

Williams Tract Planned Unit Development

**To be rezoned in the
Town of Moncks Corner
Berkeley County, South Carolina**

Prepared by:

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128 South Main Street
Suite B
Summerville, South Carolina 29483**

April 6, 2022



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SECTION 1: GENERAL DESCRIPTION OF THE PROPOSED PROJECT

This site is composed two parcels totaling approximately 27 acres of land south of West Main Street and East of South Williams Drive. The parcels are currently zoned R-1. Both of the parcels are currently within the limits of the Town of Moncks Corner.

The TMS numbers and acreage for the property are:

- | | | | |
|----|---------------|-------------|------------------------|
| 1. | 142-00-01-005 | 20.26 Acres | Williams Thomas E Etal |
| 2. | 142-00-01-037 | 6.95 Acres | Williams Thomas E Etal |

The property owners are requesting rezoning of the listed parcels and Planned Unit Development (PUD) zoning for the overall acreage in accordance with the Town of Moncks Corner Planned Development Density Incentives to allow a single family detached neighborhood containing 29 lots.

The Williams Tract is currently undeveloped and comprised of wetlands and highlands, with a mixture of deciduous and pine forest.

SECTION 2: LAND USES AND INTENSITIES

The proposed anticipated land use and units are as follows:

- Single Family Detached Homes (29 units maximum)
- Parks, playgrounds, and amenity areas
- Home occupations
- Model homes & sales office

The Planning Department shall review the project as building permits are requested to ensure that the proposed plans are compatible with the intent of the PUD.

SECTION 3: DEVELOPMENT CRITERIA

3.1 LOT REQUIREMENTS

Minimum Lot Area	6,000 s.f.
Minimum Lot Width	50'
Minimum Front Yard Setback	5'
Minimum Side Yard Setback	5' (15' typical between buildings)
Minimum Rear Yard Setback	15'
Minimum Building Separation	10'
Maximum Impervious Coverage	80% per lot
Detached Garage Side Setback	5'*
Detached Garage Rear Setback	5'

*Garages will typically be at least 25' from each other.

Accessory structures are permitted in the rear and side yards only with indicated minimum setbacks from the side and rear property lines or ingress/egress easements, whichever is greater. If the necessary structure is placed in the portion of the yard that fronts a second street

frontage of the property, the accessory structure can be no closer to the second street frontage than the primary structure.

3.2 SUBDIVISION PLAN REVIEW AND APPROVAL

Preliminary plans and final plats for each phase of the development shall be submitted for review and approval by the appropriate Moncks Corner authority pursuant to the provisions of the Current Regulations.

SECTION 4: OPEN SPACE

4.1 OPEN SPACE

Open Spaces will be provided through neighborhood parks and playgrounds. These parks shall not be confined to one area but shall blend throughout the development.

Open Space can include:

- natural areas
- wetland buffers
- storm water ponds
- amenity centers
- landscape buffers, trails, boardwalks, paths, or other similar uses.

These areas shall be landscaped, include benches, bike racks, other site furnishings and shall serve as focal points for the residents. Open Space Plans shall be developed during permitting and are subject to staff approval.

4.2 MAINTENANCE OF PARKS AND OPEN SPACE

Unless accepted for dedication or otherwise agreed to by the Town of Moncks Corner, another unit of government, or a private non-profit land conservancy, the cost and responsibility of maintaining Park or Open Space and any associated facilities shall be the responsibility of the HOA.

Natural features shall be maintained in their natural condition, but may be modified to improve their appearance, functionality, or overall condition, at the approval of the Town. Permitted modifications may include:

- Reforestation
- Woodland maintenance, i.e. under brushing and trails
- Buffer area landscaping
- Stream bank protection
- Wetlands management
- Removal of invasive species

SECTION 5: TREE REGULATIONS

5.1 TREE PROTECTION

Existing trees in the area of construction are not required to be saved or mitigated. However, no clearing is allowed until the issuance of a Land Disturbance Permit.

5.2 STREET TREES & RESIDENTIAL LANDSCAPING

Street Trees area allowed and shall be planted along both sides of all streets and have an average spacing of 35' to 50'.

