



LandDesign.  
07.11.2018



BRANTON  
Ridgeville, SC

**Purpose of this meeting:** Provide information to neighbors on a proposed project in their area and gather feedback on what they like, don't like and what they would like to see in the community. This is an informal meeting not required by the County. Once we finalize the plans (by incorporating comments from this meeting), we will submit for rezoning. As part of the rezoning process we will have a formal community meeting to show the neighbors the final concept plans for the project.

**Project Name:** Branton  
**Project Location:** Ridgeville, SC on Highway 61 near Highway 27  
**Property Size:** 1,469 acres, possibly adding an additional 32+/- acres  
**Developer:** MT Land, LLC, based in Charlotte, NC.  
**Current Use:** Timber Farm and Hunt Club  
**Current Zoning:** Absence of Controls  
**Current allowed uses/units:** Apartments (+/-11,902), Town Homes (+/-6,072), Condominiums (+/-11,902), Duplexes (+/-4,556) and Detached Single Family Houses (+/-2,393)  
**Proposed Zoning:** PUD – Planned Urban Development  
**Proposed uses/units:** Apartments (+/-360), Town Homes (+/-749), Duplexes (+/-304) and Detached Single Family Houses (+/-3,677), 90 acres of commercial (Retail, Grocery, Restaurants, Gas Station, Office, Hotel, etc.) and an Elementary School Site.  
**Home Prices:** Starting in the low \$200's and go up to mid \$400's  
**Services to be brought:** Water/Sewer, Natural Gas, High Speed Internet  
**Amenities:** Multiple pools, playgrounds, parks, walking trails and natural areas to remain on site.  
**Traffic Study:** Has been completed and is currently under review by Dorchester County and South Carolina Department of Transportation. Highway 61 will be widened to a 5 lane road with multiple turn lanes (improvements will be approximately 6 miles long) over the course of the project. Four other intersections have been also been studied which will require various improvements.  
**Timing:** The project is expected to break ground in late 2019 and will take between 12 and 15 years to complete.  
**Builders:** At this time, builders have not been finalized but there is significant interest from many, including Pulte, DR Horton, NVR, Lennar, Ashton Woods and Eastwood.  
**Environmental:** Wetlands study has been completed – preserving hundreds of acres of wetlands. Storm Water analysis has been completed – will be providing more than required by code. Grand trees will be surveyed and worked around while leaving many of the existing trees on site. We will be creating a nature trail through existing wetlands for school site to utilize as a learning opportunity.  
**Website:** [www.mtland.us/branton](http://www.mtland.us/branton)

Please feel free to contact us (info@mtland.us) for more information or to provide additional comments on the project.

- DEVELOPMENT TYPE**
- SINGLE FAMILY RESIDENTIAL (605.2 ACRES)  
DENSITY: 6.1 UNITS/ACRE  
LOTS: 3,677  
LOT SIZES: 40' X 120' = 4,800 SF  
50' X 120' = 6,000 SF  
60' X 120' = 7,200 SF
  - APARTMENTS (23.5 ACRES)  
DENSITY: 15.3 UNITS/ACRE  
UNITS: 360
  - TOWNHOMES (55.0 ACRES)  
DENSITY: 13.6 UNITS/ACRE  
UNITS: 749
  - DUPLEXES (35.9 ACRES)  
DENSITY: 8.5 UNITS/ACRE  
UNITS: 304
  - COMMERCIAL (88.4 ACRES)
  - WETLANDS
  - DETENTION PONDS
  - FUTURE SCHOOL SITE (36.5 ACRES)
  - AMENITY CENTER
- NOTE: 5% OF THE TOTAL LAND AREA WILL BE RESERVED FOR SOCIAL AND CULTURAL USES WITHIN RESIDENTIAL AREAS WITH LOCATIONS TO BE DETERMINED DURING LOT DESIGN LAYOUT. PONDS AND WETLANDS ARE DESIGNATED OPEN AREAS. THE SCHOOL SITE IS DESIGNATED AS RESIDENTIAL.

