

***SUPPORTING MATERIALS TO
CITY COUNCIL MEETING***

January 12, 2021

APPROVAL OF PREVIOUS MINUTES



MINUTES
CITY OF GOOSE CREEK, SOUTH CAROLINA
CITY COUNCIL WORKSHOP
TUESDAY, DECEMBER 7, 2020 – 6:00 PM
CITY HALL - COUNCIL CHAMBERS
519 N GOOSE CREEK BOULEVARD

Mayor/Council Present:

Mayor Gregory S. Habib
Mayor Pro Tem Jerry Tekac
Councilmember Hannah Cox
Councilmember Melissa Enos
Councilmember Debra Green-Fletcher
Councilmember Corey McClary
Councilmember Gayla McSwain

Press Present:

None

City Staff:

City Administrator Natalie Zeigler
City Clerk Kelly J. Lovette

Guests Present:

None

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, December 4, 2020 AND WAS DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

I. CALL TO ORDER AND INVO

Mayor Habib called the workshop to order at 6:00 pm and requested Dr. Dexter Easley, Pastor of New Life Christian Fellowship to lead in the invocation and Pledge of Allegiance.

II. BUSINESS

a. Oath of Office/Swearing-In of Newly Elected/Re-Elected City Council Members

Mayor Habib welcomed everyone to the swearing-in and recognized distinguished guests.

New elected Councilmembers Hannah Cox and Melissa Enos were sworn in, as well as re-elected Councilmember Gayla McSwain.

- b. Candidate Interviews – Architectural Review Board Vacancies:** Before City Council that evening was a total of six (6) applicants who were each interviewed individually by City Council to fill three (3) seats. Mr. David Cantrill, Mrs. Jennifer Wise; Ms. Mary Kay Soto; Mr. Jeremy Barclay; Mr. Raymond Gertner; Ms. Teri Victor. City Council inquired of each candidate as to why they had a desire to serve on the Architectural Review Board for the City of Goose Creek and what they felt they could contribute.

Once the interviews concluded, Mayor Habib and Ms. Lovette tallied the scores given by each member of City Council. Mayor Habib stated, in no certain order, Mr. David Cantrill, Mrs. Jennifer Wise, Ms. Mary Kay Soto scored the highest and City Council will formally vote at the December 8th City Council Meeting for these individuals to fill the vacant seats.

III. ADJOURN

Motion: Councilmember Tekac; Second: Councilmember Enos

Discussion: None.

Carried: All ayes, 7:52 p.m.

Date: January 12, 2020

Kelly J. Lovette, MMC
City Clerk



MINUTES
CITY OF GOOSE CREEK, SOUTH CAROLINA
REGULAR CITY COUNCIL MEETING
TUESDAY, DECEMBER 8, 2020 – 6:00 PM
CITY HALL - COUNCIL CHAMBERS
519 N GOOSE CREEK BOULEVARD

MAYOR/COUNCIL PRESENT:

Mayor Gregory S. Habib
Mayor Pro Tem Jerry Tekac
Councilmember Hannah Cox
Councilmember Melissa Enos
Councilmember Debra Green-Fletcher
Councilmember Corey McClary
Councilmember Gayla McSwain

PRESS PRESENT:

None

CITY STAFF:

City Administrator Natalie Zeigler
City Clerk Kelly J. Lovette
Public Information Officer Frank Johnson

GUESTS PRESENT:

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, DECEMBER 4, 2020 AND WAS DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

I. CALL TO ORDER

Mayor Habib called the meeting to order at 6:00 pm and requested Councilmember Corey McClary to lead in the invocation and Pledge of Allegiance.

II. GENERAL PUBLIC COMMENTS: Note: All comments sent to the City Clerk by 12:00 noon on the date of this meeting, via US Mail or Email, as stated on the meeting Agenda, were forwarded to City Council.

There were no comments from the public.

III. APPROVAL OF MINUTES:

- a. City Council Workshop – October 27, 2020
- b. City Council Meeting - November 10, 2020
- c. Special City Council Meeting - November 24, 2020

Motion: Councilmember Tekac; Second: Councilmember McClary

Discussion: None.

Carried: All ayes.

IV. PRESENTATIONS & PROCLAMATIONS:

- a. **Recognition of GCPD by The American Legion Goose Creek Post No. 166 – Post Commander Don Pace** – Commander Pace presented a Certificate of Appreciation to Chief Roscoe in recognition for the Goose Creek Police Department’s participation in providing a police escort for a VIP family member of Lt. J.G. Spencer, US Coast Guard, whose ship sunk in the Atlantic Ocean on March 9, 1944, and as a result he froze to death. Commander Pace stated during the American Legion’s Veterans Day

Program, a Purple Heart was presented to the family member of Lt. Spencer in honor of him and his service.

VII. NEW BUSINESS & PUBLIC HEARINGS

- a. AN ORDINANCE TO SELL A PORTION OF REAL PROPERTY OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, KNOWN AS TMS# 244-05-01-059 (OFF LINDY CREEK ROAD), IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED (Introduction and First Reading of a Public Hearing)

Motion: Mayor Pro Tem Tekac; Second: Councilmember Cox

Discussion: Councilmember McClary stated he objected to the sale of the property based on the principal that he felt the property should be appraised by the seller, not the buyer; and, regardless that the property is insignificant to the City and that it appraised for only \$2,000, he was opposed to selling the property. Councilmember McSwain stated she concurred with Councilmember McClary, and added she felt the property could be sold for more money.

Carried: Five (5) ayes; two (2) nays. Motion carried.

- b. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTION 31.005, COMPENSATION OF MAYOR AND COUNCIL MEMBERS AS FIXED, AND ADOPTING IN LIEU THEREOF A NEW SECTION 31.005, COMPENSATION FREQUENCY OF MAYOR AND COUNCIL, WHICH IS ATTACHED HERETO AND MADE PART THEREOF AS IS FULLY SET OUT HEREIN (Introduction and First Reading of a Public Hearing)

Mayor Habib stated City Council currently gets paid once per month and it is being changed to the same pay schedule as City staff, as it will streamline the pay periods if everyone is on the same schedule.

Motion: Councilmember McClary; Second: Councilmember Green-Fletcher

Discussion: None.

Carried: All ayes.

- c. AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 244-13-01-009 and TMS 244-13-01-010 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION – Formerly Known as The Oaks Golf Course - (Introduction and First Reading of a Public Hearing)

Mayor Habib recognized Mr. Joshua Johnson, President, of the Civic Club of The Oaks Estates, which includes the properties before City Council for a proposed annexation and rezoning. He stated as a collective whole for the neighborhood, the Civic Club has the vast majority support from the homeowners of The Oaks Estates, and for what they are moving towards which is the annexation and the proposed zoning that is being proposed to City Council. He stated what is still being discussed between the Civic Club and Beazer, is the architecture of the structures and the green space that has yet to be finalized. He stated he believes they should be able to come to some form of agreement by the time the proposed ordinance goes before City Council at the January City Council Meeting.

Mayor Habib recognized Mr. Dennis Ouellette, of Beazer Homes. Mr. Ouellette stated the latest community they were working toward developing was The Oaks, formerly The Oaks Golf Course and he just wished to reiterate what Mr. Johnson stated and they have enjoyed the cooperation

at this point, they were still working through the details, will continue to do so and hope to have everything tied by second reading.

Motion: Mayor Pro Tem Tekac; Second: Councilmember McClary

Discussion: Mayor Habib stated for the record the City will require prior to second reading of the proposed Ordinance either a Corporate Resolution or a Court Order naming Michael Mims with the power and authority to act on behalf of the owners of Mims Amusement. He stated it is proposed the City bring in the property as R-1/R-2. He stated R-2 is a slightly smaller lot than R-1, and that both are single family lots. Councilmember McSwain inquired if the property proposed to be annexed is subject to greater restrictions than the Declaration of Restrictive Covenants for The Oaks Estates. Mrs. Zeigler stated it was her understanding the restrictions would be the same. Mayor Habib stated the City would certainly encourage cohesiveness between the Civic Club and Beazer, but any restrictive covenants would be handled between the two (2) entities, it would not fall under the purview of the City of Goose Creek.

Carried: All ayes.

VII. ADMINISTRATOR'S REPORT

a. Appointments/Reappointments to the Architectural Review Board

Mrs. Zeigler stated on December 7th, applicants were interviewed by City Council for the Architectural Review Board. City staff recommended Ms. Mary Kay Soto be appointed to fill the unexpired term of Mr. Tom Risso, whose term expires December 31, 2020; and for Ms. Soto to continue to serve for a three (3) year term through December 31, 2023; and to reappoint Mr. David Cantrill and Mrs. Jennifer Wise, through to December 31, 2023 and whose terms will expire December 31, 2020.

Motion: Councilmember McSwain; Second: Councilmember Green-Fletcher

Discussion: None.

Carried: All ayes.

VIII. MAYOR'S REPORT

Mayor Habib stated this is the first City Council meeting following the recent election and he wished to congratulate Councilmember McSwain for her reelection and that he appreciates her service. Councilmember McSwain thanked Mayor Habib. Mayor Habib also congratulated and welcomed Councilmember Cox and Councilmember Enos and thanked them for their willingness to serve.

Mayor Habib recognized the City's new Fire Chief, Mike Nixon, from Portland, Maine and stated he looks forward to his leadership and what he will be doing for the City.

a. Election of Mayor Pro Tem

Councilmember Green-Fletcher motioned for Councilmember Tekac be elected as Mayor Pro Tem

Motion: Councilmember Green-Fletcher; Second: n/a

Discussion: Mayor Habib inquired if there were any other nominations. Hearing none, he called for the vote.

Carried: All ayes.

IX. EXECUTIVE SESSION

- a. SECTION 30-4-70 (A) (1) DISCUSSION OF EMPLOYMENT, APPOINTMENT, COMPENSATION, PROMOTION, DEMOTION, DISCIPLINE, OR RELEASE OF AN EMPLOYEE (**City Employee of the Year**)

Motion to go into Executive Session: Mayor Pro Tem Tekac; Councilmember Enos
Discussion: None.
Carried: All ayes. (6:30 pm)

Motion to come out of Executive Session: Mayor Pro Tem Tekac; Councilmember McClary
Discussion: None.
Carried: All ayes. (6:40 pm)

Motion: Councilmember Enos made a motion to nominate the nominee from the Police Department as the Employee of the Year; Second: Councilmember Cox
Discussion: None
Carried: All ayes.

X. ADJOURN

Motion: Mayor Pro Tem Tekac; Second: Councilmember McClary
Discussion: None.
Carried: All ayes, 6:42 p.m.

