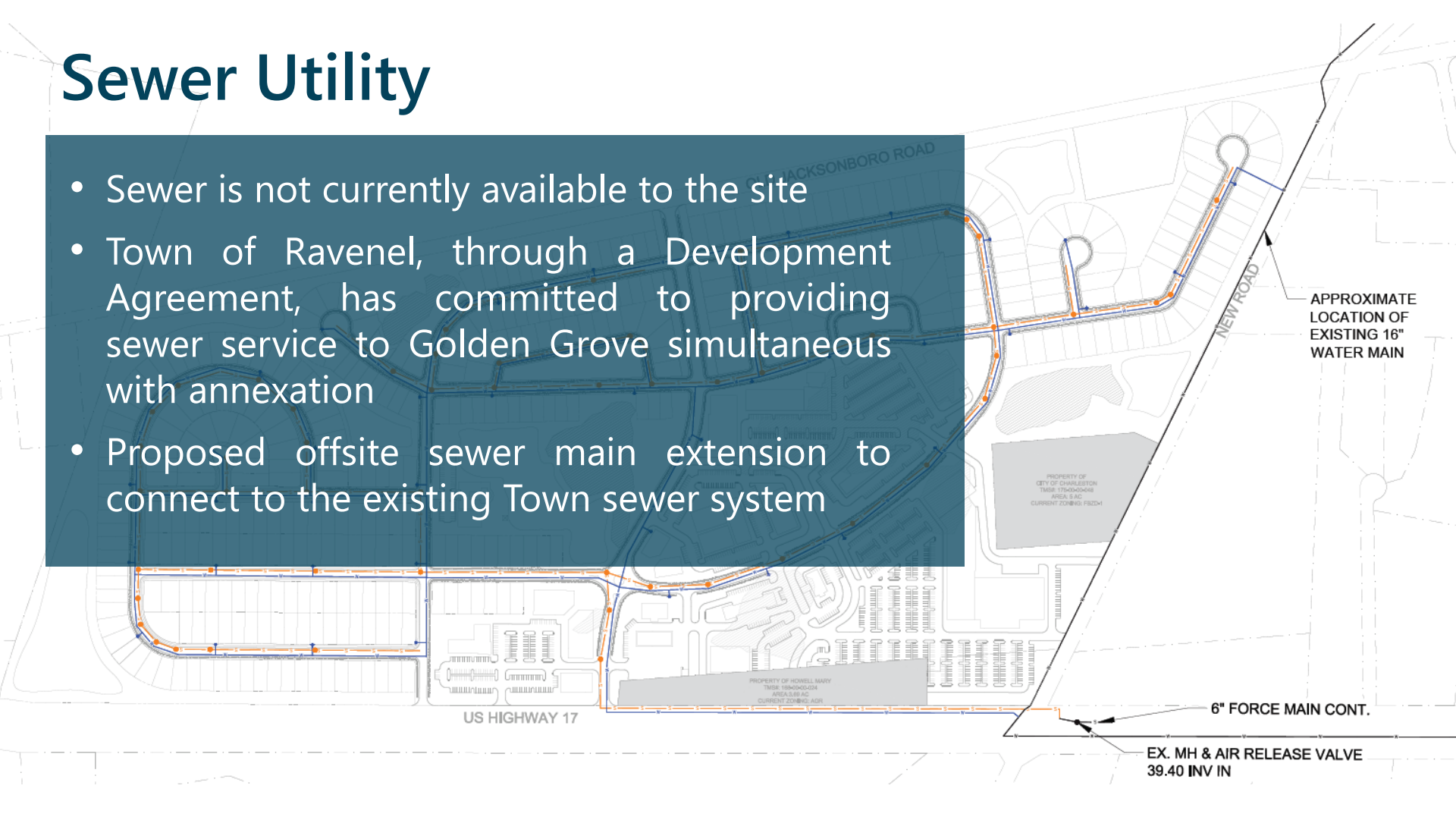
Water Utility

- Potable water is available to the site
- Charleston Water System (CWS) Service Area
- 16" ductile iron water main exists along New Road
- Letter of willingness and ability to serve has been provided by CWS