**ADJACENT PROPERTY OWNERS**

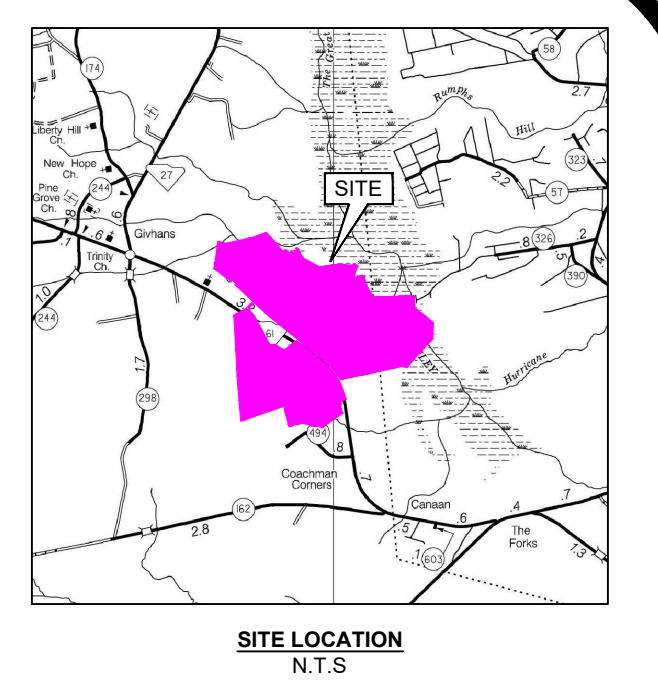
#	Owner	TMS No.	Deed Book	Pg.	Plat Book	Pg.
1	Commissioner of Public Works Charleston	133-00-00-066	527	342		
2	Commissioner of Public Works Charleston	142-00-00-014	47	606		
3	Commissioner of Public Works Charleston	142-00-00-021	56	292		
4	Pefkos Land and Timber LLC	134-00-00-036	9728	222	M	50
5	Commissioner of Public Works Charleston	142-00-00-018	500	152	11	170
6	Scott Lee Koehl	142-07-00-032	7778	259	K	76
7	Eric R & Deborah J Smith	142-07-00-001	8637	343	J	87
8	Betty Bailey Trustee & Joann Chinnars	142-07-00-003	6909	146	L	187
9	Unknown	999-00-00-002				
10	Edwin H Benzenberg	142-00-00-047	3567	136	J	96
11	Judy H Jacobs	142-00-00-065	10622	317	J	96
12	Joshua Ryan & Rebecca Franett	142-00-00-037	10140	316	K	162
13	Thomas Roland Longino	142-00-00-036	676	227	G	163
14	John P Jr. & Barbara W Chapman	142-00-00-007	4488	59	K	119
15	Billy Joseph & Stacy Rose Baham	142-00-00-082	11153	274	M	108
16	Jame Alcee & Judith Boudreaux	142-00-00-083	10983	187	M	108
17	Travis M Lee & Linda M D/B/A T&L Corp	142-00-00-006	725	281		
18	Marshall & Elizabeth Tyler	142-00-00-005	10628	166	K	62
19	Marshall & Elizabeth Tyler	142-00-00-004	2140	176	19	206
20	Marshall & Elizabeth Tyler	142-00-00-003	9448	107	12	45
21	Patti & Robert C & Frances R Campbell	142-00-00-008	9867	308	15	306
22	George E & Melanie B Franks	150-00-00-158	11116	249	G	257
23	George E & Melanie B Franks	141-00-00-056	11181	281	G	257
24	George E & Melanie B Franks	141-00-00-057	11181	271	G	257
25	George E & Melanie B Franks	141-00-00-059	11181	286	G	257
26	Rock Six Timberlands, LLC	149-00-00-041	10574	82	M	97
27	Strobel Investments Family Limited Partner	141-00-00-022	10652	9	M	101
28	Berlie L Williams	141-00-00-016	1824	329		
29	Nicholine Simmons	141-00-00-030	162	336	17	10
30	Charles & Amy S Rettberg	142-00-00-081	8413	132	L	185
31	Vera & Leathann & Joy Robinson	133-00-00-059	2506	346	11	138
32	Magnolia Baptist Church	133-00-00-106	432	48	L	196
33	Steven A Murray Sr.	133-00-00-243	10761	254	M	107
34	James L Strobel	133-00-00-100	6288	132	11	44
35	Kenny W Cooley	141-00-00-032	9658	174	D	349
36	Harry R Jr. & Jennifer Miller	141-00-00-042	10414	343	J	114
37	Louise I Schaefer	141-00-00-041	10820	290	J	114
38	Edward J III & Lynn P Arahill	141-00-00-040	1991	199		
39	Alice A Shaw	141-00-00-051	461	264	J	114
40	Donna D Jones	141-00-00-024	8750	39	L	198
41	Alice A Shaw	141-00-00-052	461	264	M	19

