

# HERITAGE PLACE

A Planned Development  
Edgefield County, South Carolina

## **PD Narrative**

March 15, 2021

### ***APPLICANT / DEVELOPER:***

***Crowell & Co., Inc.***  
*924 Stevens Creek Road*  
*Augusta, Georgia 30907 (706) 855-1099*

# ***Narrative Outline***

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## **1.0 INTRODUCTION**

Crowell & Co., Inc. has prepared this narrative and accompanying exhibits as part of a rezoning application submitted to Edgefield County to rezone this 77.59-acre tract to a Planned Development (PD). This property, TPN 163-00-00-001, is located on the south side Edgefield Road (U.S. Hwy 25) and the west side of Williams Road (S-19-512) approximately 950 feet from Bettis Academy Road. The current owner is Glenn W. Whitlock. This proposed PD will create a master planned development with varying lot sizes and housing styles and will include a playground/park, dog park, perimeter buffers, walking trails and open space.

The current zoning of this property is GD for the first 400 feet adjacent to Edgefield Road and un-zoned for the remainder of the property. It is the opinion of Crowell & Co., Inc. that this development, as presented with possible minor modifications, would meet the development standards under the current zoning. Edgefield County is in the process of revising their Land Management Ordinance (LMO) and if the current version, as released, is adopted, this property would be zoned GENERAL SERVICE COMMERCIAL which is a more intense use of the property and one could presume that a less intense use would be allowed. Since this is not a certainty, Crowell & Co., Inc. has chosen to request PD zoning that would supersede any future zoning change.

As verbalized in Sec. 24-29 of the Edgefield County Code, *The Planned Development (PD) District provides a mechanism for the planning commission, the county council and the applicant to agree on the scope of the proposed development.* We, at Crowell & Co., Inc., look forward to working with the Planning Commission and County Council on the scope of the proposed development. We believe that this development, as presented, meets the intent of the PD Planned Development District which is:

1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;
2. Improve the design, character and quality of new development;
3. Facilitate the provision of streets and utilities; and
4. Preserve the natural and scenic features of open areas.

Developing this property under PD Planned Development District also protects the large monetary investment Crowell & Co., Inc. is prepared to make in Edgefield County by purchasing this property, installing the infrastructure and building a neighborhood community.

This plan will serve as a guidance document for the responsible development of the property over the next 6 to 8 years depending on market conditions. This plan will also give Edgefield County the information required to determine the effect on existing and proposed infrastructure.

Crowell & Co., Inc. has been developing and building in planned communities for over 40 years in the CSRA. The ability to provide various lot and house sizes have made those communities successful, allowing for several price points and numerous house plan choices. We believe this community will experience the same success as the previous Crowell & Co., Inc. communities.

The following information, maps and illustrations further describe the proposed development for this community.

