



THE CITY OF  
**GOOSE CREEK**

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

**PLANNING COMMISSION  
SUPPORTING DOCUMENTS  
TUESDAY, JUNE 2, 2020  
6:30PM**

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



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MINUTES

March 3, 2020

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, MARCH 3, 2020, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 6:30 p.m.  
**Present:** Heather Byrd; John Starzyk; Jeffrey Smith; Josh Johnson; Paul Connerty;  
Gary Berenyi; Judie Edwards  
**Absent:** None  
**Staff Present:** Assistant City Administrator Daniel Moore; Planning Director Mark Brodeur; Planning Technician Brenda Moneer; Administrative Assistant Lili Ortiz-Ludlum  
**Council Present:** Councilmember Gayla McSwain

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to accept the agenda as presented. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Smith.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**III. REVIEW OF MINUTES - FEBRUARY 4, 2020**

Chairperson Johnson stated there were a few typographical errors to which he notified City staff. City staff made the necessary revisions.

**Motion:** A motion was made to approve the February 4, 2020 minutes with corrections. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**IV. STREET NAME APPROVAL – CANNON TRACT PHASE I: SWEET CHERRY LANE**

Mrs. Moneer stated this is Phase One (1) of the Cannon Tract development for street naming. She stated the street name Sweet Cherry Lane has been approved through Berkeley County. She presented a map showing the road in discussion. She stated this is located behind Marrington Villas and Cobblestone. Commissioner Smith inquired if future phases will be extended on the other side of this location. Mrs. Moneer stated yes. Commissioner Smith inquired if the additions will be assigned the same name. Mrs. Moneer stated a portion will be a continuation of Sweet

Cherry Lane. She stated there will be three (3) additional street names that will come before the Commission for approval at a later date.

- Motion:** A motion was made to accept the request to name a street in Cannon Tract Phase One Sweet Cherry Lane. **Moved by** Commissioner Smith; **Seconded by** Commissioner Byrd.
- Discussion:** There was none
- Vote:** All voted in favor. The motion carried (7-0).

## **V. DISCUSSION – ORDINANCE LANGUAGE AMENDMENT TO INCLUDE ALL ZONING CLASSIFICATIONS WITHIN §151.105, AND DEFINITIONS WITHIN §151.125**

Mrs. Moneer stated in 2016/2017 the Planning Commission created zoning classifications consisting of GI-General Industrial (2016), CI-Commercial Industrial (2016), and BPO-Business Professional Office Districts (2017). She stated it came to City staff's attention that these items need to be incorporated into the Zoning Ordinance as originally intended.

Mrs. Moneer stated City staff requests that the Planning Commission consider amending the sections reflecting these districts to add GI-General Industrial, CI-Commercial Industrial, and BPO-Business Professional Office to the listing of districts under section 151.105. City staff also requests consideration to add language outlining regulations back to section 151.125, as it was inadvertently omitted. Additionally, City staff would also request that all language outlining regulations for Business Professional Office District be added as intended within the ordinance, thus creating a new section-151.138.

Commissioner Edwards inquired if BPO still required a vote of rezoning on the part of the Planning Commission. Mrs. Moneer stated yes.

Mrs. Moneer stated City staff requests the Planning Commission consider adding this item for Public Hearing at the April's Planning Commission meeting. She stated the intent is to take the language that was left out of American Legal Publishing and request that it be put in its rightful place as it was intended.

Commissioner Smith inquired if this has any impact on decisions that were made previously. Mrs. Moneer stated no.

Chairperson Johnson stated with this being a discussion item, no action needs to be taken. He stated will be a Public Hearing next month.

## **VI. COMMENTS FROM THE COMMISSION**

Chairperson Johnson stated he will not be at the next Planning Commission meeting. He verified that Commissioner Smith will be in attendance and will Chair the meeting.

Commissioner Smith inquired about the status of the Comprehension Plan. Mr. Brodeur stated the first meeting will be in two (2) weeks.

**VII. COMMENTS FROM STAFF**

There was none.