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

Housing Type	Project Acreage (See Note)	ROW Acreage	Net Acreage	By Right Density (Units/Acre)	Units
Apartments	1,042.7	127.20	915.5	13.0	11,902
Town Homes	1,042.7	211.00	831.7	7.3	6,072
Duplexes	1,042.7	257.20	785.5	5.8	4,556
Single Family Detached	1,042.7	217.70	825.1	2.9	2,393

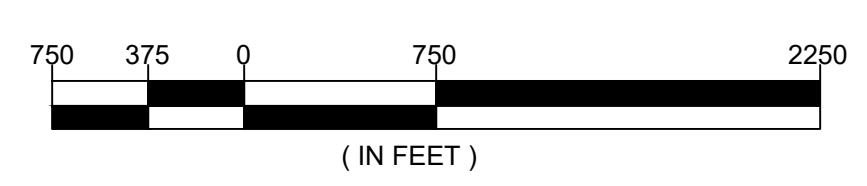
- DEVELOPMENT INFORMATION**
- DEVELOPER: MT LAND  
141 Providence Road  
Charlotte, North Carolina 28207  
Phone: (704) 200-4237
- TMS NO.: 142-00-00-022, 142-00-00-012, 142-00-00-015  
EXISTING ZONING: AOC  
PROPOSED ZONING: PD - SUBURBAN RESIDENTIAL  
ACREAGE: 1,469.5 Acres
- LOT STANDARDS (R-1) SINGLE FAMILY:  
Min. Lot Area - 0.105 Acres (4,600 SF)  
Min. Lot Width - 40  
Front Setback - 20  
Side Yards - 5  
Rear Yard - 20
- LOT STANDARDS (R-3) TOWNHOMES:  
Min. Lot Area - 0.037 Acres (1,600 SF)  
Min. Lot Width - 20  
Front Setback - 20  
Side Yards - 0  
Rear Yard - 20
- LOT STANDARDS (R-4) APARTMENTS:  
Front Setback - 20  
Side Yards - 10  
Rear Yard - 20
- LOT STANDARDS (R-3) DUPLEXES:  
Min. Lot Area - 0.037 Acres (1,600 SF)  
Min. Lot Width - 20  
Front Setback - 20  
Side Yards - 0  
Rear Yard - 20

- DEVELOPMENT STANDARDS**
- Density (D.U.A.) Project Density Requirements are based upon the limits listed in the Dorchester County Land Development Code.
- Lot Standards Minimum lot width has been listed in the development information for each lot type.
- Setbacks Setbacks have been listed in the development information for each lot type.
- Building Height 40 feet for single family detached structures. 100 feet for other residential structures or nonresidential buildings.
- Open Space 15% Unobstructed 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 road right-of-way. Minimum 50 feet setback for parking. Minimum 15 feet setback from other adjacent nonresidential districts. No setback from adjacent agricultural/residential districts.
- Streets/Roads All roadways shall be constructed and paved to specifications and standards as set forth by Dorchester County Land Development Code.
- Cul de sacs Shall be no longer than 250 feet in length.
- Signage Signage must comply with Dorchester County Land Development Code.