Kelly J. Lovette, MMC
City Clerk

Date: January 12, 2020

PRESENTATIONS & PROCLAMATIONS

OLD BUSINESS & PUBLIC HEARINGS

AN ORDINANCE

AN ORDINANCE TO SELL A PORTION OF REAL PROPERTY OF THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION, KNOWN AS TMS# 244-05-01-059 (OFF LINDY CREEK ROAD), IN ACCORDANCE WITH SECTION 5-7-260 (6) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that a portion of TMS #244-05-01-059 off Lindy Creek Road, which is owned by the City of Goose Creek, is surplus and not needed for City operations or other municipal considerations, and

WHEREAS, the Mayor and City Council of the City of Goose Creek, South Carolina, have determined that the offer is fair and equitable, and will serve the best interests of the City of Goose Creek, and that the .16 acre, more or less portion of TMS# 244-05-01-059, off Lindy Creek Road has little or no value, except to the adjacent property owners, and

WHEREAS, the adjacent property owner has expressed an interest in acquiring the portion of property that is contiguous to the Purchaser’s land located at TMS # 244-05-01-096, as shown on a preliminary map titled “Portion of City Owned Property – TMS# 244-05-01-059”, and dated December 4, 2020, which is attached hereto as **Exhibit “A”** and made a part hereof by reference.

NOW, THEREFORE BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that said property owned by the City of Goose Creek is hereby sold to Erin Brady, for Two Thousand and No/100ths (\$2,000.00) Dollars. The City Administrator is hereby directed to do all things necessary to convey said property to the respective party by quit claim deed at the earliest possible date.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the 8th day of December 2020.

DONE the _____ day of January 2021.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Hannah J. Cox

Councilmember Gayla S.L. McSwain

Councilmember Melissa Enos

Portion of City Owned Property/TMS#244-05-01-059 (Exhibit A)



1 inch = 333 feet



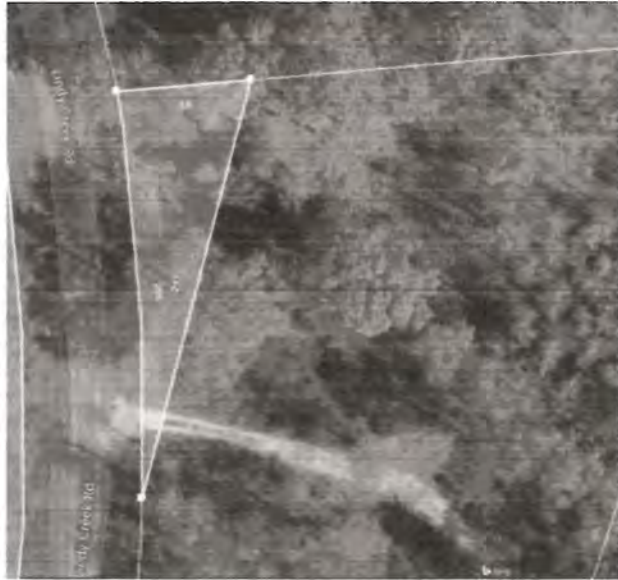
Date: 12/4/2020

Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

APPRAISAL OF REAL PROPERTY



LOCATED AT

Lindy Creek Road
Goose Creek, SC 29445
Portion of 244-05-01-059

FOR

Erin Brady

OPINION OF VALUE

2,000

AS OF

10/16/2020

BY

Jason Reese
Jason Reese
102 N Norfolk Way
Goose Creek, SC 29445
(843) 814-5708
jasonreese@comcast.net

ERIN
BRADY
843-990-8209

~~INTERIOR~~

LAND APPRAISAL REPORT

2020-1001
File No. 2020-1001

Borrower Erin Brady, Property Address Lindy Creek Road, City Goose Creek, County Berkeley, State SC, Zip Code 29445. Legal Description Portion of 244-05-01-059. Sale Price \$ N/A, Date of Sale N/A, Loan Term N/A yrs. Property Rights Appraised Fee, Leasehold, De Minimis PUD.

Appraiser Jason Reese, Instructions to Appraiser. Location Suburban, Built Up 25% to 75%, Growth Rate Rapid, Property Values Increasing, Demand/Supply Shortage, Marketing Time Under 3 Mos. Present 85% One-Unit, Land Use 15% Vacant. Employment Stability, Convenience to Employment, etc.

Dimensions Area determined by GIS calculation = Approx. 16 Acres. Zoning Classification Residential. Highest and Best Use Present Use. Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) There appears to be no adverse easements or encroachments.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

Table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price \$, Data Source(s), Date of Sale/Time Adj., Location, Site/View, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data Comps are adjusted for site value to reflect the difference in size. The subject is a small portion of a parent property and is separated by the street, and comps of similar utility or lack of utility were selected from primarily the tax records.

Comments and Conditions of Appraisal Appraised "As-Is", no conditions noted.

Final Reconciliation Most weight given the Sales Comparison Analysis as it is considered the best indicator to market value. Indicated Value is supported by sold comparable properties and current listings.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 10/16/2020 TO BE \$ 2,000. Appraiser Jason Reese, State Certification # 4145, ST SC. Supervisory Appraiser (if applicable), Date of Signature, Title Certified Residential, State Certification #, Or State License #, Expiration Date of State Certification or License, Date of Inspection (if applicable) 10/16/2020.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:


1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: Lindy Creek Road, Goose Creek, SC 29445

APPRAISER:

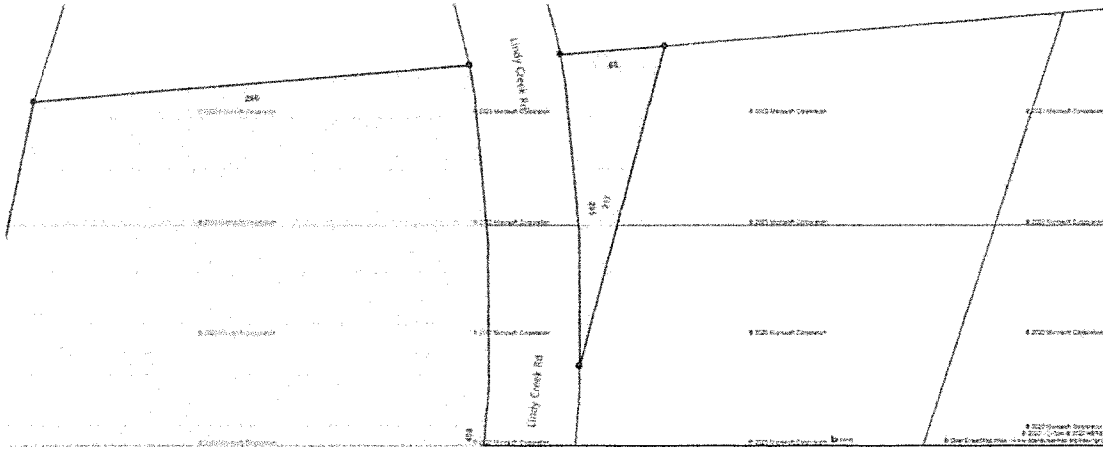
Signature: 
Name: Jason Reese
Title: Certified Residential
State Certification #: 4145
or State License #:
State: SC Expiration Date of Certification or License: 06/30/2022
Date Signed: 10/22/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
 Did Did Not Inspect Property

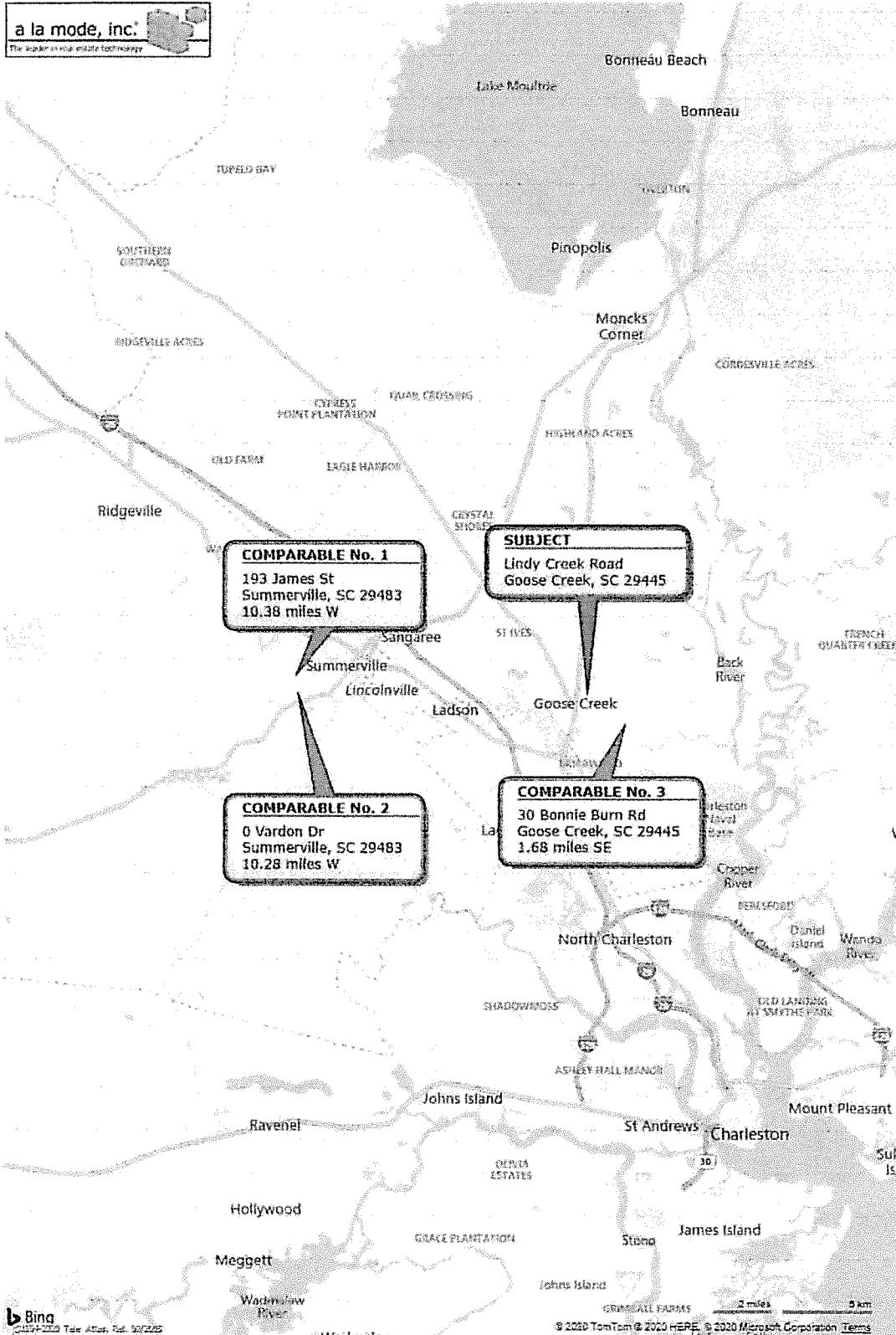
Plat Map

Borrower	Erin Brady			
Property Address	Lindy Creek Road			
City	Goose Creek	County	Berkeley	State SC Zip Code 29445
Lender/Client	Erin Brady			



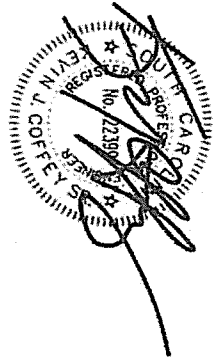
Location Map

Borrower	Erin Brady		
Property Address	Lindy Creek Road		
City	Goose Creek	County	Berkeley
		State	SC
Lender/Client	Erin Brady	Zip Code	29445



Site Map

- GENERAL NOTES:
- 1) THE PROPOSED SYSTEM WILL FUNCTION SATISFACTORILY AND IN ACCORDANCE WITH ALL REQUIREMENTS OF SDG&C REGULATION 61-56.
 - 2) THE ENGINEER IS RESPONSIBLE FOR SUPERVISING CONSTRUCTION, INSPECTION AND PREPARATION OF AS-BUILT PLANS OF ACTUAL INSTALLATION.
 - 3) THE SYSTEM IS NOT BEING BUILT IN METERS.