**VIII. ADJOURNMENT**

Commissioner Connerty made a motion to adjourn, Commissioner Edwards seconded. All voted in favor (7-0). The meeting adjourned at approximately 6:46pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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



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MINUTES

April 29, 2020

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION SPECIAL MEETING  
COMPREHENSIVE PLAN 2020  
WEDNESDAY, APRIL 29, 2020, 5:00 P.M.  
VIA VIDEO CONFERENCE**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 5:00 p.m.  
**Present:** Heather Byrd; Paul Connerty; Judie Edwards; Josh Johnson; Jeffrey Smith; John Starzyk; Gary Berenyi  
**Absent:** None  
**Staff Present:** Interim City Administrator Daniel Moore; Planning Director Mark Brodeur; Planning Technician Brenda Moneer  
**Council Present:** None

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to accept the agenda as presented. **Moved by** Commissioner Smith; **Seconded by** Commissioner Edwards.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**III. OUTLINE AND PRESENTATION FOR GOOSE CREEK COMP PLAN 2020, SCHEDULE AND DETAILS: BCDCOG**

Mr. Brodeur stated the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) prepared a presentation to share with City staff and the Planning Commission. The following members of the BCDCOG were in attendance: Shannon Bush, Kathryn Basha, Michelle Emerson and Daniel Brock. Ms. Bush stated she is the Project Manager of the BCDCOG and she presented on behalf of the organization.

Ms. Bush explained that a Comprehensive Plan (comp plan) defines a vision, establishes goals and identifies opportunities and strategies. She stated Goose Creek adopted its current Comprehensive Plan in 2010. She stated the comp plan must have a complete update every ten (10) years. Ms. Bush stated the City develops a comp plan for the following reasons:

- population changes
- encourage/discourage land use
- ensure future growth is consistent with the public's vision
- create a sense of community with desirable places and spaces
- provide for orderly development of growth

She stated nine (9) topics must be included in the comp plan:

1. Population
2. Housing
3. Economic Development
4. Natural Resources
5. Cultural Resources
6. Community Facilities
7. Transportation
8. Land Use
9. Priority Investment

Ms. Bush provided brainstorming questions that the Commission can think over for the next meeting:

1. What words describe how you currently experience the City?
2. How do you envision the City twenty years from now?
3. What are the City's strengths and opportunities to realize that vision?
4. What are some of the challenges to anticipate in getting there?
5. How might we define the City's planning area for the buildout analysis?

Ms. Bush presented three (3) planning area scenarios:

1. Maintain Current City Boundaries
2. Moderate Expansion
3. Larger Expansion

Mr. Brodeur shared his concerns for the City. Discussion regarding Century Aluminum (formerly known as Alumax) ensued as the two (2) names for this property caused confusion. The Commission and BCDCOG answered questions from the attendees. Topics of transportation, industries, land use and annexations were discussed.

Ms. Bush stated the next steps for the Planning Commission and the public involvement is as follows:

- June 2, 2020, the BCDCOG will present a draft to the Planning Commission and seek feedback.
- The entire month of June the BCDCOG will work on changes to the draft with the Planning Commission.
- July 7, 2020, a public workshop will be held seeking public comments.
- A community survey will be available in early May.
- The BCDCOG will be holding a monthly project status meeting at the end of May.

#### **IV. COMMENTS FROM THE COMMISSION**



Commissioner Edwards inquired if there will be a regular Planning Commission meeting in May. It was suggested that due to the pandemic the next regularly schedule Planning Commission meeting be put off until the following month. Mrs. Moneer stated the only item on the agenda was street naming. Chairman Johnson stated the next meeting will be held in June.

Chairman Johnson stated a job working on vehicle's can be concealed as a hobby. He stated there are holes in the ordinance concerning this topic and he wanted to examine the ordinance. He inquired if section ninety-five (95) of the City's ordinance is the correct section. Mr. Brodeur stated he would like to involve our Code Enforcement officers and suggested adding a report in the June meeting regarding this topic.

**V. COMMENTS FROM STAFF**

There was none.

**VI. ADJOURNMENT**

The meeting adjourned at approximately 7:00 pm. ( zoom video stopped recording and the motion to adjourn was not documented).

