CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: _____

PART I. PURPOSE OF SUBMITTAL

☐ Site Plan (*See Checklist*) ☐ Plat Review ☐ Rezoning*

☐ Subdivision ☐ Variance* ☐ Conditional Use Permit*

PART II. GENERAL INFORMATION

1. Development Name: _____

2. Street Address: _____

3. TMS #: _____-_____-_____-_____

4. Zoning Classification: _____

   Requested Classification: _____ (For rezonings only)

5. Total Site Acres: _____

GOOSE CREEK ZONING DISTRICTS

CO: Conservation Open Space	GC: General Commercial
LI: Light Industrial	NC: Neighborhood Commercial
R-1: Residential Low Density	RC: Restricted Commercial
R-2: Residential Medium Density	PD: Planned Development
R-3: Residential High Density	PD-MH: PD for Mobile Home

PART III. CONTACT INFORMATION

Owner/Developer Name: _____

Street Address: _____ City:_____ St: ____ Zip: _____

Telephone: _____ Cell Phone: _____ Fax: _____

E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____

Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: _____ **Date:** _____

Signature: _____

The following check list is intended to serve as a guide for the applicant. It is used by the City of Goose Creek Department of Planning and Zoning. Please keep this checklist for your records as it is not part of the application.

Site plans at a scale of 1"=40', or such other scale as agreed upon by the Administrator, shall be provided in triplicate to the Department of Planning. Where applicable, sheets shall contain a referenced name of project, name of plan phase, date, scale, north arrow, list of revisions and associated dates, sheet number, contact information, stamp of registered professionals responsible for the content of said sheet, applicable notes, and other appropriate information. Although additional sheets are permitted, the site plan shall consist of the following sheets in the following designated order:

Cover Sheet
Sheet 1: Site Context Map
Sheet 2: Site Survey, Analysis, and Existing Conditions
Sheet 3: Site Design Sketch
(Should demonstrate how proposed design corresponds to existing site encumbrances, resources and opportunities conveyed in Sheet 2.)
Sheet 4: Plan Information
Sheet 5: Site Layout Plan
Sheet 6: Site Materials Plan
Sheet 7: Site Grading Plan
Sheet 8: Landscaping Plan
Sheet 9: Drainage and Erosions and Sedimentation Control Plan
Sheet 10: Site Utilities Plan
Sheet 11: Lighting Plan

General Information to be Indicated on Plans:
***(May appear in the Notes section of the plans*)**

- ☐ Name of the development, phase number, name of the owner, TMS number
- ☐ Designated zoning district
- ☐ Zoning compliance with Land Use Table (Reference Annex B)
- ☐ Location and size of proposed parks, school sites, useable open spaces, and designated ownership of said areas
- ☐ Building setbacks; required and proposed
- ☐ Lot coverage, building size, number of buildings, number of units, building height and the number of stories
- ☐ Proposed streets with right-of-way widths and cross sections
- ☐ Site acreage within the project boundaries
- ☐ Percentage of impervious surface areas; before and after development

Trees:

- ☐ Clear cutting is prohibited.
- ☐ Provide a complete tree survey. (See *Tree Ordinance*, adopted 2/12/08)
- ☐ Coordinate with staff on clearing of areas based on approved tree surveys and approved trees to be saved.
  - Staff's approval letter is required prior to clearing of property.
  - Initial clearing of land should limited to roadways, easements, and building envelope areas only. Any further cutting of trees should be coordinated with staff.

Landscaping

- ☐ A detailed landscape plan must be provided.
- ☐ Preserve mature vegetation.
- ☐ Landscape requirement is 10 % of total developable area.
  - Grass does not count toward landscaping percentage
  - Landscaped area should include trees, densely planted islands, areas around the base of buildings, areas around detention ponds, etc. (Sec 151.083)
- ☐ Identify landscaping around retention/detention ponds
- ☐ Identify landscaping for building foundations where building foundations are visible from the public street or from adjacent uses.
- ☐ Landscaping is required at the base of a fence. Use shrubbery and trees to break up the continuous horizontal line of a fence. (Note that fences are not required.)

Buffer:

- ☐ A 15' buffer is required between incompatible zoning districts. It shall separate districts, address undesirable effects of noise, glare, odor, incompatible uses, significant use intensity, and/or density changes. (Sec. 151.085)
- ☐ Height of buffer screen is required to be 6' in 3 years.