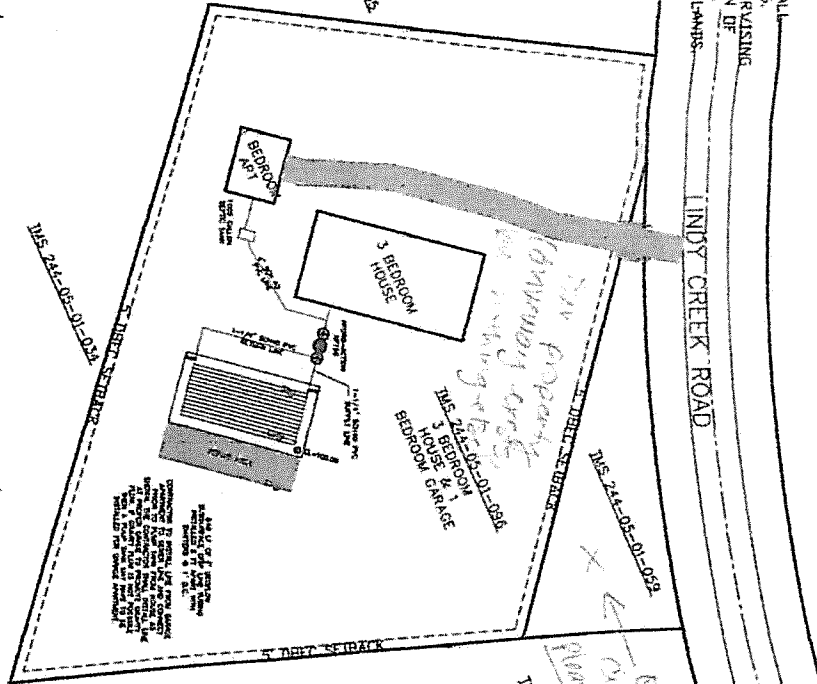


Lowcountry Land Development Consultants
 3030 Ashby Town Center Drive, Suite 101-A
 Charleston, SC 29414
 843-266-3996

PREPARED FOR:
ERIN BRADY

TMS 244-05-01-096
 LINDY CREEK ROAD
 BERKELEY COUNTY

SCALE: 1"=60'



NOTICE: This site map is prepared for the purpose of showing the location of the proposed system. It is not to be used for any other purpose. The engineer is not responsible for the accuracy of the information shown on this map.

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY THE CURRENT SECTION 31.005, COMPENSATION OF MAYOR AND COUNCIL MEMBERS AS FIXED, AND ADOPTING IN LIEU THEREOF A NEW SECTION 31.005, COMPENSATION FREQUENCY OF MAYOR AND COUNCIL, WHICH IS ATTACHED HERETO AND MADE PART THEREOF AS IS FULLY SET OUT HEREIN

WHEREAS, the Mayor and City Council of the City of Goose Creek are currently paid an annual salary in twelve (12) equal monthly payments, and

WHEREAS, all employees of the City of Goose Creek are currently paid bi-weekly (every other week), and

WHEREAS, the City of Goose Creek wishes to streamline the payroll process.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that the following is hereby adopted as duly noted:

31.005 COMPENSATION FREQUENCY OF MAYOR AND COUNCIL MEMBERS

The Mayor and Council members shall be paid an annual salary, payable bi-weekly (every other week), in accordance with the amounts set forth in the annual appropriation ordinance, in accordance with state law.

All ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective on the date of final reading.

INTRODUCED the 8th day of December 2020.

DONE the _____ day of January 2021.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Gayla S.L. McSwain

Councilmember Hannah Cox

Councilmember Melissa Enos

AN ORDINANCE

AN ORDINANCE PURSUANT TO TITLE 5, CHAPTER 3, SECTION 5-3-150, SUBSECTION 3, OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, TO ANNEX AN AREA IDENTIFIED AS TMS 244-13-01-009 and TMS 244-13-01-010 INTO THE CITY OF GOOSE CREEK, A SOUTH CAROLINA MUNICIPAL CORPORATION

WHEREAS, Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, provides for the annexation of any area or property which is contiguous to a city or town by filing a petition with the municipal governing body which is signed by one-hundred percent (100%) or more of the owners owning at least one-hundred percent (100%) of the assessed valuation of the real property in the area requesting annexation; and

WHEREAS, one-hundred percent (100%) of the freeholders owning one-hundred percent (100%) of the assessed valuation of the real property in the area hereafter delineated and described, have filed a petition with the City Council of Goose Creek, South Carolina, requesting that such property be annexed into the City of Goose Creek, South Carolina. Such property is contiguous to the current City limits of the City of Goose Creek, and is described as follows:

TMS 244-13-01-009 and 244-13-01-010 (The Oaks Country Club)

To include any road, waterway, easement, railroad track, marshland or utility line that intervenes between these properties and the municipal limits of the City of Goose Creek.

The owner of said property has requested that the property be annexed into the City of Goose Creek. All applicable City services will be provided immediately upon annexation.

WHEREAS, the property is a closed parcel of land in Berkeley County, South Carolina, consisting of 37.7 acres, more or less, for the purpose of annexation into the City of Goose Creek. The area is more fully shown on a plat entitled "Annexation Request Property Identified as **TMS 244-13-01-009 and TMS 244-13-01-010** as prepared by the City Planner.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, in Council duly assembled, that all real properties as hereinafter delineated and described are hereby annexed into the City of Goose Creek, South Carolina, a South Carolina municipal corporation, pursuant to Title 5, Chapter 3, Section 5-3-150(3) of the Code of Laws of South Carolina, 1976, as amended, and a zoning district classification of R-1, as shown in Orange; and R-2, as shown in Yellow, will apply as shown on a preliminary map titled "The Oaks", and dated October 26, 2020, which is attached hereto as **Exhibit "A"** and made a part hereof by reference.

INTRODUCED the 8th day of December 2020.

DONE the ____ day of January 2020.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

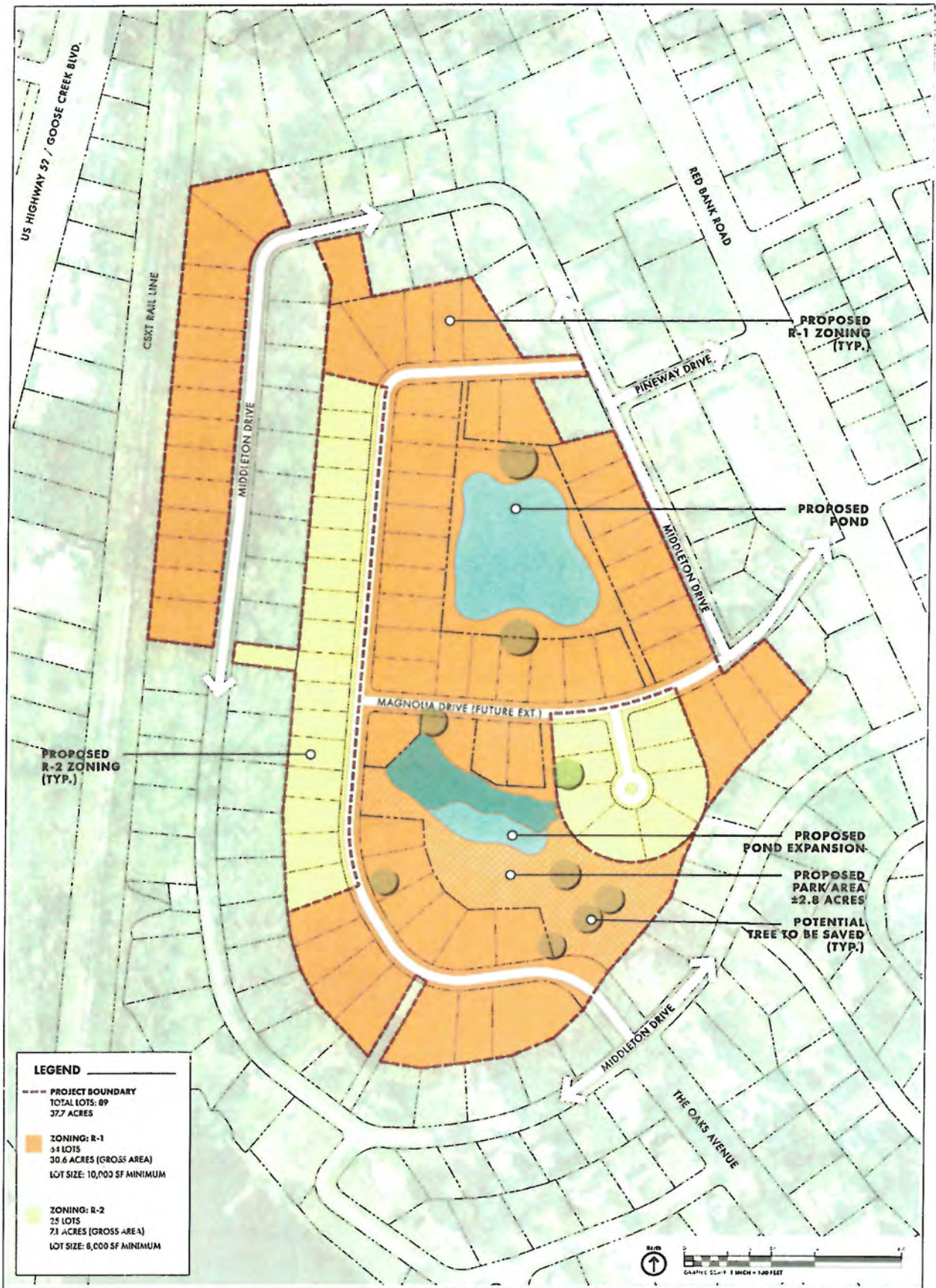
Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Gayla S.L. McSwain

Councilmember Hannah J. Cox

Councilmember Melissa Enos



LOT ZONING / SIZE EXHIBIT A

PREPARED FOR:



THE OAKS

BERKELEY COUNTY, SOUTH CAROLINA

OCTOBER 26 2020

PREPARED BY:

BRB JOHNNIE BOBOS BLVD - SUITE 100
 HT. PLEASANT, SC 29484 - 803 846 5500
 WWW.TECHNOMARKETING.COM



CITY OF GOOSE CREEK
ANNEXATION APPLICATION



Date: 12/2/2020

REQUESTED ANNEXATION METHOD (CIRCLE ONE): 100% 75% 25%

TMS#: 244-13-01-009, 244-13-01-010

ADDRESS: The Oaks Country Club
 Berkeley County, SC

PROPERTY OWNER(S): MIMS Amusement Operating Company

CURRENT COUNTY ZONING DISTRICT: FLEX 1 REQUESTED CITY ZONING DISTRICT: R-1 + R-2

TOTAL ACREAGE TO BE ANNEXED: 37.7 Acres

IS THIS PROPERTY VACANT? (CIRCLE ONE) YES NO

IF NOT VACANT, PLEASE DESCRIBE ANY EXISTING BUILDINGS ON THE PROPERTY:

ANNEXATION REQUIREMENTS

1. A letter of intent.
2. A summary of future plans for the property.
3. A copy of the property's deed.
4. Signature authority documentation, if the applicant is not the property owner.
5. An original copy of the Annexation Application.