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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



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PUBLIC HEARING

*Rezoning request from Conservation Open Space (CO) to Low Density Residential (R1) for the parcel identified as TMS# 252-01-01-042.*

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CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 5/11/2020

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist)
Plat Review
Rezoning
Subdivision Plan (See Checklist)
Variance
Conditional Use Permit

PART II. GENERAL INFORMATION

- Development Name: Oaks Plantation
Street Address: 0 Middleton Dr
TMS #: 252 - 01 - 01 - 042
Zoning Classification: CO
Requested Classification: R-1 (For rezonings only)
Total Site Acres:
GOOSE CREEK ZONING DISTRICTS
CO: Conservation Open Space
GC: General Commercial
LI: Light Industrial
NC: Neighborhood Commercial
R-1: Residential Low Density
RC: Restricted Commercial
R-2: Residential Medium Density
PD: Planned Development
R-3: Residential High Density
PD-MH: PD for Mobile Home

PART III. CONTACT INFORMATION

Owner/Developer Name: Sandra K Johnson
Street Address: [Redacted] City: Goose Creek St: SC Zip: 29445
Telephone: [Redacted] Cell Phone: Fax:
E-mail Address:

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use:
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: Total Number of Buildings/Units/Lots:
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use:

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate Carolyn Newbern to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: Sandra Kay Johnson Date: 5/11/2020
Signature: [Handwritten Signature]

Notarized on the 11th day of May, 2020.

NOTARY STATE OF SOUTH CAROLINA
EXPIRES: 6-13-23



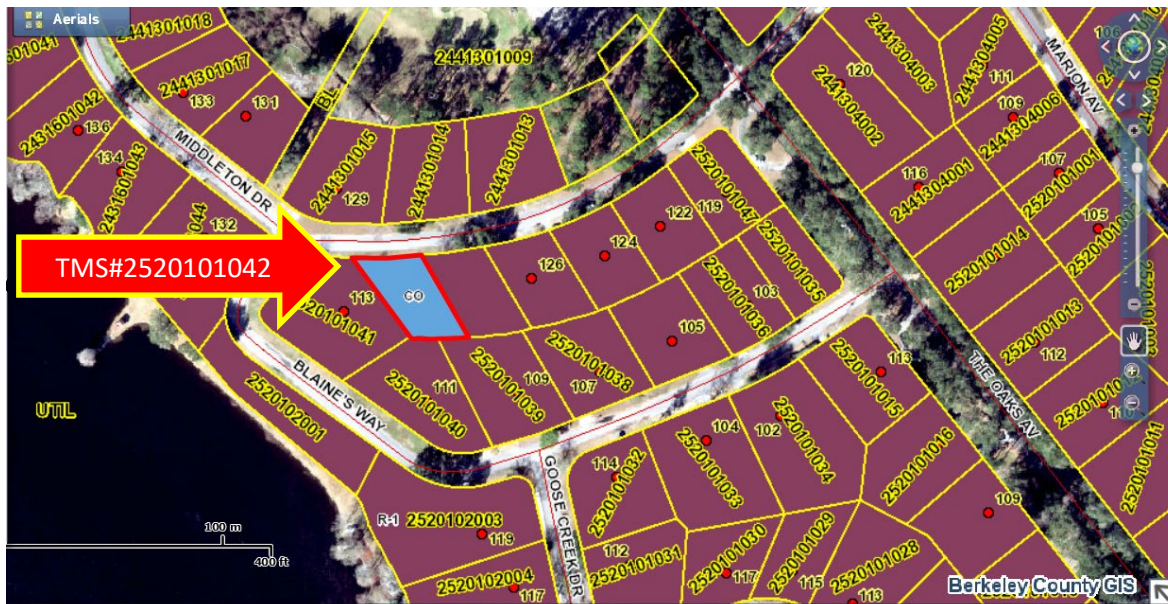
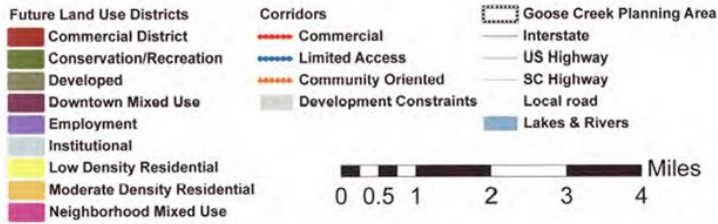
## STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