**Figure 1 – Vicinity Map**

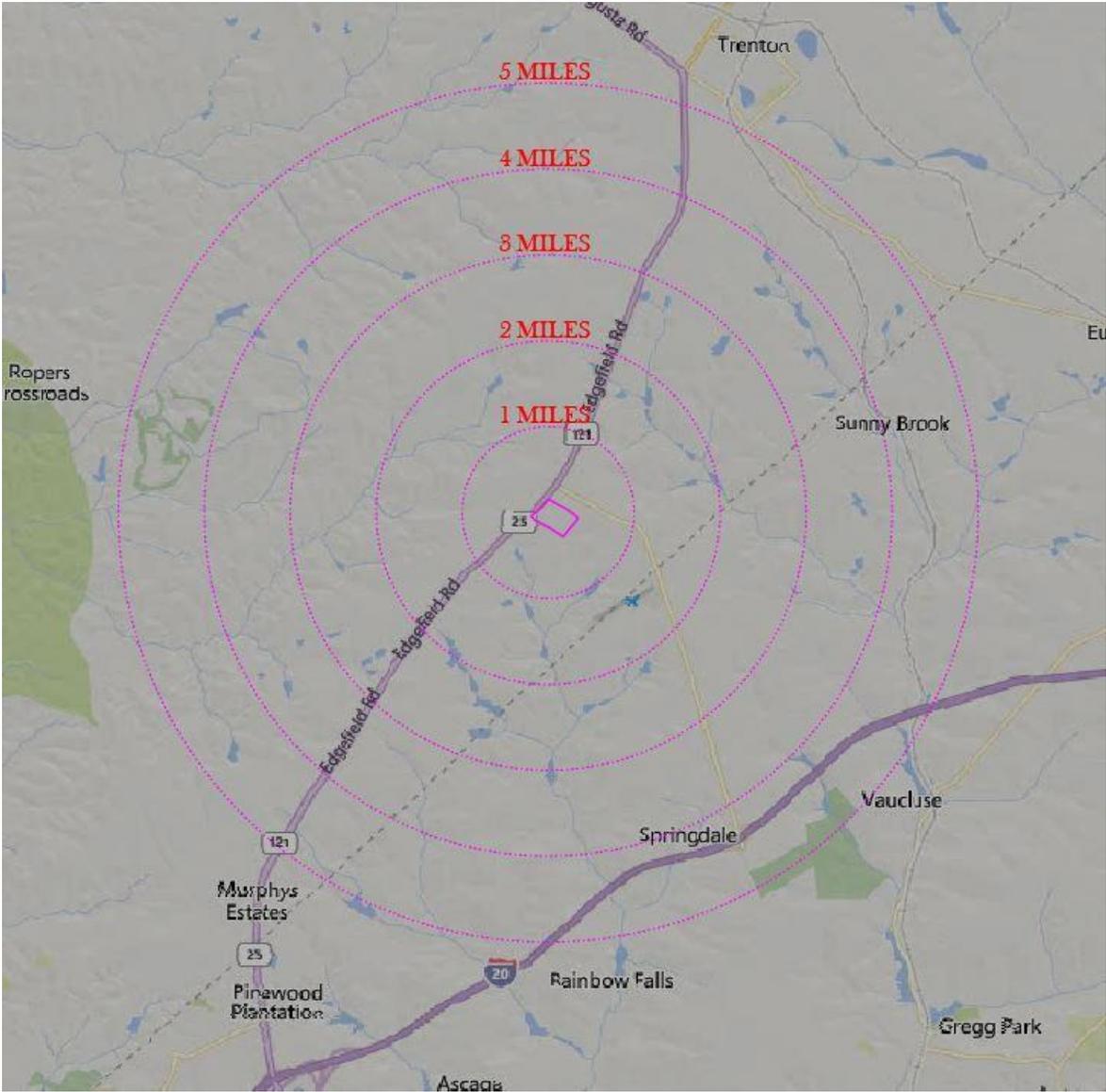