Contact Information*

Name (Printed): Dennis Ouellette
 Beazer Homes

Telephone: 843-746-6526
 Cell: 843-981-4542

Address: 4401 Belle Oaks Drive Suite 120
 North Charleston, SC 29405

Signature of Owner/Applicant* Dennis Ouellette 12/2/2020

*Proper documentation of the identity of an applicant who is not the owner of the property must be provided. If the property is owned by a company, please provide documentation of the applicant's position within the company represented. If the annexation is being proposed on behalf of a property owner, complete documentation of both the applicant's identity, and a certified, filed copy of a Power of Attorney granting permission to apply, must be provided. Proper documentation is subject to the approval of the City Clerk.

Please return this form and supporting documents to:
 Frank Johnson, Annexation Coordinator
 City of Goose Creek
 PO Drawer 1768
 Goose Creek, SC 29445

For more information please call (843) 797-6220 Ext. 1117



December 3, 2020

City of Goose Creek
PO Drawer 1768
Goose Creek, SC 29445

RE: The Oaks Country Club Proposed Annexation & Rezoning

Intent

Beazer Homes has entered into a purchase agreement with the owner of The Oaks Country Club, MIMS Amusements Operating Company, to purchase two parcels that make up what is formerly The Oaks Country Club located in Berkeley County for the purpose of developing a new residential community. It is our desire to annex these properties into the City of Goose Creek. The property is currently zoned Flex 1 in Berkeley County. Beazer Homes is requesting to annex the property into the City of Goose Creek and simultaneously rezone it to R-1 and R-2 per the included rezoning Exhibits.

Plans for the property

Beazer intends to develop, construct and sell approximately 89 single-family lots alongside open space and a pond to create an attractive new home community. Development is planned to begin during 2021 with first homes occupied in 2022. Once again, it is our desire to annex this community into the City of Goose Creek and rezone it to R-1/R-2 per the rezoning Exhibit.

Best Regards,

A handwritten signature in blue ink, appearing to read "Dennis Ouellette", is written over a light blue circular stamp.

Dennis Ouellette
Market Manager
Beazer Homes

**WRITTEN CONSENT OF SHAREHOLDERS OF
MIMS AMUSEMENT OPERATING CO.
TO
ACTION WITHOUT MEETING**

The undersigned, being all of the shareholders of Mims Amusement Operating Co., a South Carolina corporation (herein the "Company"), do hereby consent in writing to and adopt, pursuant to the South Carolina Business Corporation Act of 1988, as amended, the resolutions and corporate actions set forth below by written consent, with the same effect as if they had been duly approved at a formal special meeting of the shareholders:

WHEREAS, the Company is the record title owner of those certain parcels of real property located on or near The Oaks Avenue, in Berkeley County, South Carolina, containing 39.20 acres, more or less, bearing Berkeley County TMS No. 244-13-01-009, together with that certain parcel known as Lot 1 J A Annex, bearing Berkeley County TMS No. 244-13-01-010 (said parcels herein, collectively, the "Property"); and

WHEREAS, the Company, as "seller", and Beazer Homes, LLC, a Delaware limited liability company, as "buyer", (herein "Beazer"), have entered into that certain Agreement for Purchase and Sale, with an effective date of July 1, 2019, as amended, (herein the "Contract"), which Contract is incorporated herein by reference, for the purchase and sale of the Property in accordance with the terms and conditions set forth therein; and

WHEREAS, in connection with the sale of the Property to Beazer pursuant to the Contract, and as a condition precedent to Beazer's obligations to purchase the Property and to develop the Property for Beazer's Intended Use (as defined in the Contract), Beazer desires to cause the Property to be annexed into The City of Goose Creek, South Carolina (herein the "City") and re-zoned to the City's zoning classifications of R-1 (Low Density Residential District) and R-2 (Medium Density Residential District) as more particularly set forth the Application for Annexation for the Property submitted to the City (the foregoing, collectively, the "Annexation and Rezoning"); and

WHEREAS, the Company is agreeable to the Annexation and Rezoning of the Property, and desires to confirm the Contract and to authorize the Company, acting by and through its President, Michael Mims, or acting by and through Beazer, as its Designated Agent, to take any and all action as may be necessary or desirable to obtain the Annexation and Rezoning of the Property;

NOW, THEREFORE, BE IT RESOLVED, that the foregoing recitals are true and correct and incorporated herein by reference;

BE IT FURTHER RESOLVED, that the Contract is hereby ratified and approved and the Company hereby authorizes and approves of the Annexation and Rezoning of the Property as set forth above;

BE IT FURTHER RESOLVED, that in connection with the Annexation and Rezoning of said Property, the Company does hereby further authorize, appoint and designate Michael Mims, its President, and/or Beazer, as its Designated Agent, acting by and through Dennis Ouellette, Beazer's Authorized Signatory (or other duly authorized signatory of Beazer), and each of Michael Mims and Beazer acting singly is hereby so authorized, to execute, file, submit and deliver to the City, its agencies and administrators, on behalf of and in the name of the Company, any and all applications, petitions, filings, documentation and other instruments as may be necessary or required by the City in connection with the Annexation and Rezoning of the Property, and to appear on behalf of the Company at any and all meetings or hearings in connection with the Annexation and Rezoning of the Property as aforesaid.

IN WITNESS WHEREOF, the undersigned have executed this Resolution effective as of the 27TH day of December, 2020, waiving all notice requirements, whether provided by statute or otherwise.

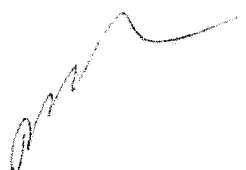
SHAREHOLDERS:



Michael Mims

Susan K. Mims

Sandra P. Mims as Personal Representative of
The Estate of Kenneth Lee Mims



Terri L. Hutto

**WRITTEN CONSENT OF SHAREHOLDERS OF
MIMS AMUSEMENT OPERATING CO.
TO
ACTION WITHOUT MEETING**

The undersigned, being all of the shareholders of Mims Amusement Operating Co., a South Carolina corporation (herein the "Company"), do hereby consent in writing to and adopt, pursuant to the South Carolina Business Corporation Act of 1988, as amended, the resolutions and corporate actions set forth below by written consent, with the same effect as if they had been duly approved at a formal special meeting of the shareholders:

WHEREAS, the Company is the record title owner of those certain parcels of real property located on or near The Oaks Avenue, in Berkeley County, South Carolina, containing 39.20 acres, more or less, bearing Berkeley County TMS No. 244-13-01-009, together with that certain parcel known as Lot 1 J A Annex, bearing Berkeley County TMS No. 244-13-01-010 (said parcels herein, collectively, the "Property"); and

WHEREAS, the Company, as "seller", and Beazer Homes, LLC, a Delaware limited liability company, as "buyer", (herein "Beazer"), have entered into that certain Agreement for Purchase and Sale, with an effective date of July 1, 2019, as amended, (herein the "Contract"), which Contract is incorporated herein by reference, for the purchase and sale of the Property in accordance with the terms and conditions set forth therein; and

WHEREAS, in connection with the sale of the Property to Beazer pursuant to the Contract, and as a condition precedent to Beazer's obligations to purchase the Property and to develop the Property for Beazer's Intended Use (as defined in the Contract), Beazer desires to cause the Property to be annexed into The City of Goose Creek, South Carolina (herein the "City") and re-zoned to the City's zoning classifications of R-1 (Low Density Residential District) and R-2 (Medium Density Residential District) as more particularly set forth the Application for Annexation for the Property submitted to the City (the foregoing, collectively, the "Annexation and Rezoning"); and

WHEREAS, the Company is agreeable to the Annexation and Rezoning of the Property, and desires to confirm the Contract and to authorize the Company, acting by and through its President, Michael Mims, or acting by and through Beazer, as its Designated Agent, to take any and all action as may be necessary or desirable to obtain the Annexation and Rezoning of the Property;



NOW, THEREFORE, BE IT RESOLVED, that the foregoing recitals are true and correct and incorporated herein by reference;

BE IT FURTHER RESOLVED, that the Contract is hereby ratified and approved and the Company hereby authorizes and approves of the Annexation and Rezoning of the Property as set forth above;

BE IT FURTHER RESOLVED, that in connection with the Annexation and Rezoning of said Property, the Company does hereby further authorize, appoint and designate Michael Mims, its President, and/or Beazer, as its Designated Agent, acting by and through Dennis Ouellette, Beazer's Authorized Signatory (or other duly authorized signatory of Beazer), and each of Michael Mims and Beazer acting singly is hereby so authorized, to execute, file, submit and deliver to the City, its agencies and administrators, on behalf of and in the name of the Company, any and all applications, petitions, filings, documentation and other instruments as may be necessary or required by the City in connection with the Annexation and Rezoning of the Property, and to appear on behalf of the Company at any and all meetings or hearings in connection with the Annexation and Rezoning of the Property as aforesaid.

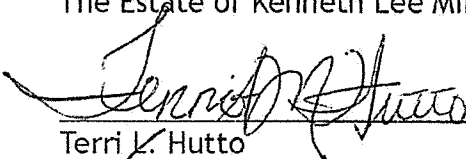
IN WITNESS WHEREOF, the undersigned have executed this Resolution effective as of the 29 day of December, 2020, waiving all notice requirements, whether provided by statute or otherwise.

SHAREHOLDERS:

Michael Mims

Susan K. Mims

Sandra P. Mims as Personal Representative of
The Estate of Kenneth Lee Mims



Terri L. Hutto

A.


