

COMMUNITY MEETING



October 3, 2018

Meeting Agenda

- ▣ Brief recap of the project
- ▣ Answers to questions from last meeting
- ▣ Current Zoning Classification
- ▣ Review of new site plan/changes made from last meeting
- ▣ Question and answer session

Branton Community

- ▣ Located on approximately 1,500 acres on SC 61 near SC 27
- ▣ Mixed use community
 - Single family detached homes
 - Active adult homes
 - Duplexes
 - Town homes
 - Apartments
 - School site
 - Commercial
- ▣ Homes priced from \$200,000 to \$450,000
- ▣ Walking trails throughout the community
- ▣ Lots of parks/amenities
- ▣ Modeled after communities like the Ponds, Cane Bay and Nexton

Topics for Discussion

- ▣ Traffic impacts
- ▣ Schools
- ▣ Police/Fire
- ▣ Water lines
- ▣ Sanitary Sewer
- ▣ Utility Fees
- ▣ Storm water
- ▣ Commercial types
- ▣ Lot sizes
- ▣ Buffers
- ▣ Taxes
- ▣ Timeline

Topics for Discussion

▣ Traffic impacts/required improvements

(These improvements will be made over time as the subdivision is being built. Specific timing is to be determined during the engineering phase of the subdivision.)

- ▣ SC 27 at Carter Road
 - Extend the northbound left turn lane
- ▣ SC 61 at SC 27/Wright Road
 - Realignment of the intersection
 - Install traffic light
 - Construction of northbound and southbound turn lanes
- ▣ SC 61 at Old Beech Road
 - Construction of an exclusive westbound left-turn lane with 150 feet of storage.
 - Construction of an exclusive northbound right-turn lane with 100 feet of storage.
 - Construction of an additional eastbound and westbound through lane creating a four-lane section on the eastbound and westbound approaches.
- ▣ SC 61 at US 17A (West)
 - Realignment of intersection
 - Construction of an additional eastbound and westbound through lane
 - Construction of an eastbound right-turn lane with 200 feet of storage
 - Construction of an additional westbound left-turn lane to create dual westbound left-turn lanes
 - Construction of a second southbound receiving lane
 - Construction of an additional northbound right-turn lane
 - Adjust route signage accordingly with changes to the intersection configuration

Topics for Discussion

▣ Traffic impacts/required improvements (cont.)

- ▣ SC 61 at US 17A (East)
 - Construction of an additional eastbound and westbound through lane
 - Reconfiguration of the northbound approach to include an exclusive left-turn lane
- ▣ SC 61 at new entrance to subdivision #1
 - Installation of a traffic signal if/when warrants are met.
 - Construction of an additional eastbound and westbound through lane
 - Construction of an eastbound left-turn lane
 - Construction of an exclusive southbound right-turn lane
- ▣ SC 61 at new entrance to subdivision #2/ #3
 - Installation of a traffic signal if/when warrants are met.
 - Construction of an additional eastbound and westbound through lane
 - Construction of dual eastbound left-turn lanes
 - Construction of an eastbound right-turn lane
 - Construction of dual westbound left-turn lanes
 - Construction of a westbound right-turn lane
- ▣ SC 61 at new entrance to subdivision #4
 - Installation of a traffic signal if/when warrants are met.
 - Construction of an additional eastbound and westbound through lane
 - Construction of an eastbound left-turn lane

Topics for Discussion

- ▣ Traffic impacts/required improvements (cont.)
 - ▣ SC 61 at new entrance to subdivision #5/#6
 - Installation of a traffic signal if/when warrants are met.
 - Construction of an additional eastbound and westbound through lane
 - Construction of dual eastbound left-turn lanes
 - Construction of an eastbound right-turn lane
 - Construction of dual westbound left-turn lanes
 - Construction of a westbound right-turn lane
 - Construction of the northbound approach to include dual left-turn lanes
 - Construction of the southbound approach to include dual left-turn lanes
 - ▣ SC 61 at new entrance to subdivision #7
 - Construction of an additional eastbound and westbound through lane
 - Construction of an eastbound left-turn lane
 - Construction of a westbound right-turn lane
 - Construction of the southbound approach to include an exclusive right-turn lane