- GUIDING PRINCIPLES FOR NEIGHBORHOOD AND LAND DEVELOPMENT DESIGN STANDARDS**
- Guideline**
- Street patterns that prevent long straight road sections and excessive block lengths.
  - Inter-connectivity between new and existing neighborhoods as well as multiple entrances into neighborhoods.
  - Designs that promote walkable neighborhoods which connect to nearby schools, parks, churches, and other community facilities.
  - Ensuring land is set aside for new fire stations, schools, parks, and other community facilities when necessary to adequately support new development.
  - Architecture that is in character with the surrounding area, i.e. local vernacular such as Lowcountry or Southern utilizing quality building materials.
  - Varying Lot configurations and sizes to accommodate a wide range of housing products.
  - Appropriately scaled street-sections which accommodate sidewalks on both sides, wide verges, and street trees.
  - Locating internal neighborhood parks so all homes are within a 5-minute walk.
  - Proper buffering of residential neighborhoods from existing roads, community facilities, and transportation networks.
  - Ensuring garage locations and vehicle storage does not interfere with the ability to create walkable and architecturally pleasant communities.
- Addressed**
- Boulevard Roads will have limited access for each neighborhood pod which promotes the steady flow of vehicles through the community. The planted median provides an aesthetic appeal while also encouraging people to watch their speed through these areas. Straight sections on the Boulevards are limited to no more than 1,500 feet. The Collector Road has longer sections but acts as a conduit to the commercial areas and has limited residential neighborhood interaction. Both the Collector Road and the Boulevard do not have any driveway access which promotes the smooth flow of traffic through the community as well. The Residential Streets which are located within the neighborhood pods do not have straight sections longer than 1,000 feet.
  - Multiple entrances are provided to the community on both sides of the project. The Boulevard Sections provide for quick access to all points within the overall community. There are multiple entrances to each neighborhood pod which limits traffic and backups on the Boulevard. At present, the opportunity to connect to existing neighborhoods does not exist but we have provided multiple future access points for new communities as they come online.
  - Creating a pedestrian friendly community was at the heart of the community design. In addition to wide sidewalks on both sides of the street, paved walking trails throughout the project provide easy access to the amenity centers, parks, commercial property as well as the potential school site. In addition, an elevated walking trail is planned through the large wetland area near the school to provide teaching opportunities for students. While walking this neighborhood, pedestrians can access these locations with minimal interaction with vehicles/road crossings, especially on the Boulevard or Collector sections.
  - A fire station is located less than 2 miles from the property. A school site has been reserved on the property. The project incorporates 7 amenity centers, walking trails, open space and parks throughout the project.
  - The project is specifically designed to incorporate features of the property and architecture will be a key aspect of this community. A Home Owners Association, with strict guidelines/requirements, will exist for each neighborhood pod. Each pod will have different guidelines and product types to create a wide variety of styles in a neighborhood of this size.
  - The single family detached houses will be comprised of three different Lot sizes and 6 different target markets. Almost 25% of the community will be comprised of an Active Adult (55+) homes and market rate homes. There will be a section of town homes close to the commercial center which will target a younger buyer who likes to be close to the amenities (restaurants, shopping, etc.) provided in a retail setting. A section of duplexes is also shown on the plan to provide even greater variation in product offerings. Finally, a section of quality apartments is planned as well. In addition, a commercial center is planned for the project which will bring much needed services to the area including, grocery, retail, restaurants, gas station and other services.
  - A variety of road cross sections are provided throughout the community. Boulevards, with a planted median, are provided as the main arterials for the community. A collector road to funnel traffic from the residential areas to the commercial is provided as well. Both of these road types have wider travel lanes to provide for easy, "quick" access to various destinations in the project. The residential roads have a narrower travel lane to slow traffic within each of the neighborhood pods. In addition, street trees and 5' sidewalks will be located on both sides of the street to further promote pedestrian access and safe travel within the community. Sidewalks may be reduced to three feet (four feet if part of an accessible route) in short sections to avoid conflicts with existing trees, utilities, drainage features or similar obstacles. All sidewalks must be ADA compliant. Decorative street signs and posts are allowed but must meet applicable SCDOT standards. The Property owner's Association will be responsible for maintaining decorative street signs and posts.
  - There are 7 large amenity centers (pools, clubhouses, etc.) located throughout the community. In addition, the paved walking trails provide access to multiple park like settings throughout the community. While people walk at different rates, the amount of usable open space spread throughout the community should more than meet this requirement.
  - The project is designed to provide space for widening of Highway 61 and maintain a landscape buffer along the Highway 61 frontage. Landscaping plans will be developed to provide adequate buffers for housing and amenity centers. Street trees are provided along all roadways which helps add to the buffering and aesthetic beauty of the community. In addition to landscaping, the required buffers may include signs, utilities, sidewalks, pedestrian and bicycle paths, screen walls, fences and perpendicular encroachments for utilities and driveways. Other improvements may be allowed if the Planning Administrator determines that they will not detract from the intended purpose of the buffer or have an adverse impact on adjacent properties. The adjacent properties are currently undeveloped and provide their own natural buffers. Where existing houses are within 200' feet of proposed housing/amenities, additional plantings/buffers will be provided as part of an overall landscaping plan.
  - Over the past year, this project has been designed/redesigned multiple times through coordination with planning staff, council members and the school board. Meetings have been held with utility providers (water/sewer, phone/TV/internet, natural gas) to ensure the community will have the highest quality services available to the residents. We will begin having multiple meetings with adjacent property owners to gather their input as well. All major stakeholders will have had an opportunity to provide input on the plan. Coordination with SC DOT and the County has been ongoing as we work to determine the impact of this proposed community on the existing road system.
  - All homes will have a minimum of 20' from the Right of Way to the face of the garage. This provides 20' for vehicle storage outside of the garage which is large enough for a typical residential vehicle and will not interfere with the walkability of the sidewalks in the right-of-way.