**WRITTEN CONSENT OF SHAREHOLDERS OF
MIMS AMUSEMENT OPERATING CO.
TO
ACTION WITHOUT MEETING**

The undersigned, being all of the shareholders of Mims Amusement Operating Co., a South Carolina corporation (herein the "Company"), do hereby consent in writing to and adopt, pursuant to the South Carolina Business Corporation Act of 1988, as amended, the resolutions and corporate actions set forth below by written consent, with the same effect as if they had been duly approved at a formal special meeting of the shareholders:

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WHEREAS, the Company is agreeable to the Annexation and Rezoning of the Property, and desires to confirm the Contract and to authorize the Company, acting by and through its President, Michael Mims, or acting by and through Beazer, as its Designated Agent, to take any and all action as may be necessary or desirable to obtain the Annexation and Rezoning of the Property;

NOW, THEREFORE, BE IT RESOLVED, that the foregoing recitals are true and correct and incorporated herein by reference;

S P M

BE IT FURTHER RESOLVED, that the Contract is hereby ratified and approved and the Company hereby authorizes and approves of the Annexation and Rezoning of the Property as set forth above;

BE IT FURTHER RESOLVED, that in connection with the Annexation and Rezoning of said Property, the Company does hereby further authorize, appoint and designate Michael Mims, its President, and/or Beazer, as its Designated Agent, acting by and through Dennis Ouellette, Beazer's Authorized Signatory (or other duly authorized signatory of Beazer), and each of Michael Mims and Beazer acting singly is hereby so authorized, to execute, file, submit and deliver to the City, its agencies and administrators, on behalf of and in the name of the Company, any and all applications, petitions, filings, documentation and other instruments as may be necessary or required by the City in connection with the Annexation and Rezoning of the Property, and to appear on behalf of the Company at any and all meetings or hearings in connection with the Annexation and Rezoning of the Property as aforesaid.

IN WITNESS WHEREOF, the undersigned have executed this Resolution effective as of the 7th day of ~~December, 2020~~, ^{January, 2021} waiving all notice requirements, whether provided by statute or otherwise.

SPM

SHAREHOLDERS:

Michael Mims

Susan K. Mims

Sandra P. Mims
Sandra P. Mims as Personal Representative of
The Estate of Kenneth Lee Mims

Terri L. Hutto

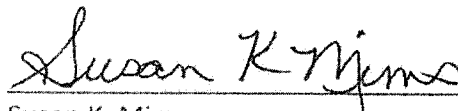
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IN WITNESS WHEREOF, the undersigned have executed this Resolution effective as of the 28th day of December, 2020, waiving all notice requirements, whether provided by statute or otherwise.

SHAREHOLDERS:

Michael Mims



Susan K. Mims

Kenneth L. Mims

Terri L. Hutto

NEW BUSINESS & PUBLIC HEARINGS



Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Mark Brodeur, Director, Planning

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Parking Ordinance Revision to prohibit "overparking"

Background Summary

Planning Commission initiated modification to the parking Ordinance to prohibit the overparking of commercial sites.

Financial Impact

The scope of the financial impact is significant in a positive way. More land for building square footage versus asphalt!

Impact if denied

The impact would be mostly visual but the fiscal impact on having to provide larger storm-water infrastructure would certainly be present.

Impact if approved

Improved site development.

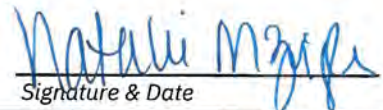
Department Head:

Mark Brodeur

Digitally signed by Mark Brodeur
DN: cn=fiscal, o=goose, ou=GCITY
Users, ou=City Hall - Administration,
ou=Planning, cn=Mark Brodeur
Date: 2020.10.07 12:20:44 -04'00'

Signature & Date

City Administrator:



Signature & Date



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

**Department of
Planning and Zoning**

Mark Brodeur
DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Memorandum

TO: Members of the City Council
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: January 12, 2021
SUBJECT: Public Hearing for Revisions to § 151.086
PARKING AND LOADING SPACE.

Proposal:

The suggested language modification to the City's Parking and Loading Space ordinance would place a *maximum* on the number of parking spaces provided. It also permits shared parking and for a slightly smaller parking space size when wheels stops are employed.

Background:

Under the current ordinance language an applicant can pave and install as many parking spaces as desired above the minimum required. This creates large impervious surfaces that exacerbate stormwater runoff and reduce the amount of land dedicated to landscaping or building space.

The intent isn't to prohibit a developer from providing some extra parking. It simply places a maximum number of spaces allowed to 150% of the total required.

For example, if a business is required to provide a minimum of 50 spaces, this ordinance amendment would allow 75 spaces to be constructed. However, it wouldn't allow more than 75 spaces.

Discussion:

Recent project proposals before ARB and the Planning Commission have brought this issue to the forefront. Several of these developments are adjacent to residential properties.

Our current parking space requirements for commercial uses are out-of-touch with today's modern parking ordinances. This amendment will help to modernize our Zoning Code.

Recommendation: City Staff & the Planning Commission supports the proposed language modification to the Zoning Code.

AN ORDINANCE

AN ORDINANCE TO AMEND THE “CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA”, BY AMENDING TITLE XV – LAND USAGE, SUBCHAPTER “151.086 – PARKING AND LOADING SPACE” REGARDING THE ADDITION OF LANGUAGE TO LIMIT THE MAXIMUM NUMBER OF PARKING SPACES PERMITTED AND TO PROVIDE SPECIFICATIONS ON THE SIZE OF PARKING SPACES AND TO PERMIT THE SHARING OF PARKING SPACES BETWEEN APPROPRIATE PROPERTIES

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on December 1, 2020 to receive public comments and consider the item;

WHEREAS, the Planning Commission unanimously recommended that the City Council approve the suggested changes to amend subchapter 151.086 Parking and Loading Space of the Zoning Code to place a maximum number of parking spaces for new development and to simultaneously include new language regarding parking spaces sizes and sharing of parking between appropriate properties;

WHEREAS, the City Council of Goose Creek desires to reduce stormwater runoff and to allow more space for landscaping/open space on newly developed properties;

WHEREAS, the current Zoning subchapter 151.086 – Parking and Loading Space places no limit on the number of parking spaces that a development can provide, and the City Council of Goose Creek considers that detrimental to the orderly development of the City;

WHEREAS, the City Council desires to reduce the size of parking spaces when wheel stops are employed;

WHEREAS, the City Council sees the advantage of allowing some adjacent uses to share parking spaces;

WHEREAS, the City Council of Goose Creek wants to improve the conditions placed on new development.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Code of Ordinances of the City of Goose Creek, South Carolina, is hereby amended to set a maximum parking space requirement along with modifications that reduce the negative impacts that surface parking can have on the environment.

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase, or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 12th day of January 2021.

DONE the _____ day of February 2021.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Gayla S.L. McSwain

Councilmember Hannah J. Cox

Councilmember Melissa Enos

§151.086 PARKING AND LOADING SPACE

Paved off-street automobile parking shall hereafter be required in all zoning districts at the time of initial construction of any principal building, or when changes in a principal building require more parking. Off-street parking shall have direct access to a street and shall in all respects conform to this chapter.

(A) *Required space.* The **minimum** number of off-street parking spaces, or loading space, shall be calculated on the basis of land use, or use of the principal building, as specified in Columns 2 and 3 of [Appendix A](#). **The number of off-street parking spaces shall not exceed 150 percent of the required minimum number of spaces. The parking spaces which are above 125 percent of the required minimum are to be made of a semi-pervious material approved by the Zoning Administrator.** For those uses not specifically identified in the annexation, required space shall be determined by the Zoning Administrator.

(B) *Application of parking requirements.*

(1) All required parking spaces shall be located on the same lot with the principal building or use, except as provided in division (D) below.

(2) In the case of mixed or joint use of a building or lot, the required spaces shall be equal to the sum of the spaces required for each use individually. **However, where the peak operating hours of adjoining uses do not overlap, the uses may share up to 50 percent of required parking spaces.**

(3) Uses not specifically listed in [Appendix A](#) shall require parking spaces equal to a listed use of similar parking demand generation, as determined by the Administrator.

(4) The total number of spaces required may be reduced up to 10% when the reduction is warranted by unusual circumstances, as determined by the Administrator.

(5) The number of employees used for determining parking requirements shall be the average number on the shift of greatest employment.

(6) If fractional numbers result from parking space computations, the next highest whole number (as to number of spaces required) shall be used.

(C) *Area and paving required for parking spaces.* Each automobile parking space shall measure nine feet by 18 feet minimum (162 square feet), excluding any aisle or maneuvering space. **However, the paved length of a 90-degree parking stall may be reduced to 17 feet, provided that curbing or anchored concrete wheel stops are furnished at the edge of paving to allow the vehicle to overhang a landscaped area of at least five feet in width. Parking stall length shall not be reduced where the vehicle would overhang a sidewalk.** Areas in public rights-of-way shall not be used in providing parking or maneuvering space. Curb cuts shall be as specified in § [151.082](#)(F)(2). Parking plans shall be submitted in the form of a scale drawing of the proposed parking and loading spaces, with landscaped areas and demonstrated conformance with these regulations. Approved parking spaces shall be paved.

(D) *Exceptions to off-street parking areas.* Required off-street parking for one and two-family residences shall be located on the same lot as the principal building served. In unusual circumstances or hardships, however, the Commission may approve off-site parking for all other permitted areas, provided the parking area is not more than 300 feet from the principal building or use served, and that the owner of the parking site relinquishes development rights of the property until parking is provided elsewhere. Where the off-site parking is proposed, recorded covenants as to parking use and development rights shall be provided.

(E) *Joint use off-street parking areas.* Two or more principal uses may utilize a common off-street area in compliance with divisions (B)(2) and (D) above. Total spaces required may be reduced by the Commission if a reduction is warranted by the particular grouping of uses.

(F) *Off-street loading area required.* Areas suitable for loading and unloading motor vehicles in off-street locations, and specifically designated for this purpose, shall be required upon initial construction, alteration or conversion of any building intended for commercial, industrial or governmental purposes. The off-street loading area shall have access to a public street and be provided as specified in [Appendix A](#) in addition to the preceding off-street parking requirements.

(G) *Area required per loading space.* Each off-street loading space shall be at least 12 feet wide, 40 feet long and 14 feet high, maintained clear of obstructions at all times.

(H) *Location of off-street loading areas.* Off-street loading areas shall be located on the same lot as the structure served, and in no case counted as part of the off-street parking requirements.

(I) *Adequacy of off-street loading area.* Whether specified in this chapter or not, all uses shall provide off-street loading areas sufficient for their requirements that no vehicle being loaded or unloaded shall stand in, nor project into, any public way.

(J) *Fire lanes required.* Commercial or light industrial facilities which have a floor area greater than 7,000 square feet or whose setback is 100 feet or greater from the road right-of-way, are required to establish and maintain fire lanes in compliance with § 3-2 of the State Fire Code. Fire lanes must be a minimum of 20 feet in width and be posted with signs which specifically state "No Parking - Tow Away Zone".

(K) *Parking requirements for the disabled person(s).* All governmental buildings, public buildings, commercial facilities and places for public uses, including churches and private clubs, with the exception of single-family and two-family residences, shall have parking spaces designated and signs posted in accordance with the following requirements.

(1) The international symbol of access to the physically disabled person(s) shall be permanently displayed (marked) on the ground for parking spaces that are reserved for such use. In addition, a sign bearing the international symbol of access to the physically disabled person(s) shall be posted facing each reserved parking space for the disabled person(s). Examples of the signs included one foot by one and one half foot in dimension, with the international symbol and "reserved parking" clearly marked on the sign.

(2) Parking spaces shall measure 13 feet by 18 feet minimum (234 square feet), including a five feet minimum access aisle. Parking spaces for the disabled person(s) shall be near main building entrances. Parking spaces and passenger loading zones for the disabled person(s) shall be as follows.