Topics for Discussion

- ▣ School type - Elementary or Middle school
 - Staying in Dorchester County District 2 as part of our Development Agreement
 - 67+/- acres will be donated to school district
 - Provides space for both a Middle and Elementary school
 - Will be walkable from within the community
- ▣ Police/Fire Services
 - Donating 1 acre of land for a new police station
 - Each home built will donate money for a new police station and improvements to the existing fire station
 - The Development Agreement with the County will cover the exact amount of the donation and when/how it will be collected.
 - As an example \$500 per home equates to roughly \$2,500,000

Topics for Discussion

▣ Water lines

- We will not need to put in the well system to serve our project
- A new 12" water line will be installed (at our expense)
- Runs from Bridlewood Farms, down SC 27, along SC 61 to SC 17A

▣ Sanitary Sewer

- A new treatment facility is being built at SC 61 and SC 17A
- To be built within 5 years by Dorchester County

▣ Fees for tapping on

- 12" line is not conducive to tapping on to for individual residences
- Likely won't have to tie in to the new line
- Can look at providing additional access points for those interested

Topics for Discussion

▣ Storm water

- We are installing more storm water retention facilities than are required by code
- Improves the flooding conditions downstream from the project

▣ Commercial

- Relocated commercial based on request from neighbors
- We plan to have high end commercial similar to Nexton in Summerville
- Will include sit down restaurants, grocery store, retail
- Asking for flexibility to add office space or hotels if future demand allows. Will be several years before commercial starts.

▣ Lot sizes

- Not able to provide larger lots based on development costs and market conditions
- 60' Lots will likely sell to builders for over \$75,000 each, equates to \$375,000 starting home price
- 1 acre Lots would cost north of \$165,000 each

Topics for Discussion

- ▣ Lot sizes (continued)
 - Market conditions
 - ▣ Active/For Sale
 - There are currently 42 homes for sale within 5 miles of the project
 - Average Sales Price is \$283,141
 - Average home size is 2,271 square feet
 - Price per square foot is \$124.88
 - Average Days on the Market is 59 days
 - ▣ Closed since July
 - 37 homes have sold within 5 miles of the project
 - Average Sales Price is \$247,741
 - Average home size is 2,130 square feet
 - Price per square foot is \$118.86
 - Average Days on the Market is 47 days

Topics for Discussion

▣ Buffers along adjacent properties

- Added or increased buffers along adjacent properties
- Not required between similar housing types but added anyway
- Will plant more materials than required in buffer to increase screening

▣ Taxes

- Property values will likely go up as a result of this community
- Taxes will probably increase, they typically do already
- Taxes will not increase to provide services for this community
 - We are paying for improvements to the existing Fire Station
 - We are paying for a new Police Station
 - We are paying for new water line
 - We are paying for road improvements

▣ Timeline

- Best case scenario, first homes occupied in early 2021
- Built out in 10 to 15 years

Current Zoning

▣ Absence of Controls

- Section 9.1.3.1 – Permitted Uses:
 - ▣ Single Family Detached
 - ▣ Single Family Attached (Duplexes and Town Homes)
 - ▣ Social and Cultural
 - ▣ Utilities
 - ▣ Community Services
 - ▣ Open Space
- Section 9.1.3.2 – Special Exception Uses:
 - ▣ Business:
 - Primary retail
 - Secondary Retail
 - Convenience Retail
 - Communication and Information
 - Wholesale
 - Recreational
 - Personal Services
 - Professional Services
 - Office Services
 - Manufacturing
 - Beverage and/or “Quick Stop” Services

Current Zoning

▣ Absence of Controls

- ▣ Section 9.1.10 – Maximum Density
 - ▣ SC DHEC will generally dictate the minimum lot size required to support a septic system and drainfield. Regardless of what DHEC dictates, the minimum lot area for a Single Family Dwelling and / or a Manufactured Home will be one (1) dwelling unit per 14,500 SF. Duplex Units can be built on a lot not to exceed the density of 5.8 units per net acre (7,500 SF/unit). Single Family Attached Dwellings (units that share a common wall) can be built on a single lot or parcel provided they be built to a density not to exceed 7.3 units per net acre (6,000 SF). Residential Multi-Family Dwellings (e.g. apartments) can be built at a density not to exceed 13 units per net acre.

