

Welch Tract Annexation and Zoning

The Town has received a request from the below property owners to annex their properties into the Town and zone the properties Planned Development (PD). This property has been rezoned to R-1 in Dorchester County, which would allow for three residential units per acre. The Planning Commission recommended approval of this request at their February meeting.

TMS# 109-00-00-055 (43.12 acres), Owned by Wayne R. Welch (Life Estate), TMS# 108-00-00-026 (87.71 acres), Owned Horsepen Branch LLC, TMS#s 109-00-00-056 (29.07 acres), 109-00-00-134 (9.5 acres), 109-00-00-147 (5.5 acres), Owned by Roy L. Knight and TMS# 109-00-00-146 (1.0 acre) Owned by Christopher William and Heather Knight are the sole owners of record title of a parcel of real property above listed properties, more or less, located on Givhans Road (SC HWY27)

Location: At the corner of Campbell Thicket Road and Givhans Road across from the Appleby Tract.

Acreage: 170 acres with 151.5 acres of high land

Requested Zoning: Planned Development (Mixed Use)

- **Uses:**

- **Residential – 550 Units**

Single Family Detached and Cottage – 320 Units and 130 Units of Cottage Homes

Single Family Attached (Townhomes) – 100 Units

Town Residential Design Standards are listed specifically in the PUD Document.

Commercial – up to 150,000 square feet

Allowed Uses:

- a. Restaurants
- b. Retail
- c. Other uses as provided in the Town of Ridgeville Neighborhood Commercial (NC) zoning district, excluding Multi-Family
- d. Civic
- e. Community Recreation
- f. Model Home/Modular Sales Center
- g. Breweries and Distilleries

Town Commercial Design Standards are listed specifically in the PUD Document.

- **Parks** – Owner will donate approximately 19 acres on Givhans Road for Public Park
- **Civic Use – Owner will donate 5 acres to Dorchester County for Public Safety Use**

The number of units, type, size and location will be approved by the Town with each phase of residential development and each request for a building permit for commercial development.

Services:

Roads- This property is accessed by SCDOT roads. All roads inside the development will be PRIVATE roads. Roads will be built to Dorchester County and SCDOT standards.

A Traffic Impact Analysis was completed in conjunction with the SCDOT and was included in the PD packet as Appendix I.

The owners will be responsible for the construction of the site-specific road improvements. They will be required to update their TIA with each phase of the development and each submittal for approval of a commercial property to determine the timing and location of improvements.

The developer will be required to donate land for any required off-site road improvements and work with the Town, County and State for the location, funding and construction of these improvements.

Sidewalks – Sidewalks or multi-use paths will be required inside the development. The developer will be required to donate land for any required off-site sidewalks/paths and work with the Town, County and State for their location and construction.

Stormwater – The Town and County have an Intergovernmental Agreement for Stormwater services. The County or SCDHEC will approve plans and potentially own and maintain new stormwater infrastructure if they are public.

Water and Sewer – Service provided by County and will take a few years before they will have service.

Fire and EMS Service – Service provided by County. County is taking these developments into their future planning, and they have asked for the donation of 5 acres for a potential Public Safety building on Givhans Road.

Police – Town of Ridgeville Police Department will provide police service to these properties and the department will add officers as phases are completed.

Development Agreement:

The Development Agreement with the Town of Ridgeville is being reviewed by the Town Attorney and will memorialize all requirements and donations for both parties. Requirements and donations are:

- Funding for Downtown Master Plan
- Funding and right of way for multi-use paths
- Land for park and public safety building
- Responsibility for all site-specific road improvements
- Responsibility to work to donate land for any required off-site road improvements and work with the Town, County and State for the location, funding and construction of these improvements

Development Agreement approval will require two readings at Town Council and two Public Hearings.