(3) Parking spaces and passenger loading zones for the disabled person(s):

Total Spaces Or Zones	Required Number To Be Reserved For The Disabled Persons(s)
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000
One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (eight feet) wide minimum and shall be designated "van accessible".	



Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Mark Brodeur

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Amend Industrial Zoning Classifications

Background Summary

This proposal includes the addition of a new Industrial Zone called Heavy Industrial, the deletion of Commercial Industrial and all of the affected subchapters of the Zoning Code to make them hapen.

Financial Impact

NA

Impact if denied

Lack of a full compliment of zoning districts allowing industrial zoning.

Impact if approved

Department Head:

Mark Brodeur Mark Brodeur
11.0.23

Signature & Date

City Administrator:



Signature & Date

AN ORDINANCE

AN ORDINANCE TO AMEND THE “CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA”, BY AMENDING TITLE XV – LAND USAGE, CHAPTER 151 – ZONING SUBCHAPTERS INCLUDING SUBCHAPTER “151.085 – TABLE OF LAND USE BUFFERS; SUBCHAPTER 151.105 – ESTABLISHMENT OF DISTRICTS AND MAPS; SUBCHAPTER 151.109 - SPECIAL USES; SUBCHAPTER 151.133 – LIGHT INDUSTRIAL DISTRICT; SUBCHAPTER 151.134 GENERAL INDUSTRIAL DISTRICT; APPENDIX A – TABLE OF PARKING AND LOADING REQUIREMENTS; APPENDIX B – TABLE OF LAND USES; APPENDIX C – TABLE OF ACCESSORY USES; TABLE D – ZONING DISTRICTS AND THE REPEAL OF SUBCHAPTER 151.132 – COMMERCIAL AND INDUSTRIAL DISTRICT IN ITS ENTIRETY AND CREATE A NEW SUBCHAPTER 151.132 - HEAVY INDUSTRIAL

WHEREAS, the Planning Commission held a public hearing on December 1, 2020, to consider the item and unanimously recommended that the City Council approve several zoning changes in the Municipal Zoning Code by amending the following:

Title XV – Land Usage, Chapter 151 – Zoning Subchapters, including Subchapter “151.085 – Table of Land Use Buffers; Subchapter 151.105 – Establishment of Districts and Maps; Subchapter 151.109 - Special Uses; Subchapter 151.133 – Light Industrial District; Subchapter 151.134 General Industrial District; Appendix A – Table of Parking and Loading Requirements; Appendix B – Table of Land Uses; Appendix C – Table of Accessory Uses; Table D – Zoning Districts and the Repeal of Subchapter 151.132 – Commercial and Industrial District in its entirety and create a new Subchapter 151.132 – Heavy Industrial

WHEREAS, the City Council of Goose Creek desires to allow for a variety of industrial zoning classifications;

WHEREAS, the City Council of Goose Creek understands that adding a new industrial classification and the deletion of another requires modifications to several existing zoning subchapters;

WHEREAS, the City Council of Goose Creek wants to have an internally consistent Zoning Code and Comprehensive Plan;

WHEREAS, the Planning Commission recommends the suggested industrial zone modifications in the Zoning Code and the South Carolina Code of Laws permits the governing body to make such changes to the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Code of Ordinances of the City of Goose Creek, South Carolina, is hereby amended to make several zoning modifications in support of a new industrial zoning classification and the repeal of an industrial zoning classification.

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase, or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 12th day of January 2021.

DONE the _____ day of February 2021.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Gayla S.L. McSwain

Councilmember Hannah J. Cox

Councilmember Melissa Enos

151.135 HEAVY INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for heavy industrial uses that involve industrial and intensive manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) *Residential uses.* Residential uses which are incidental or accessory to a principal use or to another accessory use or which are for caretakers, security personnel, managers, or other persons whose physical proximity to a principal use or to another accessory use is reasonably required. (Examples of such accessory uses include, but are not limited to, caretaker cottages, temporary guest facilities, on-site residence for supervisory personnel, conference centers, and meeting rooms with overnight accommodations.)

(2) Office, governmental, institutional uses, agricultural uses.

(a) Any publicly owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substations, associated gas pipes/lines, transmission lines, distribution lines and any other associated infrastructure.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(e) Air monitoring devices.

(f) Recreational uses, indoor and outdoor.

(g) Agricultural uses, both animal and plant and including timbering operations.

(h) Institutional uses such as, colleges, schools, worship, governmental, utilities, including any utility substation infrastructure.

(i) Private/public institutional uses such as child and elder care.

(j) Office uses as standalone or part of another allowed use.

(k) Communication towers.

(3) Commercial uses.

(a) Animal shelter/kennels

(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

- (c) Commercial, general services.
- (d) Commercial, transportation (truckstop).
- (e) Emergency medical care facility.

(f) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

- (g) Gun range
- (h) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.
- (i) Storage uses, interior and exterior.
- (j) Vehicle storage
- (k) Wholesale sales.

(4) *Commercial industrial uses.*

(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure, and/or where damaged vehicles or equipment are stored outside.

- (b) Automotive towing/storage.
- (c) Commercial laundry/dry cleaning plant facility.
- (d) Heavy equipment, machinery, heavy truck sales, service, and repair.
- (e) Mini warehouses.
- (f) Storage of recreational vehicles.

(5) *Light industrial uses.*

- (a) Assembly of products or materials.
- (b) Distribution center.
- (c) Parcel services.
- (d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.
- (e) Research facility.
- (f) Materials handling.
- (g) Warehousing/distribution.

(6) *Heavy industrial uses.*

- (a) Cold storage plant.
- (b) Concrete production plant.
- (c) Freight container storage yard.
- (d) Fuel storage facility.
- (e) Light and heavy manufacturing including but not limited to aluminum production/reduction.
 - (f) Manufacturing services (construction and others).
 - (g) Mining/resource extraction in compliance with DHEC reclamation regulations.
 - (h) Natural resource production (excavation of mineral deposits).
 - (i) Research or storage facilities, with potentially hazardous or flammable materials.
 - (j) Sanitary landfills.
 - (k) Scrap yards, scrap service.
 - (l) Stockpiling of sand, gravel or other materials.
 - (m) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (n) Waste disposal/recycling centers. All commercial waste disposal facilities shall comply with the "Berkeley County and Dorchester County Solid Waste Management Plan 1993-2013" and the "Berkeley County Water and Sanitation Authority 2000 Update to the Solid Waste Management Plan". All industrial waste disposal facilities shall be lined with materials permitted by SCDHEC as appropriate for the specific waste disposal site.
 - (o) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property

(C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D but are provided here for ease of review.

- (1.) Minimum lot area: Five acres.
- (2.) Minimum lot frontage: Forty feet
- (3.) Minimum front yard setback: Forty feet* (* not applicable to utility poles, public utility substations, fencing and infrastructure elements)
- (4.) Minimum side yard setbacks: Twenty feet* (* not applicable to utility poles, public utility substations fencing and infrastructure elements)
- (5.) Minimum rear yard setback: Forty feet* (* not applicable to utility poles, public utility substations, fencing and infrastructure elements)

- (6.) Minimum second street frontage: Thirty feet
- (7.) Minimum pervious coverage: Twenty percent
- (8.) Maximum building height: Three hundred feet
- (9.) Chimney/antennas/vents: Three hundred feet
- (10.) Church spires/bell towers/flagpoles: One hundred five feet

(11.) Parking Standards: One space per TWO employees for the largest shift; plus 25% to allow for shift change overlap

(12.) Land Use Buffers: Existing City buffering requirements shall apply, provided that no buffering shall be required for timbering or existing industrial uses unless there is new development or expansion of the existing uses.

(D) *Accessory uses.* Other necessary and customary accessory uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property.

(E) *Temporary uses.* Other necessary and customary temporary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property

(F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

- (1) Radio/television station or studio, with transmission tower on premises.



**PROPOSED AMENDMENTS
151.085 TABLES OF LAND USE
BUFFERS**

**TABLE OF LAND USE BUFFERS
ADJACENT USE**

PROPOSED USE	TABLE OF LAND USE BUFFERS ADJACENT USE									
	SINGLE FAMILY	MULTI-FAMILY	RESTRICTED COMMERCIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL AND INSTITUTIONAL	GENERAL COMMERCIAL AND INSTITUTIONAL OVER 5 ACRES	COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	HEAVY INDUSTRIAL
Single-Family Residential (R1, R2, R3)	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 4 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet
Multi-Family Residential (R3)	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Restricted Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Neighborhood Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
General Commercial and Institutional (GC)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 30 - 50 feet	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Commercial and Institutional Over 5 Acres	Buffer 3	Buffer 2	Buffer 2	Buffer 2 30 - 50 feet	Buffer 1	NA	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
Commercial Industrial	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	NA	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	NA
Light Industrial (LI)	Buffer 4 100 - 150 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	NA	Buffer 3 50 - 75 feet	NA
General Industrial (GI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	NA	NA
Heavy Industrial (HI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	NA	Buffer 3 50 - 75 feet	NA	NA



**PROPOSED AMENDMENTS
151.105 ESTABLISHMENT OF
DISTRICTS AND MAPS**

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) BPO Business Professional Office District;
- ~~(5) RC Restricted Commercial District;~~
- (6) NC Neighborhood Commercial District;
- (7) GC General Commercial;
- ~~(8) CI Commercial Industrial;~~
- (9) L-1 Light Industrial District;
- (10) GI General Industrial District;
- (11) HI Heavy Industrial District;
- (12) CO Conservation and Open Space;
- (13) PD Planned Development; and
- (14) PD/MH Planned Development-Mobile Home

(1985 Code, Art. VI, § 601)

Black Text with yellow highlight represents ordinance language to be added OR renumbered

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



**PROPOSED AMENDMENTS
151.109 SPECIAL USES**

§ 151.109 SPECIAL USES.

(A) Home occupation(s), as defined in § 151.028 may be permitted in any residential zoning district.

(B) Mobile homes established after the enactment of this chapter shall be located only in PD-MH Zoning Districts, in compliance with § 151.136(M) of these regulations. Pre-existing mobile homes are non-conforming, and shall comply with § 151.152(G) or made to conform to § 151.135.

(C) Excavation of topsoil in any residential district for removal and sale is prohibited.

(D) Condominium ownership may be used on any style of construction, subject to zoning district regulations, City of Goose Creek fire and acoustical standards and the Southern Standard Building Code. Prior to the approval of any condominium project, the legal declaration establishing the ownership association shall be submitted to the Planning Commission for review and approval by the City Attorney, according to the Horizontal Property Act (S.C. Code §§ 27-31-10 et seq.), and provisions of this chapter. All the declarations shall require the association to provide architectural control and exterior building maintenance services.

(E) Adult uses, including but not limited to those defined in § 151.028, may be allowed in General Commercial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) Proposed location is not within 1,500 feet of another adult use, or an establishment that sells alcoholic beverages.

(3) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed adult use lot and the nearest property line of a church, school, recreation area, or property zoned to allow residential use, or property with an existing residential use.