Housing Type	Density Allowed/acre	Usable Acreage	Number of Units Allowed
Apartments	13.0	915.5	11,902
Town Homes	7.3	831.7	6,072
Duplexes	5.8	785.5	4,556
Single Family	2.9	825.1	2,393

- ▣ This table is shown for reference only and represents the maximum number of each type of product that could be built if only doing one product type. By adjusting the acreage of each type of housing, the number of units built would adjust accordingly.

Current Zoning

▣ Absence of Controls

- The following example shows how many home sites we can put on the property today if we did a mix of home types on various amounts of property. This would leave approximately 50 acres for commercial uses but does not include any acreage for a new school.

Housing Type	Density Allowed/acre	Usable Acreage	Number of Units Allowed
Apartments	13.0	80	1,040
Town Homes	7.3	550	4,015
Duplexes	5.8	150	870
Single Family	2.9	100	290
Total Units			6,215

New Site Plan

DEVELOPMENT TYPE

LOT SIZE: 40' X 100' = 4,000 SF
 LOT SIZE: 60' X 100' = 6,000 SF
 LOT SIZE: 80' X 100' = 8,000 SF

APARTMENTS (20+ ACRES)
 DENSITY: 12.3 UNITS/ACRE

TOWNHOUSES (17 ACRES)
 DENSITY: 12.3 UNITS/ACRE

DUPLEXES (16 ACRES)
 DENSITY: 5.9 UNITS/ACRE

COMMERCIAL (16 ACRES)

