

Branton Community Meeting
10/3/18 5:00 PM at Summerville High School

Public questions/comments:

- What will the new water line do the pressure in existing neighborhoods like Bridlewood?
 - By looping the 12” water main, the pressure in the line should increase which would be a benefit to Bridlewood and other communities already connected to the system.
- More single family detached vs attached housing is preferred
 - This is the reason we are seeking the rezoning on the property. The current zoning allows for more attached housing than detached housing, the opposite of what we would like to build. In order to make all of the road improvements, donate land for the schools and donate money for police/fire services, we need more home sites. We would prefer them to be single family detached instead of attached. However, if we are unsuccessful with the rezoning, we will be submitting a plan to move forward with a project that can be built under the current zoning classification. Please see the PowerPoint Presentation for an example of the project we will be submitting soon.
- Will there be an amenity center open to the public or will you have to be a resident?
 - The current plan shows several amenity centers. Until this meeting, the plan was for them all to be utilized by the residents of the community. However, as many people know, the Ponds has a YMCA located within the community. We now plan on reaching out to the YMCA to see if they have any interest in another location this close by. We will also explore other options if the YMCA is not interested in this location.
- Where will the community start?
 - It is very likely that we will have multiple starting points for the community. There are 9 different product types/price points for the community and we will want to have all options available for different buyers. Also, the more we have going at one time, the faster the community will be completed and the shorter the time frame is for neighbors to deal with construction traffic and noise.
- Have wetlands been delineated?
 - Wetlands have been delineated and any impacts made to the wetlands will be mitigated onsite and some possibly offsite as well. We are working with the Army Corps of Engineers currently and expect the process to take approximately 12 months to complete the studies and permitting.
- Which fire station will get the improvements? Impact on Insurance rates?
 - We are unable to answer questions regarding Insurance rates, it is beyond our ability to impact. However, as part of our water line extension project, we will be adding fire hydrants along the way which should definitely help regardless of whether you are served by a volunteer fire department or one run by Dorchester County. We will be working with the County to determine which station will receive improvements as part of this project. With the increased demand provided by this community, there is a possibility the volunteer station could become a full time station. We will continue to work with the County regarding this issue.

- Are the road improvements guaranteed? Other communities have promised improvements that were never made? Who will follow through on the commitments being made? Who is paying for them?
 - Yes the improvements are guaranteed. Hwy 61 is a state road and the building permits will be tied to the improvements. No improvements, no permits. We will have a Development Agreement with the County that specifically calls out the improvements that are required and the timeline for said improvements. The improvements are being installed by us and will be paid for by this community. It is up to various departments within the County to make sure all improvements are being made.
- What is the design storm criteria for storm water retention?
 - There are very specific guidelines that must be followed when designing and constructing the storm water retention basins. We will be exceeding those standards.
- Is there a plan for a public library?
 - There are not currently any plans for a library but it is something we will discuss with the County going forward.
- How will the new schools be zoned? Will they impact current zoning?
 - We will still be part of District 2 schools. New lines tend to keep communities together so all homes in Branton will attend the same schools. New lines will be drawn in the future but the school board does not have any of that information yet as we are still too far away from approvals/construction to have lines revised at this time.
- Impacts of widening on Highway 61? How much Right of Way will need to be acquired?
 - We are still too early in the process to know specifically how properties will be impacted by the improvements to Highway 61. Some properties may not see any impacts, some may see minor impacts. Once we are approved for the community, we can start studying how each property will be impacted by the improvements.
- Will Highway 27 be improved?
 - We will be making some improvements along Highway 27 but for the most part, the improvements that many of you would like to see will need to be made by the State or County.
- Will the new 12" water line be sufficient for future growth (beyond this project)?
 - We have not studied this scenario as it is not possible for us to determine the future needs, we can only control our impacts. However, any new communities would need to do the same type of investigation that we are doing and make any improvements necessary to support their community while not impacting existing communities.
- Discussion with Councilman Larry Hargett regarding the timeline for process/approvals or denial.
 - This project will take anywhere from 6 to 12 months to go through the process. The plan still needs to be reviewed by the planning staff and planning board before it can go before the County Council for a vote.