(F) Conditional uses, by type of land use, per zoning district, are illustrated in Appendix B. (See § 151.171(C).) Determination of uses not specifically identified as permitted or conditional shall be referred to the Planning Commission for approval or identification of additional controls.

(1) Parking of implements, trailers and/or equipment used for commercial, industrial, farm or construction purposes, in residential districts, is limited to one implement, trailer or piece of equipment per residence, and the implement, trailer and/or equipment can weigh no more than 5,000 pounds;

(2) Vehicles with a gross weight in excess of 10,000 pounds, and used for commercial, industrial, farm or construction purposes are prohibited from parking in residential districts when not actively involved in commerce. It is not, however, the intent of this section to prohibit the parking of the vehicle, by the resident, for use on his or her property on a temporary basis. For the purposes of this section, gross weight shall have the same meaning as set forth in S.C. Code §§ 56-3-20(19) and 56-5-360, as amended, and as set out

on vehicle registration information issued by the Division of Motor Vehicles (DMV) of the South Carolina Department of Highways and Public Transportation; and

(3) The total number of implements, trailers, equipment and/or vehicles as set out in divisions (F)(1) and (2) above, is limited to one.

(G) Communication towers shall be reviewed as conditional uses subject to the provisions of § 151.171(C), and the following as outlined in Appendix B, with the exception that the City of Goose Creek shall be exempt from these regulations.

(1) A minimum of 50 feet setback from any residential district and use, plus two feet setback per one foot of tower height, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.

(2) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed communication tower lot and the nearest property line of a property zoned to allow residential use, or property with an existing residential use.

(3) The proposed structure shall not endanger the health and safety of residents, employees or travelers, including, but not limited to, the likelihood of the failure of the structures.

(4) The proposed tower is located in an area where it will not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.

(5) The proposed tower is not located within 1,000 feet of another tower.

(6) The proposed user has attempted to co-locate on existing towers and structures especially on any publicly owned and/or operated building, facility or land, and is willing to allow other users to co-locate on the proposed tower in the future, subject to engineering capabilities of the tower. At the time of permit application, satisfactory evidence shall be submitted that alternative towers, buildings or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

(7) Towers located on existing buildings and structures are preferable to the construction of new towers.

(8) Towers located in commercial areas shall not exceed a height of 150 feet and towers located in light industrial areas shall not exceed a height of 300 feet. Towers shall be constructed for future co-location opportunity subject to engineering capabilities of that design.

(9) To the extent possible, all new towers proposed for upgrades with new equipment shall employ techniques to hide the towers.

(10) All towers which have been abandoned as defined in § 151.152(C) shall be removed within 120 days of the date it is taken out of service.

(11) A site plan, elevation drawing(s), photographs and construction documents with an engineer's stamp and other appropriate documentation shall be submitted with the construction permit request for conditional use which provide the following information:

(a) Site plan must include the location of tower(s), guy anchors (if any), transmission building and other accessory uses, parking access, fences and adjacent land use. Landscaping and required buffering shall also be shown;

(b) Elevation drawings shall clearly show the design of the tower and materials to be used; and

(c) Photographs shall show the proposed site and the immediate area. Submittal of other detailed information, such as topography and aerial view, which supports the request are encouraged at the option of the applicant.

(12) Landscaping and fencing are to be provided as follows:

(a) An eight-foot high fence shall be provided around the tower and any associated building;

(b) Around the base of the tower, outside of the fencing, a buffer screen shall be provided subject to the provisions of § 151.085(A)(1) through (3). Landscaping shall be required in accordance with § 151.083;

(c) Towers and structures shall be illuminated only to the extent required by applicable federal or state statute or regulation;

(d) No signage is permitted except as is required by applicable state or federal law, rule or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice;

(e) Communication towers and structures located in ~~Commercial and~~ Light Industrial Districts shall be subject to the review and approval by the Architectural Review Board; and

(f) Communication towers and structures shall be earth tone colors, except as otherwise required by applicable federal or state statute or regulation.

(H) Tattoo facilities as defined in § 151.028, may be allowed in the General Commercial, ~~Commercial Industrial~~, Light Industrial, and General Industrial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,000 feet from the property line of a church, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) For the purposes of this section, the distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(3) Must meet all the licensure and certification requirements as outlined by the South Carolina Department of Health and Environmental Control (DHEC).

(1985 Code, Art. VI, § 605) (Ord. 90-04, passed 3-13-1990; Ord. 92-03, passed 5-5-1992; Ord. 97-002, passed 1-14-1997; Ord. 96-012, passed 10-8-1996; Ord. 99-013, passed 8-10-1999; Ord. 11-009, passed 7-12-2011; Ord. 17-019, passed 8-8-2017)



PROPOSED AMENDMENTS
**151.132 COMMERCIAL
INDUSTRIAL DISTRICT
REPEAL IN ITS ENTIRETY**

§ 151.132 COMMERCIAL INDUSTRIAL DISTRICT.

~~—(A) Purpose.~~

~~—(1) To develop and reserve areas for commercial industrial uses that involve moderate scale and intensity, require a larger than typical land area for its use, and/or the aesthetics of the property are not consistent at a larger scale with other less intense commercial uses; and~~

~~—(2) To reserve undeveloped areas suitable for future uses.~~

~~—(B) Permitted uses. The following are approved uses by right.~~

~~—(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.~~

~~—(2) Educational uses.~~

~~—(a) Licensed nursery or preschool facility.~~

~~—(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.~~

~~—(c) Public/private school, including business, trade or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.~~

~~—(3) Recreational uses.~~

~~—(a) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.~~

~~—(b) Public recreational facility.~~

~~—(c) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.~~

~~—(4) Office, governmental, institutional uses.~~

~~—(a) Any publicly owned and/or operated building, facility or land.~~

~~—(b) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.~~

~~—(c) Public transportation terminal/passenger facility.~~

~~—(d) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.~~

~~—(e) Railroad rights-of-way, excluding all facilities other than those required for track operations.~~

~~—(5) Commercial uses.~~

~~—(a) Automotive, boat, mobile home, and recreational vehicles sales, service, and repair.~~

~~—(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.~~

~~—(c) Boarding kennel—pet shop requirements apply.~~

~~—(d) Commercial farm, orchard, or nursery, with retail and/or wholesale sales.~~

~~—(e) Emergency medical care facility.~~

~~—(f) Enterprise rendering a personal or business service, or restricted retail store of a specific product.~~

- ~~—(g) Funeral home or mortuary, with or without crematorium.~~
 - ~~—(h) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.~~
 - ~~—(i) Laundry/dry cleaner for processing items delivered to the premises by retail customers; plant facilities.~~
 - ~~—(j) Microbrewery.~~
 - ~~—(k) Other enterprise (grocery, home furnishings, hardware, banking) having less than 5,000 square feet of floor area.~~
 - ~~—(l) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.~~
 - ~~—(m) Printing facility.~~
 - ~~—(n) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.~~
 - ~~—(o) Unrestricted commercial activities such as grocery stores, department stores, variety stores, drug stores, building supply, restaurants, clubs and bars allowing on-premises consumption.~~
 - ~~—(p) Veterinary clinic/animal hospital, with or without boarding facilities (pet shop requirements apply).~~
 - ~~—(6) Commercial industrial uses.~~
 - ~~—(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure and/or where damaged vehicles or equipment are stored outside.~~
 - ~~—(b) Automotive towing/storage.~~
 - ~~—(c) Commercial laundry/dry cleaning plant facility.~~
 - ~~—(d) Heavy equipment, machinery, heavy truck sales, service, and repair.~~
 - ~~—(e) Radio/television station or studio, with transmission tower on premises.~~
 - ~~—(f) Storage of recreational vehicles.~~
 - ~~—(g) Warehousing, mini-warehouses.~~
 - ~~—(B) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.~~
 - ~~—(C) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.~~
 - ~~—(D) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.~~
 - ~~—(E) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.~~
 - ~~—(1) Cemetery (permanent barrier/screening wall required).~~
 - ~~—(2) Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises.~~
 - ~~—(3) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.~~
- ~~{Ord. 16-009, passed 6-14-2016}~~



**PROPOSED AMENDMENTS
151.133 LIGHT INDUSTRIAL
DISTRICT**

§ 151.133 LIGHT INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for light industrial uses that involve commerce, manufacturing, warehousing, assembly, or processing of a nonnuisance nature, and that can be conducted wholly within a structure and do not produce smoke, odors, or excessive noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Educational uses. Public/private school, including business, trade or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) Recreational uses.

(a) Public recreational facility.

(b) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises.

(4) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal or passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) Commercial uses.

(a) Commercial laundry/dry cleaning plant facility.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Mini-warehouses, where interior units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(e) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

~~(6) Commercial industrial uses.~~

~~(a) Radio/television station or studio, with transmission tower on the premises.~~

~~(b) Storage of recreational vehicles.~~

(7) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Materials handling.

- (d) Parcel services.
 - (e) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.
 - (f) Research facility.
 - (g) Warehousing/distribution.
 - (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.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
 - (1) Cemetery (permanent barrier/screening wall required).
 - (2) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.
 - (3) Communication towers.
 - (4) Country club, tennis club, swimming club, or golf course, provided no lighting impacts adjacent uses.
 - (5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.
 - (6) Radio/television station or studio, with transmission tower on premises.
- (1985 Code, Art. VII, § 707) (Ord. 16-009, passed 6-14-2016)



**PROPOSED AMENDMENTS
151.134 GENERAL INDUSTRIAL
DISTRICT**

§ 151.134 GENERAL INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for general industrial uses that involve industrial and manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(3) Commercial uses.

