



THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. **EST. 1961** SO. CAROLINA

**PLANNING COMMISSION**  
**TUESDAY, JULY 3, 2018**  
**6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER**  
**CITY HALL COUNCIL CHAMBERS**  
**519 N. GOOSE CREEK BLVD.**  
**GOOSE CREEK, SOUTH CAROLINA**

# MEMORANDUM

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** BRENDA M. MONEER  
PLANNING TECHNICIAN

**DATE:** JUNE 22, 2018

**SUBJECT:** NOTIFICATION OF  
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, July 3, 2018, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Kara (x.1118) at 843-797-6220. We look forward to seeing you Tuesday evening.



**CITY OF GOOSE CREEK**  
**PLANNING COMMISSION**

AMENDED AGENDA  
TUESDAY, JULY 3, 2018, 6:30PM  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519 N. GOOSE CREEK BLVD.

- I. Call to order – Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from June 5, 2018
- IV. **PUBLIC HEARING** – Request for Rezoning for property located at:  
*117 Wallace Drive, designated as TMS# 234-12-03-034 from  
Conservation Open Space (CO) to Residential Low Density (R1).*
- V. **PUBLIC HEARING** – Amendment of Zoning Ordinance §151.084:  
*Sign Regulations*
- VI. **PUBLIC HEARING** – Amendment of Zoning Ordinance §151.087:  
*Municipal Impact Fee; specifically, a resolution recommending the  
capital improvements plan and a change in the amount of development  
impact fees.*
- VII. **COMMENTS FROM THE COMMISSION**
- VIII. **COMMENTS FROM STAFF**
- IX. **ADJOURNMENT**

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, JUNE 5, 2018, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Vice Chairman Josh Johnson**

**Action:** Chairman Wall called the meeting to order at 6:30 p.m.  
**Present:** Gary Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson,  
Allen Wall, Barry Washington  
**Absent:** Jeffrey Smith  
**Staff Present:** Jake Broom, Kara Browder

**II. Approval of Agenda**

**Motion:** Made a motion to accept the Agenda as posted., **Moved by**  
Paul Connerty; **Seconded by** Joshua Johnson  
**Discussion:** There was none.  
**Vote:** All voted in favor.

**III. Review of Minutes from April 3, 2018, and May 1, 2018**

**Motion:** A motion was made to accept the minutes as submitted, with the corrections  
as discussed., **Moved by** Paul Connerty, **Seconded by** Jeanette Fowler  
**Discussion:** There was none.  
**Vote:** All Voted in favor.

**IV. Impact Fee Study Report – Jake Broom, City Administrator**

Mr. Broom presented copies to each Commission member to review along with an overhead presentation outlining the development impact fees. He noted these are separate from water impact fees. He stated the City adopted the fees in 1987 and had never been raised. He mentioned the law changed in 1999, requiring the municipality to create a Capital Improvements Plan that limited spending to things directly related to growth. Mr. Broom added to maintain financial flexibility the fees were never raised. He detailed the history of the capital expenses and outlined the current impact fees for residential and commercial development. Mr. Broom presented the proposed fees that were determined in working with a consultant to recommend impact fee rates and provide a draft for a Capital Improvements Plan and Impact Fee Rates. He also noted that per State law, the Planning Commission is required to be involved to develop a Capital Improvements Plan, determine fees to make a recommendation to City Council. Mr. Broom stated that typically a municipality will hire a consultant to research,

present to the Planning Commission for review and amend if necessary, and as a final step make a recommendation to adopt a resolution to City Council for their consideration. He presented a ten-year projection for the Draft Capital Improvements Plan, Draft Impact Fee Rates, and a chart detailing a comparison of Goose Creek to other local municipalities. Mr. Broom explained they would ask the Planning Commission to hold a public hearing in July to address this portion of the ordinance and make recommendations on the plan and the fee to City Council. He noted it would then go before the Council in July for first reading, with the final vote in August, and fees going into effect 60 days later.