Open Space:

- ☐ Open space must be incorporated into the plan and not left to the peripheral layout.
- ☐ Wetlands do not count toward open space requirements.
- ☐ The open space equation is:

$$\frac{\text{No. of Units} \times \text{Sq. Ft. of Average Unit} \times .375 \text{ Density Factor}}{43{,}560 \text{ Sq. Ft.}} = \textbf{Required Acreage For Incorporated Open Space}$$

- ☐ The required acreage for open space shall be indicated on the plan. In addition, each area designated for open space shall be labeled with acreage and ownership.
- ☐ For residential sites, open space must be *useable* (i.e. amenitized parks, recreation areas, and dog parks.)
- ☐ For office parks and similar commercial sites, open space shall be amenitized for employees (i.e. picnic table.)

Pedestrian Paths (*For residential developments):*

- ☐ Pedestrian connectivity shall be considered throughout the site.
- ☐ Sidewalks are required on both sides of the street.
- ☐ Paths shall connect to neighboring sites to provide pedestrian/bike access
- ☐ A trail network shall be provided. (Does not have to be asphalt.)

Design:

- ☐ Indicate location of awnings, if applicable. Specify awning materials, width and height. Awning materials shall not be plastic, fiberglass, or metal. No bar or framing shall be less than eight (8) feet above the ground or walkway, and skirt shall be less than seven (7) feet above the ground or walkway at the lowest point.
- ☐ Eaves may not encroach into setbacks
- ☐ Indicate building color(s). The number of colors on a building should not exceed three (3).
- ☐ Site furniture must be compatible in form, colors, materials, and finish. Style must coordinate with existing or proposed site architecture.
- ☐ Architectural conformity is required, (e.g. style, general design, area in sq ft of living area, external siding material, and overall treatment.) (Sec 151.082)

Drainage:

- ☐ Must comply with MS4 requirements. (Submit two copies of drainage plan to Department of Public Works.)
- ☐ Indicate all Stormwater Management Facilities. Include proposed off-site improvements to convey stormwater
- ☐ Show connection to existing public or private systems. Show Places where runoff enters the site from adjacent area and how it will be conveyed.
- ☐ Identify existing and proposed drainage easements
- ☐ Identify existing and proposed impervious surface areas.
- ☐ Delineation of the 100-year floodplain
- ☐ Delineation of any federally regulated wetlands on site.
- ☐ Identify drainage conflicts (clogged/undersize systems) in and downstream of the site that may result in system surcharge or flooding.
- ☐ Provide temporary erosion and sediment control measures to be implemented during construction.
- ☐ Provide detail drawings of swales, ditches, inlets, head walls, detention ponds, and outlet structures.
- ☐ Permit will be required prior to the commencement of land clearing and construction activities.

Lighting:

- ☐ Requires BEC approval.
- ☐ For Commercial and Industrial sites, security lighting shall be 1/2,000 sq. ft. of leasable area.
- ☐ Site lighting shall be comprised of wood fixtures and fixtures mounted on wood poles are encouraged; naturally-stained or painted with earth tones. The light source fixture shall be concealed.
- ☐ Landscaping shall be provided at the base of lighting poles.

Parking/Special Lanes:

- ☐ Adequate off-street parking spaces must be provided and paved. Parking spaces must comply with 9' width and 18' length minimum, excluding curb and gutter. (Sec 151.086 and Annex A).
- ☐ Disabled parking spaces shall be 13' wide. The first handicap space should include an 8' access aisle, 16' total width, designated van-accessible, and shall be located near building entrances.
- ☐ Disable parking signs: 12" x 18"and should include international designation "reserved parking."
- ☐ Loading spaces: At least 12' wide, 40' long, and 14' high.
- ☐ Fire lanes: should be over 7,000 sq ft, or 100' setback, 20' minimum. Must be posted "No Parking—Tow Away Zone."
- ☐ All parking areas shall include curbing and spaces shall be striped.
- ☐ Landscape islands are required every ten (10) parking spaces; At least 5' wide, with at least one (1) tree and two (2) shrubs, or two (2) trees in each landscape island. (Sec 151.197)