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>	Sandra K Johnson		
<b>Location/Address:</b>	The Oaks on Middleton Dr		
<b>Request:</b>	Rezone from Conservation Open Space (CO) to Low Density Residential (R1)		
Subject Parcel			
<b>Property Owner:</b>	Sandra K Johnson		
<b>Tax Map Number:</b>	252-01-01-042		
<b>Approximate Acreage:</b>	.26 Acres		
<b>Plat Book &amp; Page:</b>	Plat L – 134		
<b>Comprehensive Plan Future Land Use Map Designation:</b>	Residential – R1		
Property Zoning to the		Property Uses to the	
<b>North:</b>	R1 Low Density Residential	<b>North:</b>	The Oaks Single Fam Residential
<b>South:</b>	R1 Low Density Residential	<b>South:</b>	The Oaks Single Fam Residential
<b>East:</b>	R1 Low Density Residential	<b>East:</b>	The Oaks Single Fam Residential
<b>West:</b>	R1 Low Density Residential	<b>West:</b>	The Oaks Single Fam Residential
Anticipated Rezoning Meeting Schedule			
Body	Meeting Date	Action	
Planning Commission	June 2, 2020	Public Hearing-Rezone Request	
City Council Meeting*	July 14, 2020	First Reading	
City Council Meeting*	August 11, 2020	Final Reading	
<i>*City Council Meeting subject to change. Please check the website for up-to-date information.</i>			



**COMPREHENSIVE LAND USE MAP**



**Zoning Map - Located on Middleton Drive within The Oaks community**



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PUBLIC HEARING

*Ordinance Language Amendment to include all zoning classifications  
within §151.105, and definitions within §151.125*

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THE CITY OF  
**GOOSE CREEK**

BERKELEY CO. EST. 1961 SD. CAROLINA

**Department of  
Planning and Zoning**

519 N. GOOSE CREEK BLVD.  
P.O. DRAWER 1768  
GOOSE CREEK, SC 29445-1768

TEL (843) 797-6220  
FAX (843) 863-5208

**Brenda Moneer**  
**Planning and Zoning Technician**  
Ext. 1116  
bmoneer@cityofgoosecreek.com

Zoning ordinance available online at:

[www.cityofgoosecreek.com/  
government/code-ordinances](http://www.cityofgoosecreek.com/government/code-ordinances)

- TITLE XV: LAND USAGE Section 151.0 – ZONING

**Ordinance  
Amendment  
Recommendation**

**MEMORANDUM**

**TO:** PLANNING COMMISSION

**FROM:** BRENDA M. MONEER *Brenda M. Moneer*  
PLANNING AND ZONING TECHNICIAN

**DATE:** FEBRUARY 27, 2020

**SUBJECT:** ORDINANCE AMENDMENT REQUESTS:  
TO §151.105 ESTABLISHMENT OF DISTRICTS AND MAPS,  
AND §151.125 ZONING DISTRICT REGULATIONS

In 2016/2017 the Planning Commission created zoning classifications consisting of **GI-General Industrial** (2016), **CI-Commercial Industrial** (2016), and **BPO-Business Professional Office** (2017) Districts. Recently, it came to Staff's attention that these items needed to be incorporated into the Zoning Ordinance as originally intended.

With that in mind, Staff would request the Planning Commission consider amending the sections reflecting these districts to add **GI-General Industrial, CI-Commercial Industrial, and BPO-Business Professional Office** to the listing of districts under section 151.105. Staff also request consideration to add language outlining regulations back to section 151.125, as was inadvertently omitted. Additionally, Staff would also request that all language outlining regulations for **Business Professional Office District** be added as intended within the ordinance, thus creating a new section-151.138.

If you have any questions, comments, or concerns please do not hesitate to contact me at [bmoneer@cityofgoosecreek.com](mailto:bmoneer@cityofgoosecreek.com) or you may call me at 843-797-6220 ext. 1116.

## ZONING DISTRICTS AND BOUNDARIES

### § 151.105 ESTABLISHMENT OF DISTRICTS AND MAPS.

Updated Zoning, Flood Plain and City Boundary Maps can be found in the office of the Planning Director.

(A) To accomplish the purposes set forth in § [151.027](#), the City of Goose Creek is hereby divided into the zoning districts described below and illustrated on the zoning map approved by City Council and on file with the Planning Director and City Clerk. Regardless of the existence of copies of the zoning map, the Official Zoning map, signed by the Mayor, and located in the city offices, shall be the final authority on the zoning status of buildings and land and water areas of Goose Creek.

(B) For the purposes of these regulations, the City of Goose Creek is hereby classified according to these ten districts:

- (1) R-1 Low-Density Residential District;
- (2) R-2 Medium-Density Residential District;
- (3) R-3 High-Density Residential District;
- (4) RC Restricted Commercial District;
- (5) NC Neighborhood Commercial District;
- (6) GC General Commercial;

(7) CI Commercial Industrial District;

~~(7)~~ (8) L-1 Light Industrial District;

(9) GI General Industrial District;

~~(8)~~ (10) CO Conservation and Open Space;

~~(9)~~ (11) PD Planned Development; and

~~(10)~~ (12) PD/MH Planned Development-Mobile Home-;

(13) BPO Business Professional Office District.