Figure 2 – Existing Conditions Map

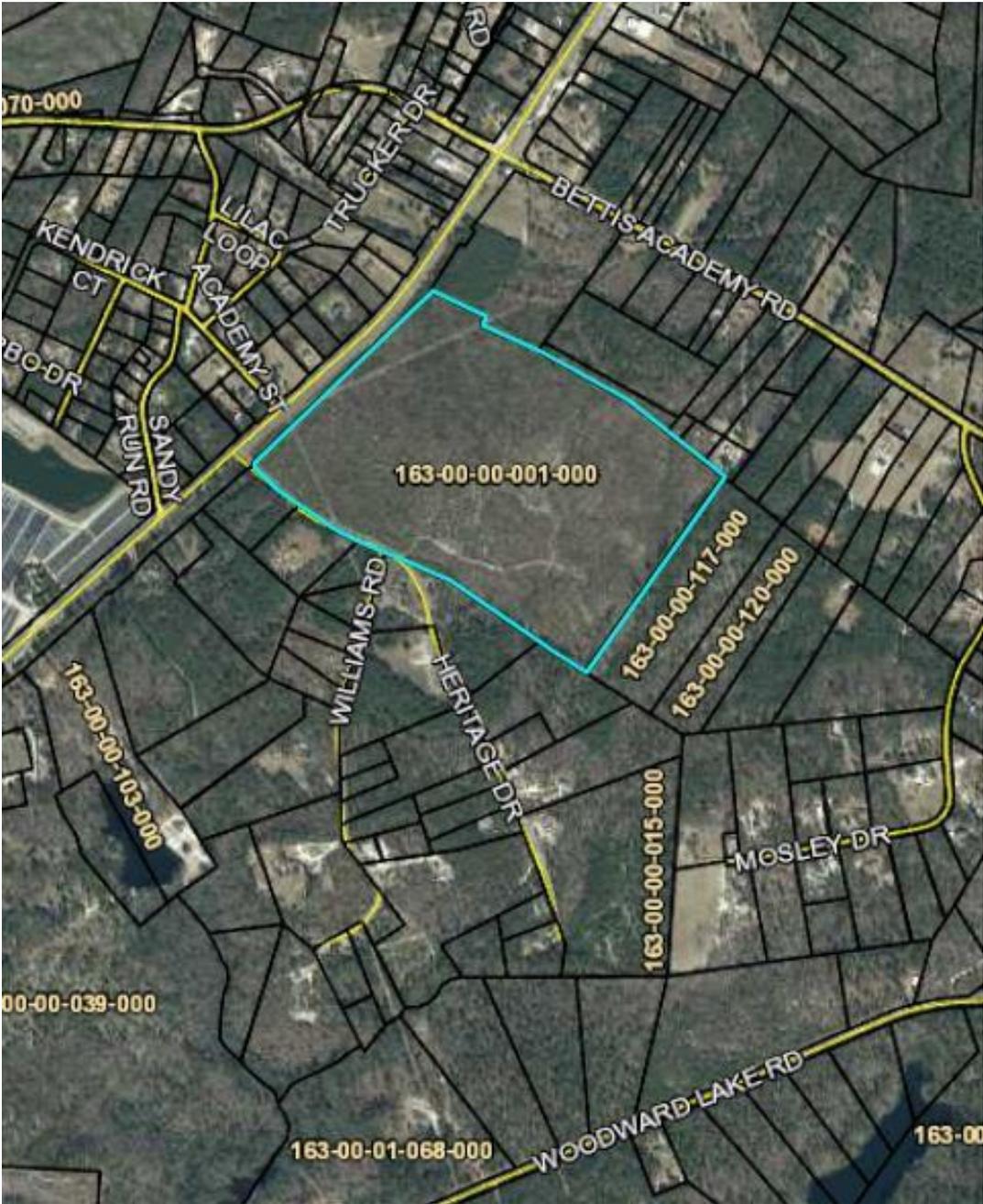
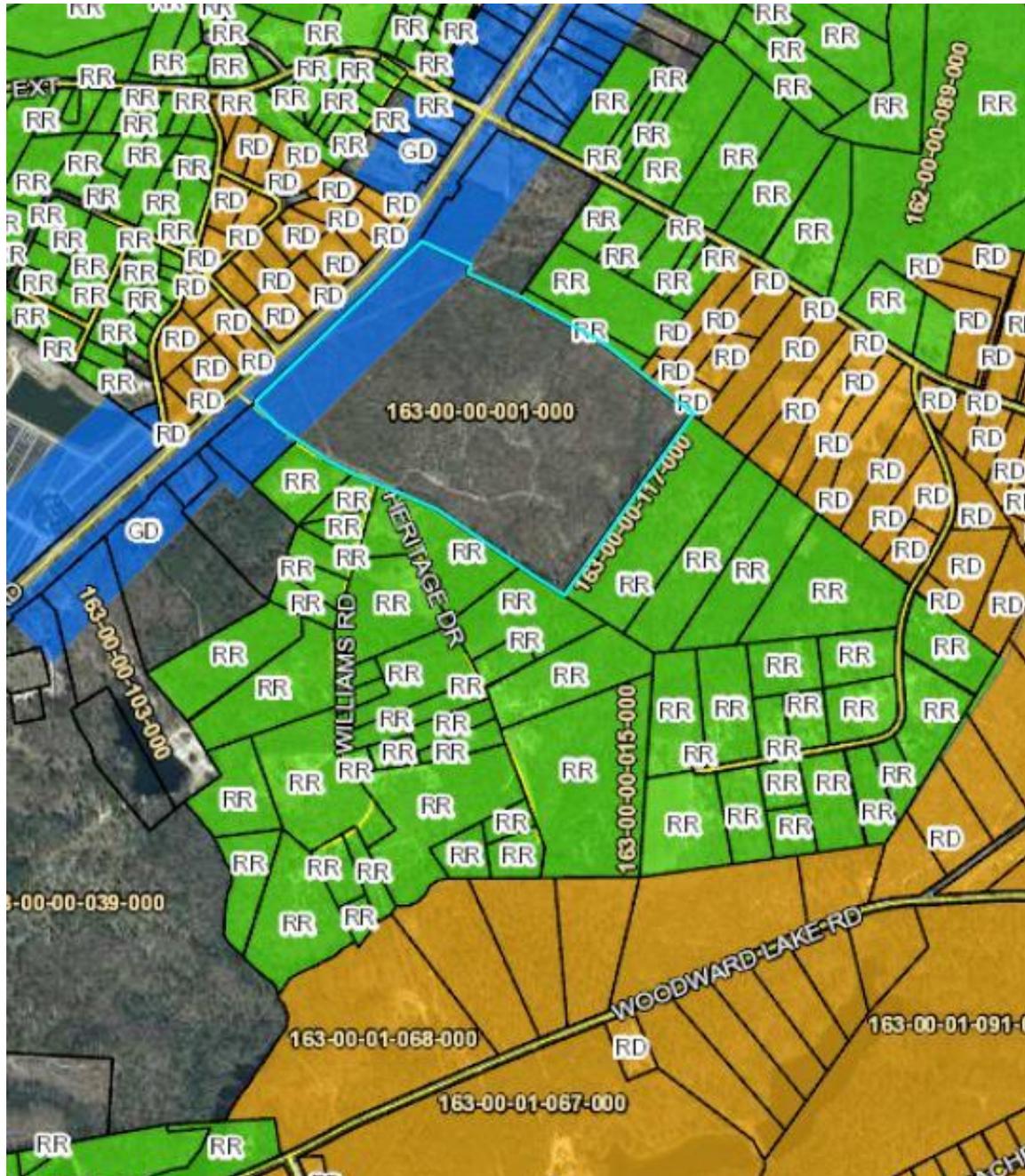