Mr. Broom opened the floor for questions. Mr. Berenyi suggested it would be beneficial to know what the annual single-family residential, multi-family, and commercial development is per year. There was a brief discussion about tap and impact fees, and the involvement of EDAC. There was a detailed discussion about other municipalities and the use of fees.

#### **V. Discussion – Sign Ordinance – Section 151.084**

Chairman Wall opened the discussion. There was discussion about including language to permit sandwich boards with specific regulations and parameters. Ms. Browder gave an overview of sandwich board regulations within other local municipalities, along with illustrations. There was a detailed discussion about the current sign ordinance prohibiting the use of sandwich board signage, permitting temporary signage, banners, vehicular signs, and the review process by the Architectural Review Board. There was discussion about signage prohibited within the right of way.

#### **VI. Comments from the Commission**

The public was invited to speak. There was an inquiry regarding the fees for single family and multi-family. Mr. Broom explained the two differentiate in intensity of service.

#### **VII. Comments from Staff**

Ms. Browder informed the Commission about recent training that was offered and mentioned additional training would be set up for the future.

#### **VIII. Adjournment**

Mr. Johnson made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:23pm.

\_\_\_\_\_  
Allen Wall, Chairman

Date: \_\_\_\_\_



## STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

For reference, the City of Goose Creek Code of Ordinances are available online at <https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
<b>Applicant:</b>	Douglas Bell
<b>Location/Address:</b>	117 Wallace Road
<b>Request:</b>	Rezone from Conservation/Open Space (CO) to Low Density Residential (R-1)

Subject Parcel	
<b>Property Owner:</b>	Douglas S. and Laura L. Bell
<b>Tax Map Number:</b>	234-12-03-034
<b>Approximate Acreage:</b>	1.42
<b>Plat Book &amp; Page:</b>	CAB Q – 132H
<b>Comprehensive Plan Future Land Use Map Designation:</b>	Low Density Residential

Property Zoning to the		Property Uses to the	
<b>North:</b>	Conservation/Open Space (CO)	<b>North:</b>	Single Family Residence
<b>South:</b>	Conservation/Open Space (CO)	<b>South:</b>	Single Family Residence
<b>East:</b>	Conservation/Open Space (CO)	<b>East:</b>	Single Family Residence
<b>West:</b>	Low Density Residential (R-1)	<b>West:</b>	Single Family Residence