(1985 Code, Art. VI, § 601)

Black Text Represents ordinance language to **REMAIN**.

Red Text underlined represents ordinance language to be **ADDED**.

~~Blue strikethrough represents ordinance language to be **OMITTED**.~~



## § 151.125 REGULATIONS.

### ~~(A) Purpose.~~

- ~~—(1) To encourage low intensity business and professional office development in a quiet, uncongested environment which will not adversely affect adjacent residential areas;~~
- ~~—(2) To provide for low intensity business and professional office development that is environmentally and aesthetically compatible with surrounding residential areas;~~
- ~~—(3) To provide for new development or redevelopment that is limited to those hours which are typically associated with daylight business hours or 7:00 am through 7:00 pm;~~
- ~~—(4) To discourage new development or redevelopment that would generate excessive traffic to the site;~~

~~—(B) Permitted uses. A building or premise may be used for the purposes illustrated in Appendix B.~~

~~—(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.~~

~~—(D) Accessory uses. Accessory uses, as defined in § 151.028 are permitted as illustrated in Appendix C, Appendix B - Table of Land Uses; and Appendix D - Zoning Districts, as attached.~~

~~(1985 Code, Art. VII) (Ord. 17-017, passed 8-8-2017)~~

(A) The zoning district use regulations are established to group together those uses which are reasonably compatible with one another, according to their normal characteristics of operation, and in connection with their uses, to permit the other uses as are customarily incidental to the principal use. (See § 151.108.)

(B) Construction, maintenance, remodeling, room additions and repairs shall be permitted and performed as described herein.

(C) These regulations shall apply uniformly throughout each zoning district, as described below.

(1985 Code, Art. VII)

§151.138 BUSINESS PROFESSIONAL OFFICE DISTRICT

(A) Purpose.

(1) To encourage low intensity business and professional office development in a quiet, uncongested environment which will not adversely affect adjacent residential areas;

(2) To provide for low intensity business and professional office development that is environmentally and aesthetically compatible with surrounding residential areas;

(3) To provide for new development or redevelopment that is limited to those hours which are typically associated with daylight business hours or 7:00 am through 7:00 pm;

(4) To discourage new development or redevelopment that would generate excessive traffic to the site;

(B) Permitted uses. A building or premise may be used for the purposes illustrated in Appendix B.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028 are permitted as illustrated in Appendix C, Appendix B - Table of Land Uses; and Appendix D - Zoning Districts, as attached.

(1985 Code, Art. VII) (Ord. 17-017, passed 8-8-2017)



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PUBLIC HEARING

*Street Naming for Monarch Phase 2A:  
Painted Lady; Red Admiral; White Admiral; Mourning Cloak*

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668 Marina Drive, Suite B-1  
Charleston, SC 29492  
PH: (843) 849-8945 ♦ Fax: (843) 849-8974  
[cse@civilsiteenv.com](mailto:cse@civilsiteenv.com)

April 27, 2020

Brenda Moneer  
City of Goose Creek  
PO Drawer 1768  
519 N. Goose Creek Boulevard  
Goose Creek, SC 29445