Figure 3 - Existing Zoning Conditions Map



## **Planning Goals**

Several planning goals have guided the preparation of the PD, including:

- ) Establish a community of neighbors and provide activities such as walking trails, dog park, and playground within the development that will help in this effort while maintaining the integrity of the surrounding properties.
- ) Developing a master plan that is flexible to meet changing market demands yet still providing the connectivity, flow and open space of a planned neighborhood development.
- ) Developing a land use plan that utilizes the natural setting and topography of the site by preserving natural areas and laying out streets and lots to take advantage of the topography.
- ) Provide for multiple price points within all sections so a hierarchy is not established within the neighborhood. This is done by varying the lot and home sizes that will produce broader appeal across the residential market range within each phase of development.
- ) Provide a continuity of landscaping and streetscapes throughout the community.
- ) Create a system of connected sidewalks, open spaces with and without walking trails, buffers, dog park and playground/park.

## **2.0 PROPOSED DEVELOPMENT**

This property currently consists of 1 tract of land approximately 77.59 acres as shown on a plat drawn for the Glenn W. Whitlock, dated 8/17/2020.

*Total Acreage: 77.59 acres*

This plat of the parcel is shown on Exhibit 1. The proposed master plan and concept plan is shown on Exhibit 2.

Based on the proposed master plan for this development, the approximate area to remain as greenspace, buffers or parks will be approximately 20 acres or 25%.

Approximately 1.6 acres located in the southwest corner of the property is being reserve for commercial development.

**3.0 LOT PARAMETERS**

The layout for this community, as shown, is based a 53.5 foot wide lots with an expected lot distribution of 20% being 65 feet wide, 50% being 57 feet wide and 30% being 40 feet as well as an area for townhomes and are shown schematically on Exhibit 2 Proposed Master Plan. The lots sizes will be distributed through all phases allowing for a variety of house plans, square footages and price points. The exact number of each size lot at buildout may vary based on changing market conditions during the life of this project, as well as unforeseen site conditions. Because of these unpredictable conditions, Crowell would like the ability to increase density by no more that 10% through administrative approval at the staff level. Any increase in density beyond that percentage would require a revision to the PD and approval by the Planning Commission and County Council. The house square footage for each size lot is listed below as a general range and may vary somewhat as new house plans are developed.

**3.1 Lot Sizes**

40 Feet x 150 Feet

- Minimum Lot Size: 6,000 sf
- Minimum Lot Width: 40 ft. at front setback line
- House Size Range: 1200 sf to 2200 sf

57 Feet x 150 Feet

- Minimum Lot Size: 8,550 sf
- Minimum Lot Width: 57 ft. at front setback line
- House Size Range: 1500 sf to 2700 sf

65 Feet x 150 Feet

- Minimum Lot Size: 9,750 sf
- Minimum Lot Width: 65 ft. at front setback line
- House Size Range: 2300 sf to 3300 sf

**3.2 Lot Quantity**

As previously stated, the layout for this community, as shown on Exhibit 2, is based on 53.5-foot-wide lots on the weighted average of three lots sizes. Listed below are the anticipated lot quantities within each grouping.

<u>Lot Grouping</u>	<u>No. Lots</u>
40 ft. Wide Lots	44
57 ft. Wide Lots	73
65 ft. Wide Lots	29
Total Single-family lots	146
Townhome Lots	56
<i>Total Estimated Lots</i>	<i>202</i>

**3.3 Lot Setbacks and Limitations**

Lot setbacks are typically used to control how close a house can be placed to a property line or to the road. The setbacks are also used to control the size of the house placed on the lot. For this community, we are proposing the following setbacks and house limitations. We have a proven track record of successful developments with similar setbacks and limitations.

Requirements to all single-family detached lots

- Setbacks:
  - Front 25 ft. minimum from front property line
  - Side 5 ft. minimum from property line
  - Rear 10 ft. minimum from property line
- Structure Height: 2.5 stories plus basement, maximum
- Driveways: 25 ft. minimum depth from back of sidewalk to front of garage

Requirements to townhome lots

- Setbacks:
  - Front 25 ft. minimum from front property line
  - Side 0 ft. between units in the same building
  - Side 20 ft. between buildings
  - Rear 10 ft. minimum from property line
- Structure Height: 2.5 stories, maximum
- Driveways: 25 ft minimum depth between the sidewalk and the street, or the sidewalk and the front of the garage, depending on the final location of the sidewalk.

**4.0 DEVELOPMENT PHASING**

Exhibit 3 shows the planned development phasing for Heritage Place. It is projected that development should progress at 35 to 50 lots per year depending on the market conditions. The number of lots, acres and greenspace acres in each phase is shown in the table below, as well as on Exhibit 3. The average overall density is anticipated to be 2.6 lots per acre. Expected development dates are also listed below.