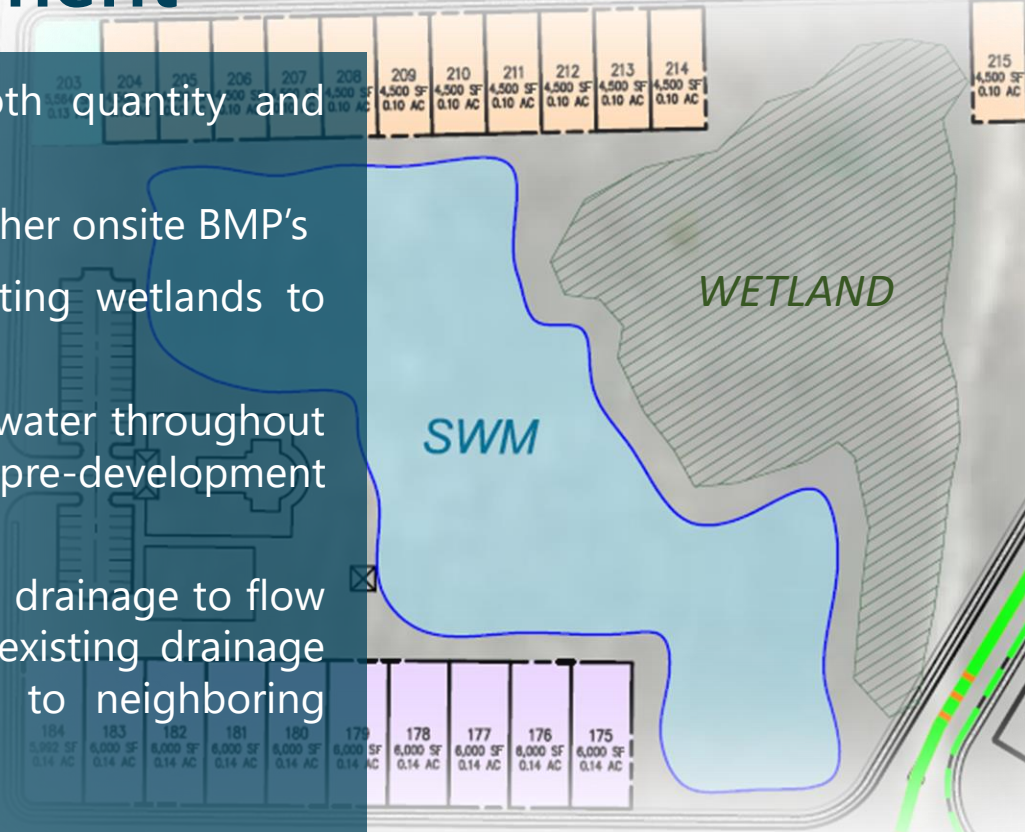
Sewer Utility

- Sewer is not currently available to the site
- Town of Ravenel, through a Development Agreement, has committed to providing sewer service to Golden Grove simultaneous with annexation
- Proposed offsite sewer main extension to connect to the existing Town sewer system



Stormwater Management

- Runoff will be treated onsite for both quantity and quality
- Design includes detention ponds and other onsite BMP's
- Ponds to be located adjacent to existing wetlands to capture majority of runoff
- Multiple outfalls will help diffuse stormwater throughout the adjacent wetlands to emulate pre-development drainage patterns
- Culverts will be installed to allow offsite drainage to flow through existing streams, maintaining existing drainage patterns, to prevent adverse impacts to neighboring properties




Electric & Natural Gas

- Both electric and natural gas services are available to the site
- Berkeley Electric Cooperative will provide power
- Dominion Energy will provide natural gas service



**Berkeley
Electric Cooperative, Inc.**

Your Touchstone Energy® Cooperative 

Post Office Box 1234, Moncks Corner, SC 29461

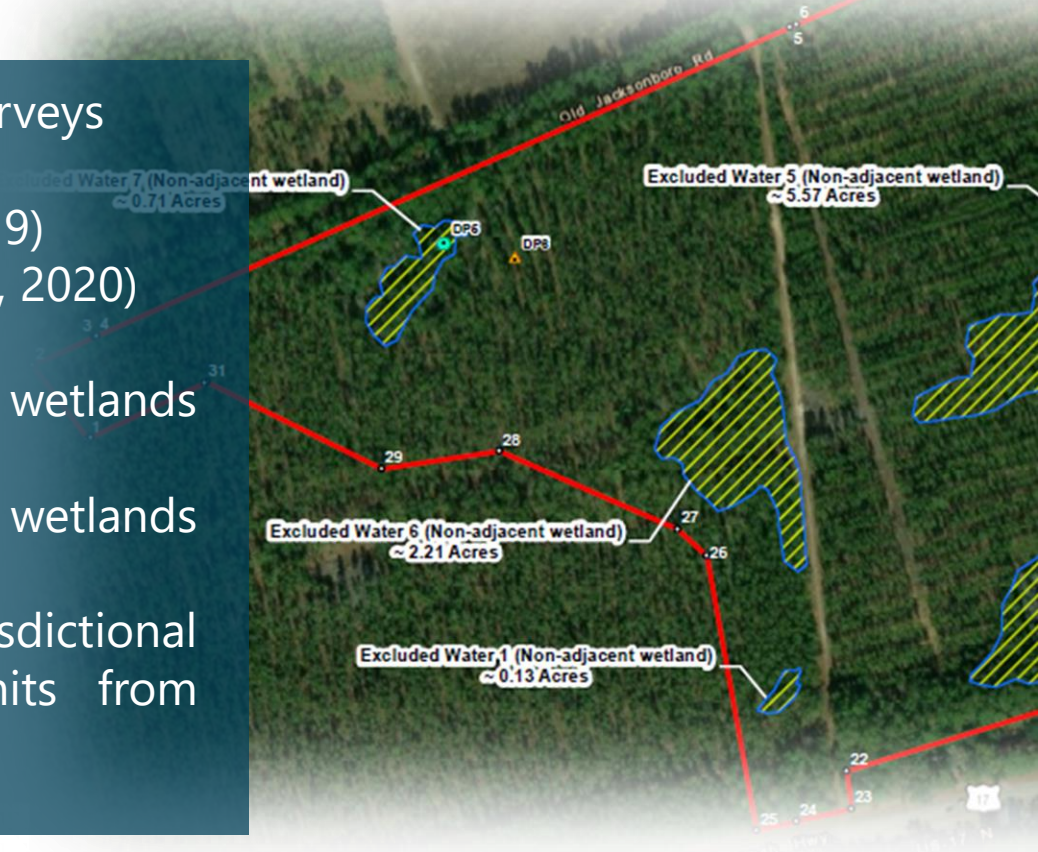
www.berkeleyelectric.coop



**Dominion
Energy**®

Wetlands

- Terracon - 2 wetland delineation surveys
- USACE issued 2 AJD letters:
 - SAC-2018-01765 (July 15, 2019)
 - SAC-2020-00455 (October 21, 2020)
- Final assessments from USACE:
 - there are no *jurisdictional* wetlands located within the site
 - there are *non-jurisdictional* wetlands located within the site
 - any impacts to non-jurisdictional wetlands will require permits from applicable agencies





Bowman