**Exhibit 2 - Road Cross Sections**

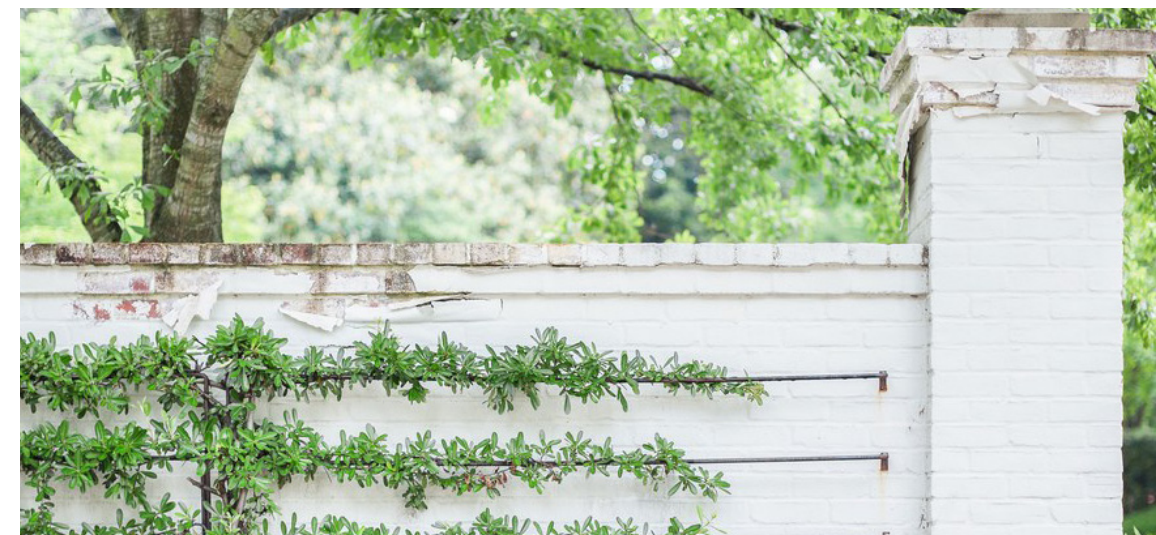


**Project Branton**  
Approximately 1,500 Acre Mixed Use  
Planned Development on SC Highway 61,  
Southeast of SC Highway 27 in  
Unincorporated Dorchester County, South Carolina

Project No.: 17167-0018  
May 17, 2018



Prepared by Alliance Consulting Engineers, Inc.