Phase	TOTAL LOTS	DEVELOPMENT DATE (est)
<b>PHASE I (24 Townhomes and 25 Single-Family Homes)</b>	49	2021-2023
<b>PHASE II (32 Townhomes and 19 Single-Family Homes &amp; Playground)</b>	51	2022-2024
<b>PHASE III (46 Single-Family Homes &amp; Dog Park)</b>	46	2023-2025
<b>PHASE IV (35 Single-Family Homes)</b>	35	2024-2026
<b>PHASE IV (21 Single-Family Homes)</b>	21	2025-2027
<b>TOTAL</b>	<b>202</b>	

## **5.0 PEDESTRIAN ACCOMODATIONS AND OPEN SPACE**

For this development we propose 5 feet wide sidewalks set back from the back of curb with a 2-foot grass strip. Sidewalks will be constructed in phases at the same time houses are constructed. Where there are streets with lots on one side, the sidewalk will be installed on the lot side of the street. Handicap ramps will be provided at all curb intersections along with painted and signed crosswalks.

The locations of walking/hiking trails outside of right of ways are depicted on Exhibit 3. Some of these locations are located on sever terrain and are subject to an evaluation to determine if the terrain will allow construction of safe and accessible trails. Alternate routes may be required.

Park space is conceptually shown in a location central to this development and will be further defined during the engineering of the streets and lots that surround it.

## **6.0 STREET TREES**

The trees which are planted in the front of individual lots will be owned and maintained by the individual homeowner. Street trees planted in common areas and/or along streets with no fronting lots shall be owned and maintained by the homeowner’s association. One street tree will be provided on each lot within 10 feet of the road r/w, planted during home construction and will be irrigated. These trees will be planted on approximate 40ft spacing, taking into consideration the location of driveways, utilities and other permanent fixtures in the right of way. Oak trees with a minimum 2” caliper will be used as the predominant street tree, with the specific species determined as each phase is developed.

## **7.0 HOMEOWNER'S ASSOCIATIONS**

The Heritage Place homeowner's association (HOA) will be established for this community prior to the recording of the final plat for section one. This association will own and maintain any property considered to be common area, including permanent monument signage, private easements, landscaping in common, walking trails, the dog park and playground/park. The HOA will be responsible for implementing, maintaining and enforcing restrictive covenants. An example of the covenants forming the HOA is provided as Exhibit 6.

The townhome resident will be members of the Heritage Place HOA and Heritage Place Townhome HOA. The Heritage Plat Townhome HOA will be responsible for the maintenance of the landscaping on each lot and the exterior of the townhomes.

## **8.0 ARCHITECTURAL STYLE AND BUILDING MATERIALS**

Having several lot sizes allows Crowell to construct both one- and two-story homes with a range of square footages using a variety of architectural styles. Exterior veneer materials will consist of one or a combination of vinyl, fiber cement siding, brick and stone. The fascia will be metal, and the soffits will be vinyl. Shutters will normally be fixed vinyl shutters. Crowell will continue to control the architecture and color schemes for all new construction by acting as the Architectural Review Board.

Example photographs of various houses have been included below. The photographs are intended to provide an idea of the types of architectural styles that will be used and how color and materials may be used to vary elevation appearances.







## **9.0 SIGNAGE**

Crowell will construct permanent signage near the main entrance on Edgefield Road. The entrance on Williams Drive will have a similar sign on a smaller scale.

Example photograph of current monument signs in another Crowell development is shown below.



## **10.0 ENGINEERING**

The regulations and guidelines concerning the development of property as dictated by Edgefield County, Edgefield County Water and Sewer Authority South Carolina Department of Transportation (SCDOT) and South Carolina Department of Health and Environmental Control (SCDHEC) regulations and guidelines concerning the development of property will be followed. Crowell & Co., Inc. has engaged Southern Partners, Inc. who has many years of experience working in South Carolina and Edgefield County and has a solid understanding of the engineering required to complete this project and is committed to providing high quality engineering for this project.