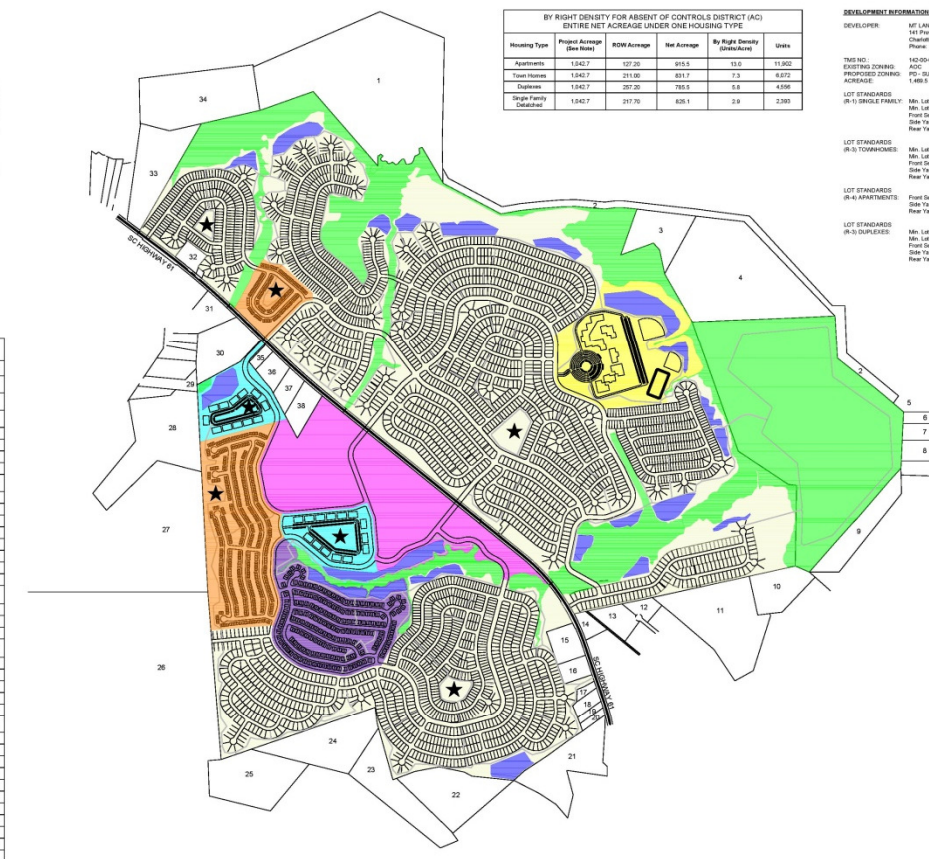
WETLANDS

DETENTION PONDS

FUTURE ELEMENTARY AND MIDDLE SCHOOLS (17+ ACRES)

AUDITORY CENTER

NOTE: 1% OF THE TOTAL LAND AREA WILL BE RESERVED FOR SOCIAL AND CULTURAL USE WITHIN RESIDENTIAL AREAS WITH LOCATIONS TO BE DETERMINED DURING LOT SUBDIVISION. POND AND WETLANDS ARE DESIGNATED OPEN AREAS. THE SCHOOL SITE IS DESIGNATED AS RESIDENTIAL.



BY RIGHT DENSITY FOR ABSENT OF CONTROLS DISTRICT (AC) ENTIRE NET ACRES UNDER ONE HOUSING TYPE

Housing Type	Project Average (Per Acre)	ROW Average	Net Average	By Right Density (Units/Acre)	Units
Apartment	1,242.7	127.35	1,115.35	12.3	13,685
Town Homes	1,242.7	213.90	1,028.8	7.3	9,972
Duplexes	1,242.7	257.25	985.45	5.6	4,566
Single Family Detached	1,242.7	217.70	1,025.0	2.9	2,300

DEVELOPMENT INFORMATION

DEVELOPER: MT LAND
 141 Piedmont Road
 Charlotte, North Carolina 28207
 Phone: 704.359.4327

TMS NO.: 140-00-0022, 140-00-0012, 140-00-0015
 EXISTING ZONING: ACO
 PROPOSED ZONING: PD - SUBURBAN RESIDENTIAL
 1,445.5 Acres

LOT STANDARDS

(R-1) SINGLE FAMILY:
 Min. Lot Area: 5,100 Acres (4,800 SF)
 Min. Lot Width: 40'
 Front Setback: 25'
 Side Yards: 5'
 Rear Yard: 20'

(R-2) TOWNHOUSES:
 Min. Lot Area: 5,027 Acres (1,800 SF)
 Min. Lot Width: 20'
 Front Setback: 20'
 Side Yards: 5'
 Rear Yard: 20'

(R-3) DUPLEXES:
 Min. Lot Area: 5,027 Acres (1,800 SF)
 Min. Lot Width: 20'
 Front Setback: 20'
 Side Yards: 5'
 Rear Yard: 20'

DEVELOPMENT STANDARDS

Density (D.U./A.): 12.3

Lot Standards:
 Minimum lot width has been based on the development information for each lot type.

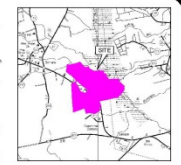
Setbacks:
 40' for single family detached structures, 100' feet for other residential structures or nonresidential buildings.

Open Space:
 10% Undeveloped open space required for Planned Development. This includes all land not covered by buildings or other structures.

Perimeter Setback:
 Minimum 100' feet setback from arterial right-of-way. Minimum 50' feet setback for parking. Minimum 10' feet setback from other adjacent nonresidential structures.

Streets/Roads:
 All easements shall be dedicated and dedicated easements shall be dedicated to the County Land Development Code.

Other:
 Cul de sacs: Shall be no longer than 200 feet in length.
 Signage: Signage must comply with the County Land Development Code.