Street trees shall be 2 ½" minimum caliper and of a species approved by the Planning Director.

If street trees are planted within in the right of way between the curb and the sidewalk, the planter strip shall be a minimum of five (5) feet wide for understory trees and eight (8) feet wide for canopy trees. The tree will be planted in the center of the landscape strip.

The developer and/or subsequent HOA are responsible for the maintenance, trimming, and replacement of all street trees. Trees in the public right of way and those on private property which encroach into the public right of way above a public sidewalk must be maintained so that the lowest limbs are a minimum of 7 feet above the grade of the sidewalk to create an unobstructed movement zone for pedestrians.

Developers shall coordinate the locations of streetlights with street trees to avoid conflicts. Street trees shall be at least 15' from streetlights.

Each single-family home shall have at least 2 trees planted on the lot. If trees cannot be feasibly planted on a residential lot or within the right of way adjacent to the lot, they can be planted in open space as approved by the Planning Director or designee.

Canopy trees shall be planted at least 10' from any structure, including drainage structures.

SECTION 6: STREETS AND SIDEWALKS

Vehicular access to the site will be via one curb cut along West Main Street.

Streets will be public and built to current Berkeley County standards.

All rights-of-ways shall accommodate emergency and public service vehicles.

Crosswalks shall be done with a decorative pattern at major intersections and will be maintained by the HOA.

Sidewalks will be located along both sides of all streets within the development and will be minimum of 5' wide.

Sidewalks shall be maintained by the HOA.

Streetlights will be provided and maintained in by the HOA.

Street name signs will be decorative and maintained by the HOA.

SECTION 7: STORM WATER MANAGEMENT

The property currently drains towards the middle of the site along the central wetland which bisects the site. Runoff from developed property will be routed through detention pond systems prior to its ultimate outfall. These ponds will be designed to limit post-development runoff to pre-development rates. Temporary ditches, which will be maintained by the developer, may be utilized until the final pond and pipe systems are constructed in specific areas.

Storm water within the neighborhood will be routed by a combination of grassed swales, underground piping, and overland flow into a series of ponds to be detained before exiting the development. Detention areas will be appropriately landscaped and stabilized in accordance with applicable regulations. The storm water system will meet pre-developed conditions.

Storm water management will be designed and implemented in accordance with the Town of Moncks Corner's development standards as well as the requirements of the South Carolina Department of Health and Environmental Control – Office of Ocean and Coastal Resource Management.

Storm water Best Management Practices (BMPs), Low Impact Development (LIDs), and other accepted measures may be implemented to reduce post-development runoff rates, improve storm water quality, and potentially reduce existing downstream problems.

Upon its completion and approval, the drainage system within the ROW, except for ponds and certain LID practices, will be dedicated to and maintained by the Town of Moncks Corner. All drainage features outside the ROW will be maintained by the HOA.

SECTION 8: ADDITIONAL DEVELOPMENT CRITERIA

Neighborhood revitalization - The developer shall pay a \$1,000 fee for each new single-family home built (29 units max) in the development, with monies going into the Town's Renaissance Development Fund. These monies will be used to fund housing development in neighborhoods targeted by the Town of Moncks Corner.

Minimal Repetition of floor plan (or front facades) – The developer shall limit repetitive floor plans or front facades in accordance with the Town's Bonus Density Incentives.

Exterior Facade Texture and Materials – The entire house shall be covered in hardi-plank.

Trees and Shrubs – Minimally two trees @ 2 ½" dbh and 5 shrubs @24" will be planted in the front yard of each home.