### **10.1 Roads**

This development will have access points from Edgefield Road and Williams Drive. SCDOT has been consulted and these two locations as shown on the Exhibit 3 have been cleared as access points to this community. Per SCDOT A left turn lane is required at the Edgefield Road entrance. The Edgefield Road entrance will have dedicated right turn exit lane and a straight/left turn lane.

The proposed road typical section for the streets will be 28 ft. wide as measured from back of curb, constructed with 6" graded aggregate base, 2" asphalt surface with 24" rolled concrete curb & gutter within a 50 ft. right of way. The pavement section for the Edgefield Road entrance will be evaluated during the site design of Phase One to ensure proper design.

All Pedestrian crossings of roads will include ADA compliant striped crossings and curb ramps. All new streets will be deeded to Edgefield County upon successful completion of the maintenance period. Any work within the right of way of Edgefield Road and Williams Drive will be submitted to SCDOT for review and approval.

### **10.2 Grading and Erosion Control**

As each section is developed, lots will be graded to create level building pads and to define swales and drainage patterns. Tree stumps and limbs from clearing will be ground to mulch and used onsite for soil erosion measures instead of being carried to an inert landfill. Best management practices in accordance with Edgefield County and SC DHEC regulations will be implemented upon the initial clearing of each section for proper soil erosion and sediment control. Slopes and other disturbed areas between sections of lots will be revegetated. Buffers around the exterior of the property will be left in place to help shield it from surrounding properties as shown.

### **10.3 Water and Sewer**

The site engineer has discussed the project with the Edgefield County Water & Sewer Authority. Water and sewer are available to this project. A sewer lift station will be constructed within this development and deeded back to the Edgefield County Water & Sewer Authority. Potable water will be provided from the existing 20-inch line in U.S. Hwy 25.

## **10.4 Stormwater**

Stormwater runoff will be controlled through the use of a collection system and strategically placed detention ponds. The collection system will start with small swales and curbs that congregate the water into collection basins such as weir inlet and curb side catch basins. From these collection points the water will be piped to the detention ponds. The purpose of detention ponds is to regulate the discharge of water from the site to no higher flow than discharged from the site prior to development. All stormwater system components will be engineered to meet Edgefield County and SCDHEC requirements.

## **10.5 Wetlands and Floodplain**

The national Wetland Inventory shows a Riparian Wetland along the eastern (rear) of the property. Since this area is not planned to be developed, a delineation to the USACE for the Jurisdictional Determination is not expected to be needed. As phases are developed, the property will be evaluated for Wetlands and any necessary permits will be obtained by Crowell as part of this project. Edgefield County and SCDEHC will be consulted to determine the existence of sensitive areas and any required buffers.

This property is not within the Special Flood Hazard area per the current FEMA floodplain maps. Submittal to FEMA is not expected.

## **10.6 Other Public Services**

Refuse collection will be provided by private contractors, or residents may use one of the Edgefield County Solid Waste and Recycling Centers. Crowell, through the homeowner's association for this community, will attempt to negotiate a single private service provider.

Public schools for this community are Douglas Elementary, Johnston-Edgefield-Trenton Middle School and either Fox Creek High School or Strom Thurmond High School.

Fire protection for this area is provided by County Line Fire Department.

## **11.0 PROJECT ANALYSIS**

### Current and potential traffic counts:

Current: Per 2019 SCDOT Traffic Counts on Edgefield Road from Mount Zion Road to Bettis Academy Road, the Average Daily Traffic (ADT) is 8,200 trip per day.

Per ITE Trip Generation Rates-9th Edition the traffic generated by this developed is as follows:

146 Single Family Detached homes	– 1,390 Trip per Day
56 Town Homes	– 325 Trip per Day
<u>Convenience Market w/ Gas Pumps (assumed)</u>	<u>– 2,506 Trip per Day (66% pass-by)</u>
Total expect Traffic Generated by this development:	4,221 Trips per day

Recently, the portion of Edgefield Road fronting this property was upgraded to a four laned divided Arterial that has the Capacity of 16,800 AADT to maintain a Level of Service “C”. Therefore, this development will not have an adverse impact on the capacity of Edgefield Road.