BRANTON  
Ridgeville, SC

CHARACTER IMAGERY

LandDesign.

## MATERIALS



White Fencing



Entry Water Wall



Main Monument Bahama Shades



Two Rail White Fence

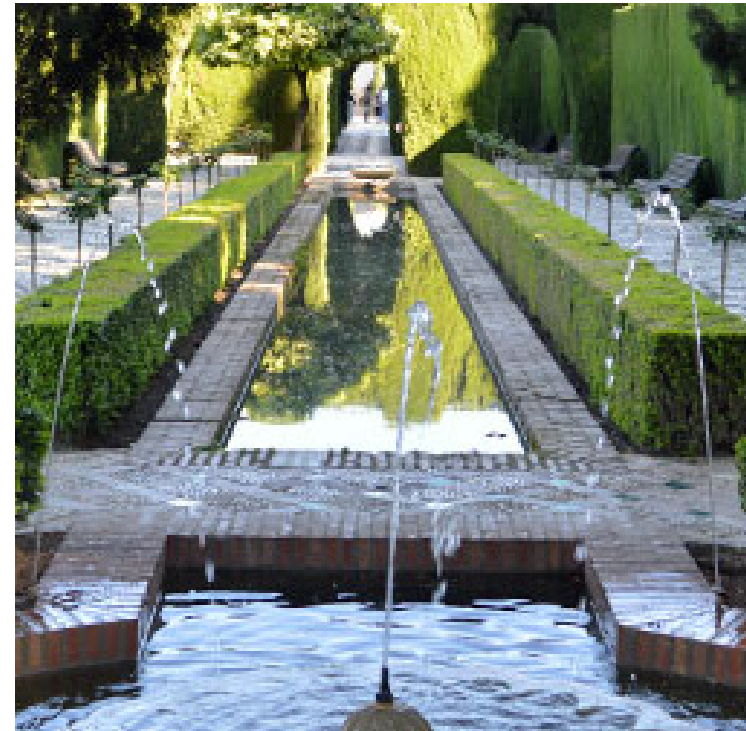


White Siding + Metal Roof