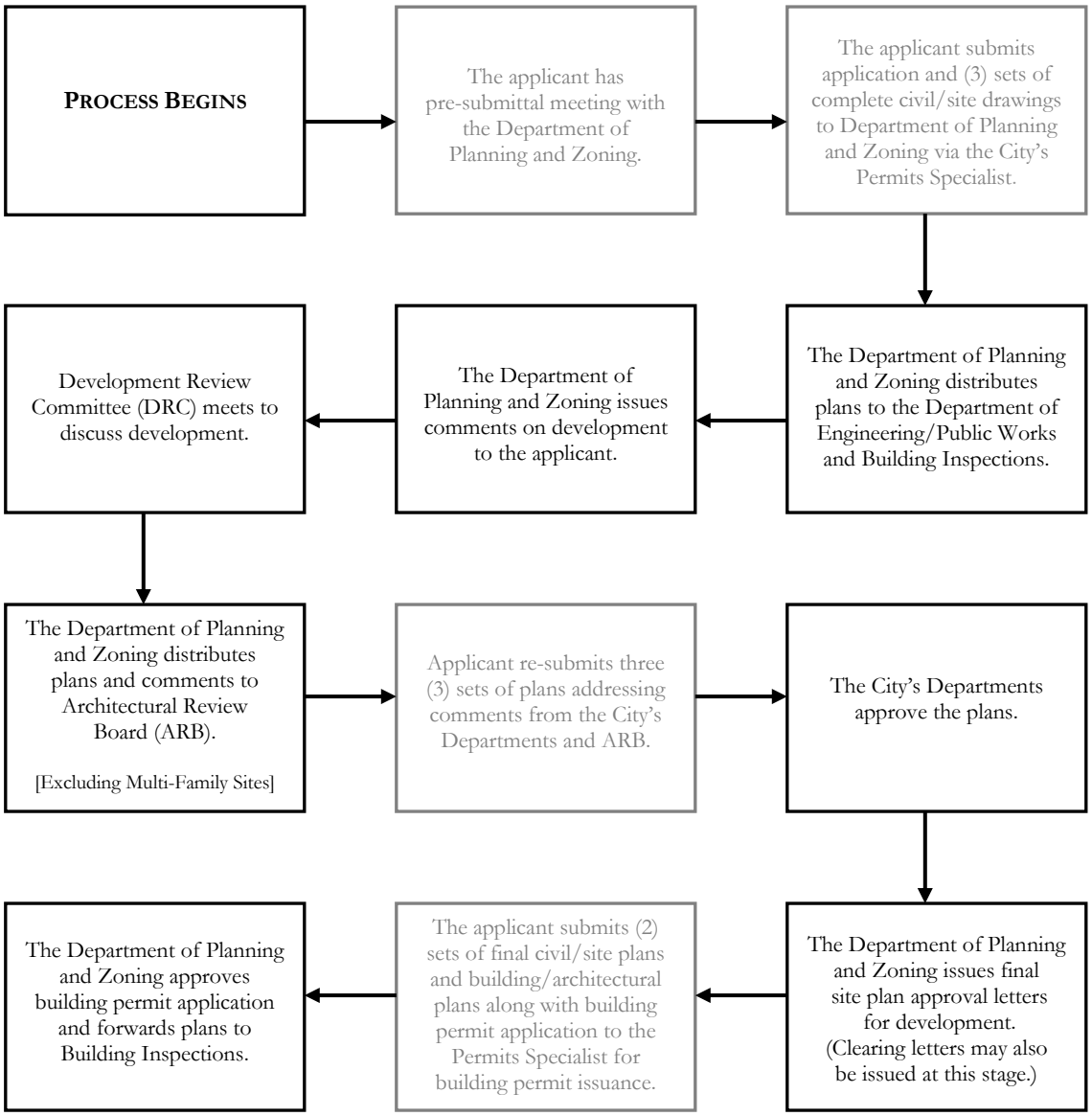
Equipment:

- ☐ All junctions and access boxes must be screened with appropriate landscaping.
- ☐ Mechanical equipment attached to the side or roof of a building, including heating vents, must be kept as low as possible and covered or painted to blend with the environment.
- ☐ Mechanical equipment on the ground must be screened with a fence or plant material or housed in a structure that is in harmony with the surroundings.

Refuse Issues:

- ☐ Refuse areas must be screened on three (3) sides with a six (6) foot fence or wall, finished with landscaping at the base of the fence or wall. (Sec 151.197)
- ☐ Trash collection areas must not be the visual focal point of a parking area.
- ☐ Refuse areas must not be located within the front yard setback or street frontages of corner lots.

SITE DEVELOPMENT REVIEW PROCESS



FLOWCHART KEY

Requires actions on behalf of applicant.

Internal process; applicant not involved.

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