Re: Monarch – Phase 2A  
Planning Commission – Road Names

Dear Ms. Moneer

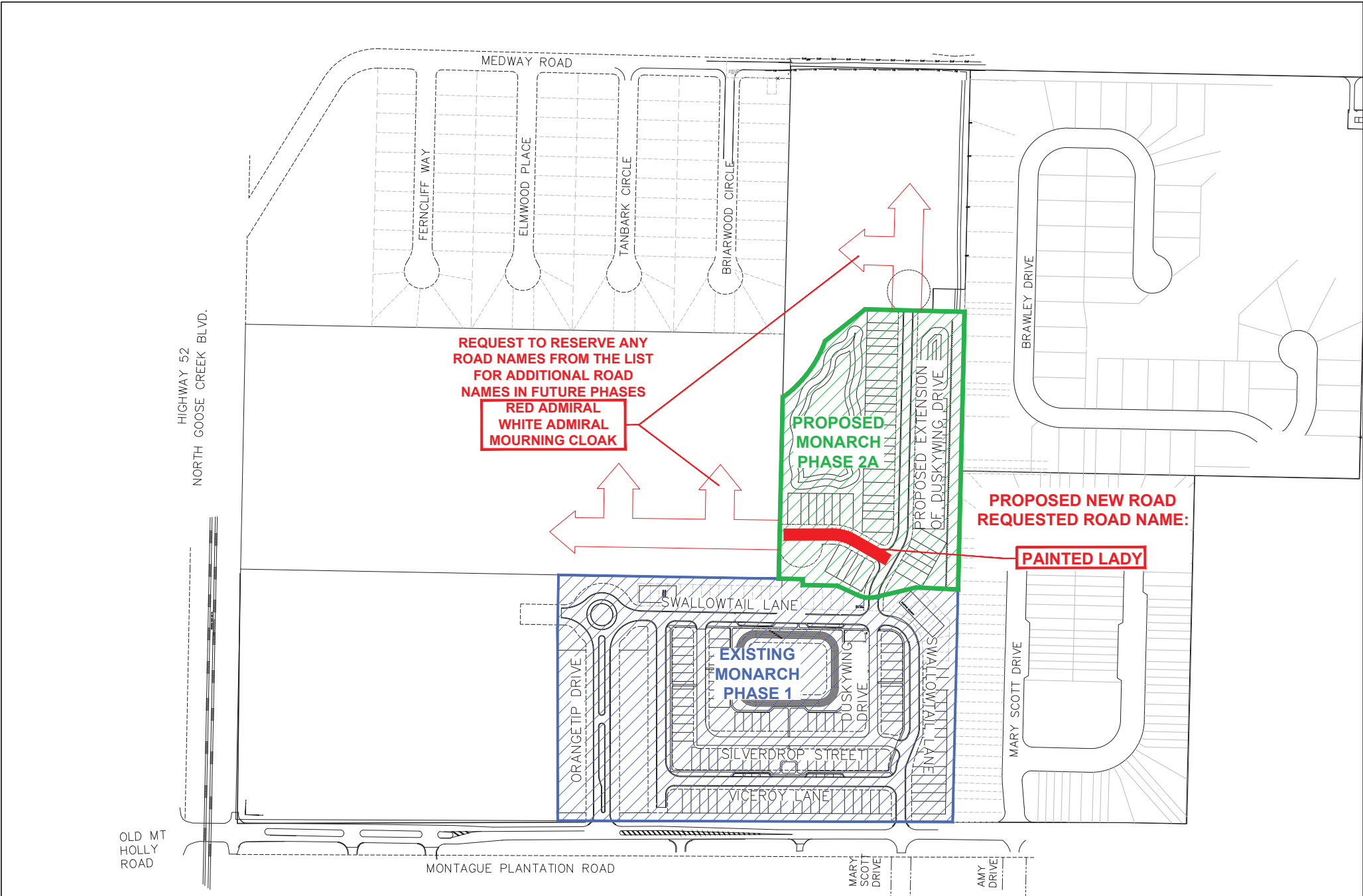
For your consideration the following road names are being submitted for verification as one(1) new road name will be required for the proposed next phase of townhomes entitled Monarch – Phase 2A:

Painted Lady  
Red Admiral  
White Admiral  
Mourning Cloak

Please contact me if there are any additional questions or more information is required.

Sincerely,

Ryan Brown  
Civil Site Environmental



**REQUEST TO RESERVE ANY ROAD NAMES FROM THE LIST FOR ADDITIONAL ROAD NAMES IN FUTURE PHASES**

**RED ADMIRAL  
WHITE ADMIRAL  
MOURNING CLOAK**

**PROPOSED MONARCH PHASE 2A**

**PROPOSED NEW ROAD REQUESTED ROAD NAME:**

**PAINTED LADY**

HIGHWAY 52  
NORTH GOOSE CREEK BLVD.

OLD MT HOLLY ROAD

MONTAGUE PLANTATION ROAD

MARY SCOTT DRIVE

AMY DRIVE

FERNCLIFF WAY

ELMWOOD PLACE

TANBARK CIRCLE

BRIARWOOD CIRCLE

MEDWAY ROAD

SWALLOWTAIL LANE

EXISTING MONARCH PHASE 1

PROPOSED EXTENSION OF DUSKYING DRIVE

BRAWLEY DRIVE

ORANGETIP DRIVE

DUSKYING DRIVE

SWALLOWTAIL LANE

SILVERDROP STREET

VICEROY LANE

MARY SCOTT DRIVE