ADJACENT PROPERTY OWNERS

#	Owner	TMS No.	Acres	Plat	Plat Book	Pg.
1	Commissioner of Public Works, Charleston	139-00-0006	827	342		
2	Commissioner of Public Works, Charleston	140-00-0014	47	606		
3	Commissioner of Public Works, Charleston	140-00-0021	96	282	M	80
4	Pellico Land and Timber LLC	134-00-0006	8728	232	M	170
5	Commissioner of Public Works, Charleston	140-00-0018	900	132	L	170
6	South Lee Road	140-00-0022	7778	228	K	73
7	East K. & DeWahl J. Smith	140-00-0021	8837	340	J	87
8	Billy Dwyer, Thomas & Laverne, Charleston	140-00-0003	6909	146	L	187
9	Johnson	899-00-0002				
10	Edwin H. Beardsley	140-00-0027	3587	126	J	98
11	Julia H. Jacobs	140-00-0005	10022	217	J	93
12	Joshua Ryan & Rebecca Francis	140-00-0027	10140	218	K	182
13	Thomas Robert Long	140-00-0026	478	227	K	182
14	John P. & B. Barbara W. Chapman	140-00-0007	4688	96	K	119
15	Billy Joseph & Sherry Rose Roberts	140-00-0002	11153	274	M	153
16	Jeanne Rose & Judith Beardsley	140-00-0003	10983	187	M	159
17	Travis L. & Lisa M. Dyer, LLC	140-00-0008	725	281		
18	Marshall & Elizabeth Tyler	140-00-0005	10028	186	K	82
19	Marshall & Elizabeth Tyler	140-00-0004	2140	179	K	268
20	Marshall & Elizabeth Tyler	140-00-0003	9448	187	L	43
21	Paul & Robert C. & Frances R. Campbell	140-00-0008	8887	308	L	308
22	George E. & Helene B. Florka	140-00-0016	11116	240	L	257
23	George E. & Helene B. Florka	140-00-0008	11181	281	L	257
24	George E. & Helene B. Florka	140-00-0007	11181	271	L	257
25	George E. & Helene B. Florka	140-00-0008	11181	288	L	257
26	Rock Star Technologies, LLC	140-00-0041	10574	82	M	97
27	Shelby Investments, Family Limited Partnership	140-00-0022	10952	9	M	151
28	Barton Williams	140-00-0016	1824	329	L	13
29	Barton Williams	140-00-0016	182	329	L	13
30	Charles & Amy B. Rutledge	140-00-0001	8413	132	L	153
31	Vivian & Lindholm & Jay Robinson	133-00-0008	2058	348	L	133
32	Margaret Beatty Church	133-00-0016	432	48	L	136
33	Sharon & Harvey D.	133-00-0014	10781	284	M	107
34	James L. Shrock	133-00-0010	6388	132	L	44
35	Kenny O. Conley	140-00-0032	9858	174	L	349
36	Henry R. & Beverly Miller	140-00-0042	10414	242	J	114
37	Leslie S. Fisher	140-00-0041	10020	280	J	114
38	Edward J. III & Lynn P. Fritchell	140-00-0043	1591	189		

Exhibit - Bubble Plan



Project No. 17167-0018
 September 27, 2018

Project Branton
 Approximately 1,500 Acre Mixed Use
 Planned Development on SC Highway 61,
 Southeast of SC Highway 27 in
 Unincorporated Dorchester County, South Carolina



Total Homes with Re-Zoning

▣ Benefits of supporting rezoning

- Provides a better community than what can be built under the current zoning
- Brings services like high speed internet, water, natural gas, shopping
- Provides land for new schools
- Provides land/funding for a new Police Station
- Provides funding for the existing Fire Station
- Improves the infrastructure/commute on Highway 61
- Increases property values
- Has almost 1,200 less homes than our alternate plan under the current zoning

Housing Type	Number of Units Requested
Active Adult	957
Single Family	2,290
Duplexes	342
Townhomes	828
Apartments	624
Total Home Sites	5,041

Branton Contact Us

▣ Website:

- www.mtland.us/branton

▣ Email:

- brantoninfo@mtland.us

Questions?