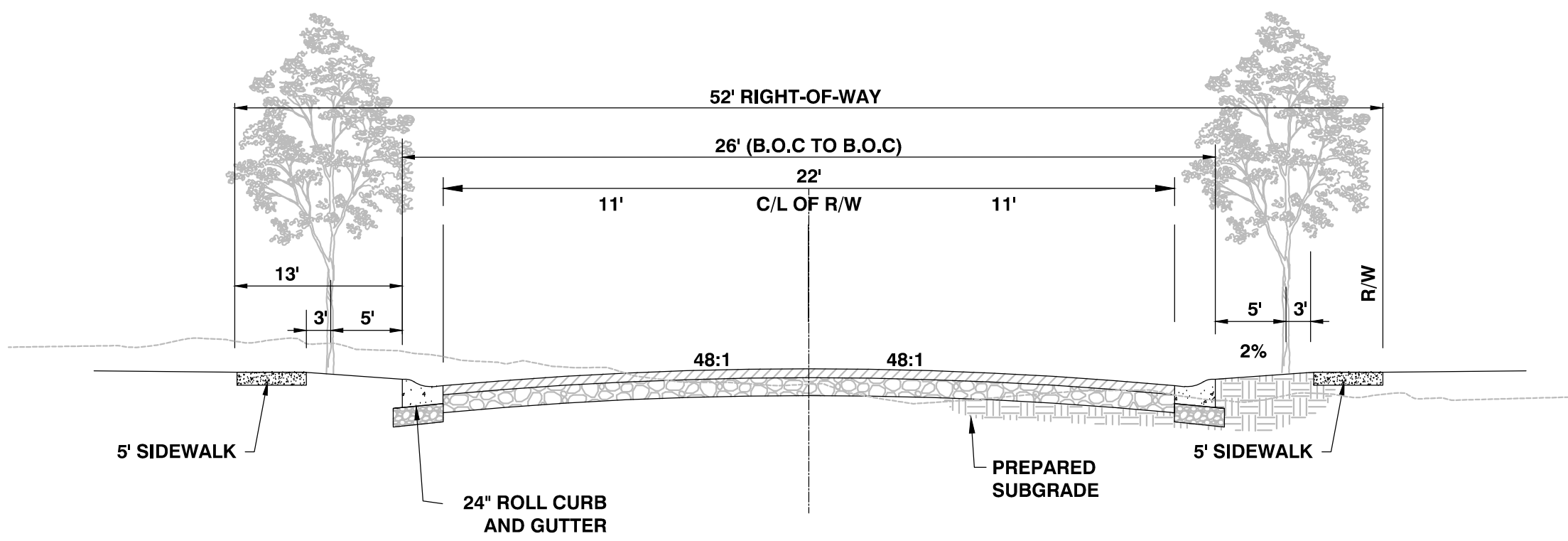
Some lots may have side or rear entry garages.

Each house will have permanently lit street addresses near the front door.

Summary

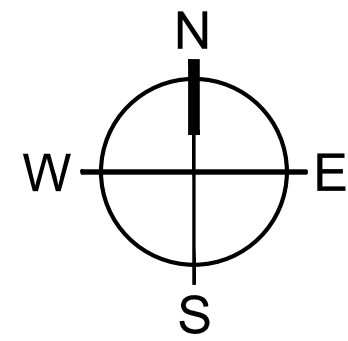
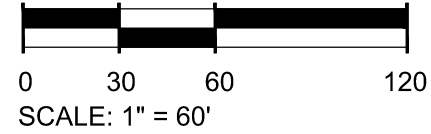
The home builder intends to fulfill the following Density Incentives in accordance with the Town of Moncks Corner requirements:

Bonus Incentive	Bonus	Square Feet
Initial Lot Size		12,000
Neighborhood Revitalization contribution	20%	2,400
Minimal Repetition of Floor Plan	5%	600
HOA Maintained Amenities	5%	600
Exterior Façade Materials	5%	600
Façade offset	3%	360
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
Lighted House Numbers	1%	120
Street Trees	4%	480
TOTAL BONUS		6,000
New Minimum Lot Size		6,000



- NOTES:
1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
 2. PAVEMENT SHALL BE 1/4" ABOVE THE CURB TO ENSURE POSITIVE DRAINAGE OF THE ROADWAY.

SUBDIVISION ROAD SECTION
(NOT TO SCALE)



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



WILLIAMS TRACT
TOWN OF MONCK'S CORNER, SC

SW+ PROJECT: 8877
DATE: 4/6/2022
DRAWN BY: SJG
CHECKED BY: TRP

REVISION HISTORY

NO.	DESCRIPTION

CONCEPTUAL
LAND USE
PLAN

* THIS LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.