### Population and Income within the development’s market area:

See ESRI data attached as Exhibit 4.

### An analysis of existing comparable developments and their impact on the surrounding neighborhoods:

Listed below are several of the newer neighborhoods, a lot description and count, and overall acreage.

Gregory Landing Section One – 61 lots of similar size with greenspace in environmentally sensitive areas. 32.4 acres

Gregory Landing Section Two – 45 lots of similar size with greenspace in environmentally sensitive areas. 21.09 acres

Windsor (PD) – approximately 445 lots of with 5 lot size including town homes with greenspace in environmentally sensitive areas. 181 acres

Impacts: Additional vehicular traffic on existing streets always is an impact caused by new development of land. No other impacts have been reported on the surrounding neighborhoods of these existing comparable developments.

### A review of alternative locations considered and why this one is the best option:

A subsidiary Crowell and Co., Inc. has been building in Copperfield subdivision over the last few years and we have been looking for a site in this area of Edgefield County for some time now. Due to the access to water and sewer, ease of access Edgefield Road and Interstate 20, size of the parcel and the topography of the property, this site provides all the attributes needed for this type of neighborhood where other properties in the area have not.

A sales gap analysis for the market area showing the current sales figures for the products to be sold in the area vs. the potential market for these products:

See MarketNsight supply and demand report attached as Exhibit 5.

An analysis of traffic impact on the surrounding area including approval of the proposed traffic plan by the state department of transportation:

Based on SCDOT trip generation calculations, this development will produce approximately 3560 trips per day for the number of homes we have planned. This development will have two access points which will help in vehicular circulation by spreading the traffic impact. SCDOT does not provide approvals of proposed traffic plans at the master planning level. As we complete specific engineering of the internal streets and intersections with U.S. Hwy 25 and Williams Road, we will submit plans to SCDOT for review and approval.

An analysis estimating the impact to the county-provided emergency services with comparisons showing current conditions and conditions at the time of stabilization. Include estimated project schedule from groundbreaking to stabilization of sellout of units:

*Edgefield County EMA Statistics for 2020*

Countywide EMS took 3200 calls or 0.35 calls per house unit

*County Line Fire Department* responded to \_\_\_\_ calls (their area is about 1/10 of the county population) or \_\_\_\_ calls per housing unit in their district.

Based on these statistics, calls may increase incrementally as Heritage Place is developed. At buildout, Heritage Place (202 Units) may produce:

71 Edgefield County EMA calls and \_\_\_\_\_ County Line Fire Department calls

\*Note: From US Census estimates, Edgefield County had 9054 occupied housing units (owner and renter) in 2018.

**12.0 CONCLUSION**

First and foremost, our goal is to make Heritage Place a high-quality development and a neighborhood community both Crowell and Edgefield County can be proud of. We believe with our knowledge of the market, reputation as builders and developers, and our proven track record, this will be one of the best communities in Edgefield County.

The development path from onset to completion of Heritage Place is laid out in the PD Plan. Due to the fluidity of the market, over time additional PD revisions may be required to address changes in the market. However, even with the changing market conditions, we are committed to providing a first-class development for the buyers and Edgefield County.

We respectfully request Edgefield County approve our PD rezoning for Heritage Place.

## **13.0 ATTACHMENTS**

1. Exhibit 1 – Plat of Property
2. Exhibit 2 – Proposed Master Plan
3. Exhibit 3 – Proposed Phasing Plan
4. Exhibit 4 – Esri Population & Income Data for Market Area
5. Exhibit 5 – MarketNsisght Supply & Demand Data for Market Area
6. Exhibit 6 – Sample Neighborhood Covenants
7. Exhibit 7 – Permitted Uses