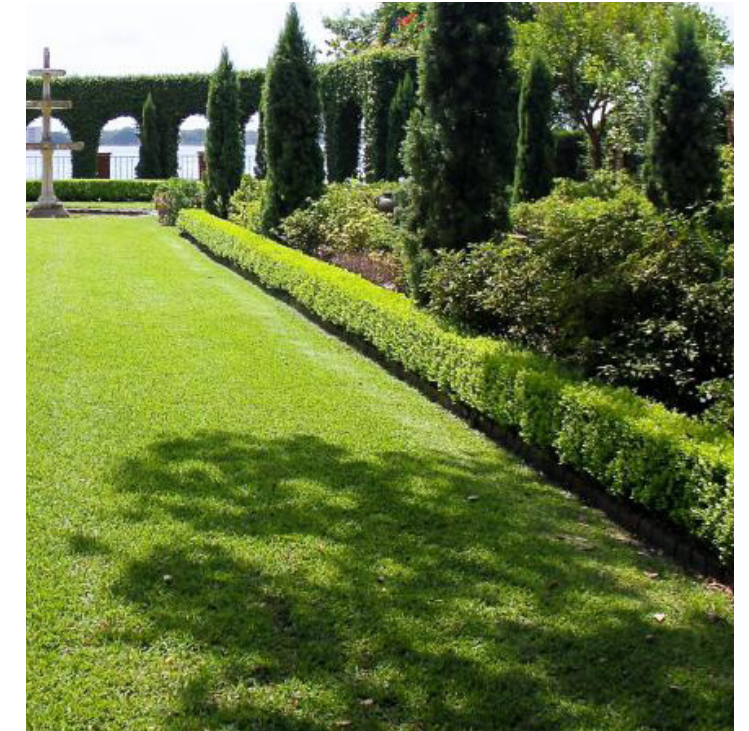


White Wash Brick

## LANDSCAPE + AMENITY CHARACTER



Water Feature



Formal Landscaping`



Multi-use Trail



Trail Around Stormwater Pond

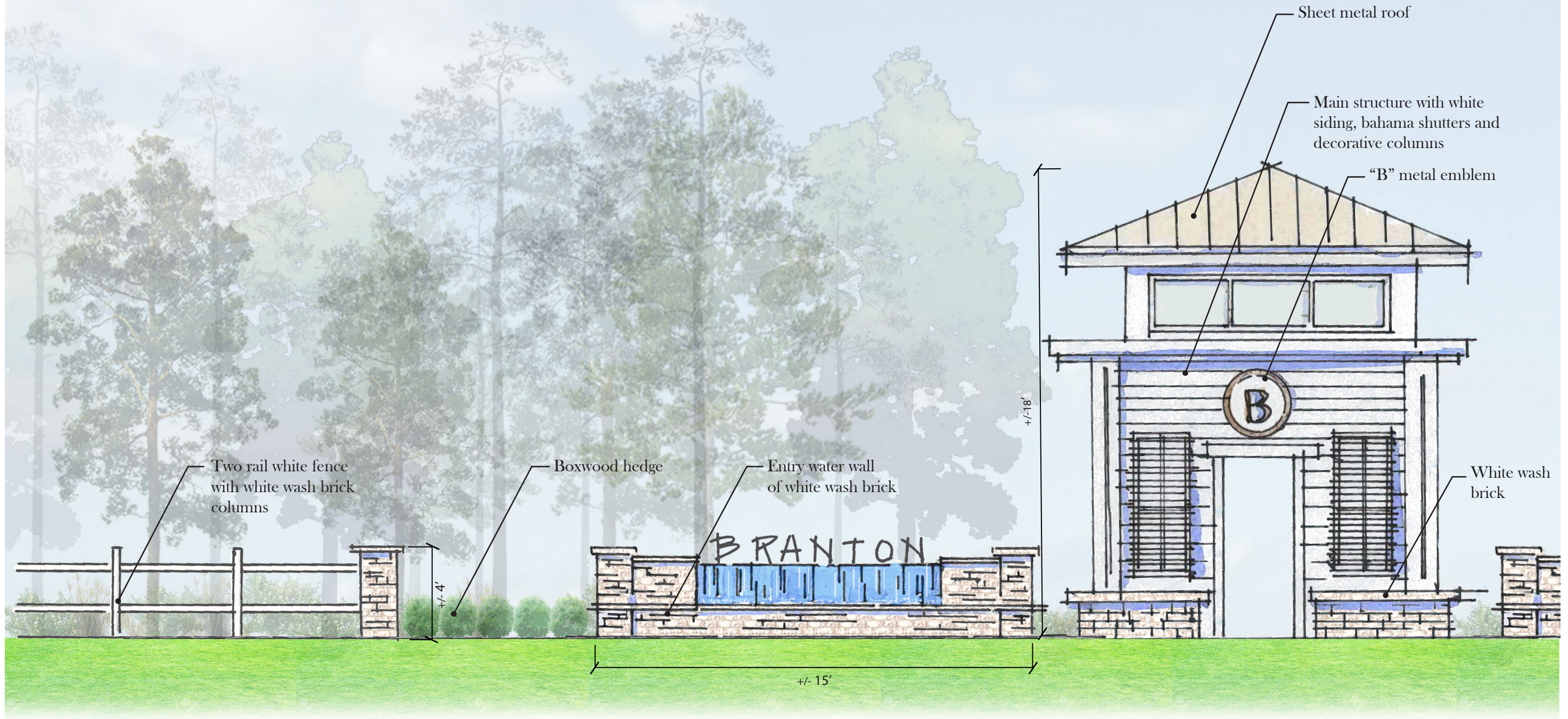


BRANTON  
Ridgeville, SC