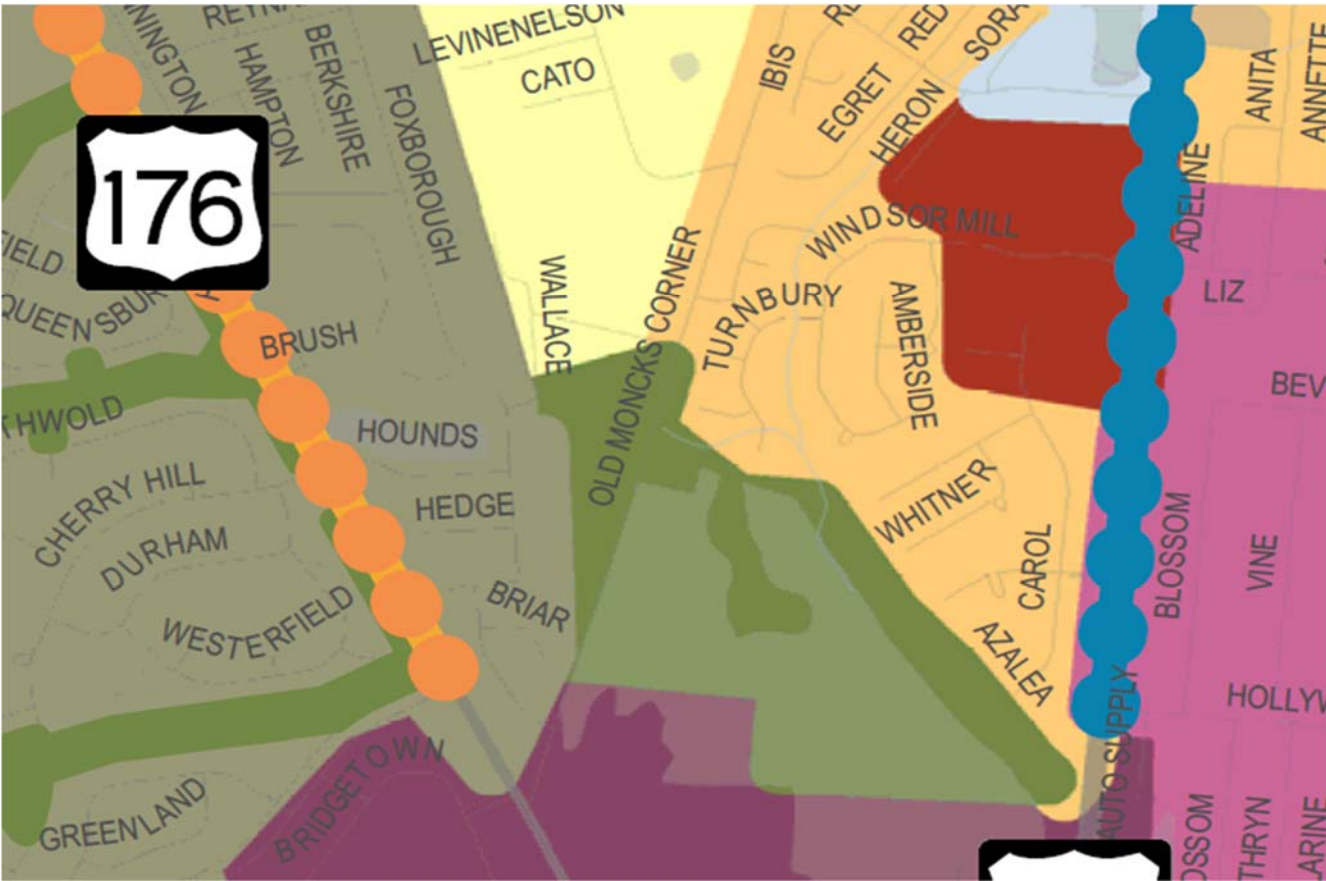
Aerial Map



Zoning Map



Comprehensive Plan



Comprehensive Plan Key

- Future Land Use Districts**
- Commercial District
  - Conservation/Recreation
  - Developed
  - Downtown Mixed Use
  - Employment
  - Institutional
  - Low Density Residential
  - Moderate Density Residential
  - Neighborhood Mixed Use

- Corridors**
- Commercial
  - Limited Access
  - Community Oriented
  - Development Constraints
  - Goose Creek Planning Area
  - Interstate
  - US Highway
  - SC Highway
  - Local road
  - Lakes & Rivers



<b>Relationship to Comprehensive Plan</b>
Low Density Suburban Areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.

<b>History of Property</b>		
<b>Date</b>	<b>Type of Request</b>	<b>Decision</b>
No history to date	NA	NA
NA	NA	NA

<b>Staff Comments/Additional Information</b>
The property owner presently owns the residence located on this parcel. He wishes to rezone the property so that in the future he can subdivide the 1.42-acre parcel into one or two additional 10,000 square foot lots. The R-1 zoning district requires a minimum lot size of 10,000 square feet. Wallace Road is a county paved road as shown in the Berkeley County Street Atlas 2018.

<b>Anticipated Meeting Schedule</b>		
<b>Body</b>	<b>Meeting Date</b>	<b>Action</b>
Planning Commission	July 3, 2018	
City Council Meeting	July 10, 2018	
City Council Workshop	July 24, 2018	
City Council Meeting	August 14, 2018	
<b><i>City Council Meetings subject to change. Please check the website for up-to-date information.</i></b>		

<b>Planning Commission Voted to _____ to _____ to _____ the request.</b>
<b>Planning Commission Comments:</b>

<b>Planning Commission Chair Signature:</b>	<b>Date:</b>
Allen Wall	