CONCEPT IMAGERY

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# ① Main Entry Monument

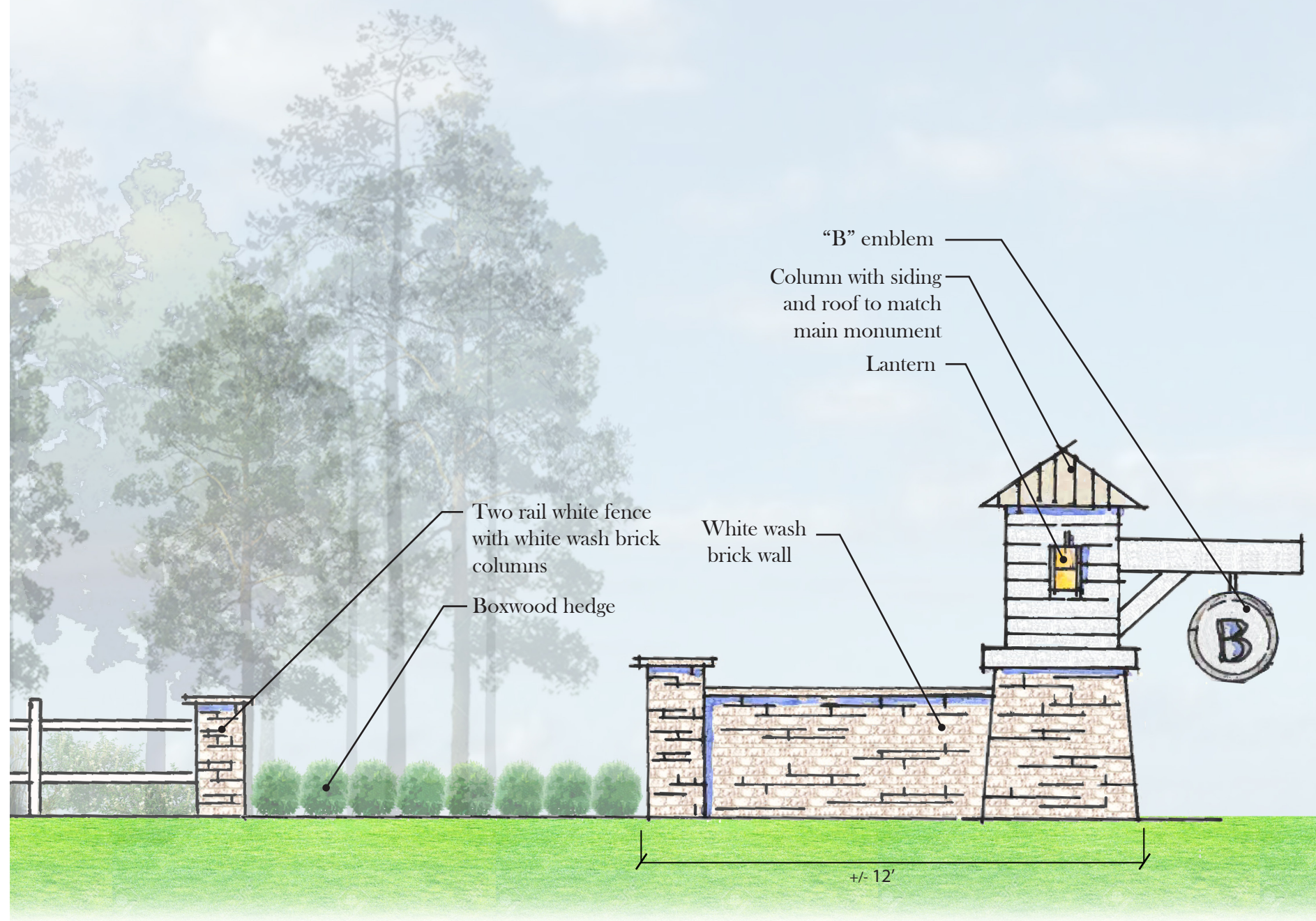


**BRANTON**  
Ridgeville, SC

**MONUMENTS**

**LandDesign.**

## ② Secondary Monument



## ③ Tertiary Monument