(a) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

~~—(4) Commercial industrial uses.~~

~~—(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure, and/or where damaged vehicles or equipment are stored outside.~~

~~—(b) Automotive towing/storage.~~

~~—(c) Commercial laundry/dry cleaning plant facility.~~

~~—(d) Heavy equipment, machinery, heavy truck sales, service, and repair.~~

~~—(e) Mini-warehouses.~~

~~—(f) Storage of recreational vehicles.~~

(5) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

- (e) Research facility.
 - (f) Materials handling.
 - (g) Warehousing/distribution.
 - (6) General industrial uses.
 - (a) Cold storage plant.
 - (b) Concrete production plant.
 - (c) Freight container storage yard.
 - (d) Fuel storage facility.
 - (e) Light and heavy manufacturing.
 - (f) Natural resource production (excavation of mineral deposits).
 - (g) Research or storage facilities, with potentially hazardous or flammable materials.
 - (h) Sanitary landfills.
 - (i) Scrap yards, scrap service.
 - (j) Stockpiling of sand, gravel or other materials.
 - (k) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (l) Waste disposal/recycling centers.
 - (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.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
 - (1) Communication tower.
 - (2) Radio/television station or studio, with transmission tower on premises.
- (Ord. 16-009, passed 6-14-2016)



**PROPOSED AMENDMENTS
APPENDIX A: TABLE OF PARKING AND
LOADING SPACE REQUIREMENTS**

APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

Table of Parking Space Requirements

	<i>Required Spaces</i>	<i>Additional Requirements</i>
RESIDENTIAL		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Multi-family dwelling	2 spaces per unit	+12% of total for overflow parking
Mobile home in mobile home park	2 spaces	+ 1 space per employee
Mobile home park	2 spaces per lot/space	+ 1 space per employee
Rooming/boarder house	1 space per sleeping room	+ 1 space per 2 employees
Group dwelling	1 space per 2 bedrooms	
Nursing home/sanitarium	1 space per 5 patient beds	+ 1 space per each 2 employees on largest shift
RELIGIOUS		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
Educational		
Public/private school, trade or business school, or college	greater of: 1 space per 4 seats in assembly hall, or 5 spaces per classroom	+ 1 space per employee
Library, museum, art gallery, arts, crafts, or dance studio	10 spaces	+ 1 space per employee
Nursery or pre-school/day- care	1 space per classroom (5 space minimum)	+ 1 space per employee
Places of public assembly	1 space per 100 sq. ft. in main assembly hall	
RECREATIONAL		
Country club, tennis club, swim club, golf course	1 space per 5 members	+ 1 space per each 2 employee
Private recreation facility	1 space per 5 members	+ 1 space per employee
Club, fraternity, sorority, lodge or union hall	1 space per active member	
Places of public assembly	1 space per 100 square feet in main assembly hall	
**Recreation and community center	minimum of 1 space per 200 square feet of floor area	
OFFICE		
Public or private office building	1 space per 300 square feet of floor area (4 spaces minimum)*	
Advertising agency, realty office, insurance office	1 space per 300 square feet of floor area (4 spaces minimum)*	

Radio/television station or studio	1 space per 500 square feet of floor area (4 spaces minimum)*	+1 space per employee
COMMERCIAL		
Bank, savings and loan assoc. or similar lending institutions	1 space per 200 square feet of floor area *	
Service or repair establishment, not otherwise mentioned	1 space per 250 square feet of floor area excluding storage *	
Retail business not otherwise mentioned	1 space per 200 square feet of floor area excluding storage (3 space min.)*	+ 1 space per employee
Theatre, night club, and similar places of assembly	1 space per each 4 seating accommodations	+ 1 space per each 3 employees on largest shift
Automotive repair	1 space per employee	+ 1 space per each service bay; 10 space minimum***
Motel, hotel, tourist home	1 space per sleeping room or suite	+ 1 space per each 3 employees
Furniture, appliance, equipment, automotive, boat sales and the like	1 space per 300 square feet retail floor area (3 min.)	Except that auto sales and service have 10 space min.
Bowling alley or center	5 spaces per lane	
Funeral home or mortuary	1 space per 50 sq. ft. of floor area minus work & storage areas *	
Planned shopping center	5 spaces per 1,000 sq. ft. of leaseable area *	
Sit down restaurant	1 space per each 4 seats	+ 1 space per employee on the largest shift
Drive-in restaurant	1 space per 35 sq. ft. of bldg. area *	+ 1 space per employee on largest shift
Take-out restaurant	1 space per 100 sq. ft. of bldg. area *	+ 1 space per employee on the largest shift
Hospital or extended care medical facility	1 space per every 5 patient beds	+ 1 space per each 2 regular employees on the largest shift
Common carrier transportation and/or passenger terminal	1 space per 100 sq. ft. of waiting room (10 space min.)	+ 1 space per employee on the largest shift
Other uses not otherwise specifically mentioned	Established by the Zoning Administrator	Established by the Zoning Administrator
Manufacturing, processing, bulk warehousing, brick/block/coal yard, lumber mill	1 space for each 2 employees on the largest shift (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Transportation terminal for heavy vehicles, commercial freight distribution and transfer	1 space for each employee (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
INDUSTRIAL		
Country club, tennis club, swim club, golf course	1 space per 2 employees for the largest shift.	+25% for largest shift change
*** NOTE: Amended as of March 14, 2017. Ordinance Number 17-005		
** NOTE: Amended as of February 14, 1995. Ordinance Number 95-01		

* NOTE: Amended as of March 14, 1995, Ordinance No. 95-02

Table of Off-Street Loading Space Requirements		
Type of Uses	Total Floor Area (Sq.	Spaces Required
Commercial, retail and personal Service establishments	0 - 1,999	None
	2,000 - 24,999	1
	For each additional	1 additional
Wholesale, manufacturing, governmental, and institutional (including places of public assembly), hospital, educational institution, recreational facility, business service, terminal or similar business uses	0 - 24,999	None
	25,000 - 49,999	1
	50,000 - 99,999	2
	100,000 - 249,999	3
	250,000 - 999,999	4
	1,000,000 or more	5
Funeral home or mortuary	0 - 2,499	None
	2,500 - 3,999	1
	4,000 - 5,999	2
	For each additional	1 additional
Offices and office buildings	0 - 4,999	None
	5,000 - 9,999	1
	10,000 - 20,000	1 additional
	For each additional	1 additional

(1985 Code, Annex A) (Ord. 95-01, passed 2-14-1995; Ord. 95-02, passed 3-14-1995; Ord. 15-008, passed 8-11-



PROPOSED AMENDMENTS
APPENDIX B: TABLE OF LAND USES

LEGEND:	APPENDIX B: TABLE OF LAND USE														
	R1)-Low Density Residential, R2)-Medium Density Residential, R3)-High Density Residential BPO)-Business Professional Office, RC)-Restricted Commercial, Neighborhood Commercial, GC)-General Commercial CI)-Commercial Industrial LI)-Light Industrial, GI)-General Industrial, HI)-Heavy Industrial CO)-Conservation Open Space, PD)-Planned Development, PD/MH)-Planned Development Mobile Home														
+ - Permitted*	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH	
? - Conditional**															
x - Prohibited															
() - Notes															
RESIDENTIAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)	
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	x	+	+	+	+	+	+	+	+	(1)	(1)	
Customary home occupations (as defined in § 151.028)	+	+	+	x	+	+	x	x	x	x	x	x	(1)	(1)	
Detached single-family dwelling	+	+	+	x	+	+	x	x	x	x	x	+	(1)	(1)	
Duplex and two-family dwellings	x	x	+	x	+	+	x	x	x	x	x	x	(1)	(1)	
Group dwelling (as defined in § 151.028)	x	x	x	x	x	+	?	x	x	x	x	x	(1)	(1)	
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	x	x	?	x	?	?	?	x	x	x	x	x	(1)	(1)	
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	x	x	+	x	x	+	?	x	x	x	x	x	(1)	(1)	
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+	+	
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	x	+	+	+	+	+	+	+	?	(1)	(1)	
RELIGIOUS***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)	
Cemetery (permanent barrier/screening wall required)	?	?	?	x	?	?	?	?	?	x	x	?	(1)	(1)	
Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	x	+	+	?	?	?	x	x	x	(1)	(1)	
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	N/A	x	x	x	(1)	(1)	
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
EDUCATIONAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)	
Business, trade, or vocational school	x	x	x	x	x	x	+	+	+	x	x	x	(1)	(1)	
Licensed nursery or preschool facility	x	x	+	x	+	+	+	+	x	x	x	x	(1)	(1)	

Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	+	X	X	X	?	(1)	(1)
Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	X	+	+	+	+	+	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
RECREATIONAL ***	R1	R2	R3	BPO	RC	NC	GC	GI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	X	+	+	+	?	X	X	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	X	+	+	+	+	X	X	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	X	+	+	+	+	+	X	+	X	(1)	(1)
Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises	X	X	X	X	+	+	+	+	+	X	+	X	(1)	(1)
OFFICE, GOVERNMENT, INSTITUTIONAL ***	R1	R2	R3	BPO	RC	NC	GC	GI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation	?	?	?	X	+	+	+	+	+	+	+	+	(1)	(1)
Business office for services specific to a profession such as an attorney, accountant, advertising, insurance, real estate, and the like	X	X	X	+	+	+	+	X	X	X	X	X	(1)	(1)
Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises	X	X	X	+	+	+	+	?	X	X	X	X	(1)	(1)
Office for professional or administrative support services such as word processing, printing, computer graphics, and the like	X	X	X	+	+	+	+	+	X	X	X	X	(1)	(1)
Professional healthcare offices such as medical, dental, chiropractic offices, and the like	X	X	X	+	+	+	+	+	X	X	X	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	+	+	+	+	+	+	+	X	X	X
Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Railroad rights-of-way, excluding all facilities other than those required for track operations	+	+	+	+	+	+	+	+	+	+	+	+	-1	-1

COMMERCIAL***	R1	R2	R3	BPO	RC	NC	GC	Q	LI	GI	HI	CO	PD	PD/MH
Accessory uses (\$151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Arts, crafts, or dance studio; art gallery	X	X	X	X	+	+	+	X	X	X	X	X	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	X	X	X	X	X	X	+	+	X	+	+	X	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	X	X	X	X	X	X	+	+	+	+	+	X	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	X	X	X	X	?	?	?	X	X	X	X	X	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	X	X	X	X	X	?	+	+	?	X	X	?	(1)	(1)
Emergency medical care facility	X	X	? (4)	X	+	+	+	+	+	+	+	X	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	X	X	X	X	(5)	+	+	+	X	X	X	X	(1)	(1)
Funeral home or mortuary (excluding crematorium)	X	X	X	X	X	+	+	+	+	X	X	X	(1)	(1)
Funeral home or mortuary with crematorium	X	X	X	X	X	X	+	+	+	X	X	X	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	X	X	X	X	X	+	+	+	+	+	+	X	(1)	(1)
Hospital	X	X	?	X	X	X	+	X	X	X	X	X	(1)	(1)
Hotel or tourist home	X	X	X	X	?	?	+	X	X	X	X	X	X	X
Laundry/dry cleaner for processing items delivered to the premises by retail customers only	X	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Microbrewery	X	X	X	X	X	X	+	+	+	+	+	X	?	X
Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building (Ref. § 151.131)	X	X	X	X	X	X	+	+	+	+	+	X	(1)	(1)
Nursing home or extended care facility offering outpatient or medical services for a fee	X	X	X	X	X	+	?	X	X	X	+	X	(1)	(1)
Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 sq. ft. of floor area	X	X	X	X	X	-6	+	+	X	X	X	X	(1)	(1)
Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries	X	X	X	X	X	+	+	+	X	X	+	X	(1)	(1)
Pet or animal boarding kennel - pet shop requirements apply	X	X	X	X	X	X	+	+	X	X	+	X	(1)	(1)

Printing shop	X	X	X	X	X	X	+	+	?	+	+	X	(1)	(1)
Radio/television station or studio (excluding transmission towers)	X	X	X	X	+	+	+	+	+	X	X	X	(1)	(1)
Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time	X	X	X	+	X	X	+	+	+	+	+	X	(1)	(1)
Specialty shops such as a florist, news stand, gift shop, boutique, and the like	X	X	X	X	+	+	+	X	X	X	X	X	(1)	(1)
Unrestricted commercial activities such as super- markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs/bars allowing on premises consumption	X	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
Tattoo facilities (§ 151.028)	X	X	X	X	X	X	+	+	+	+	+	X	?	X
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Veterinary clinic/animal hospital without boarding facilities	X	X	X	+	+	+	+	+	X	X	X	X	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	X	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Commercial Industrial***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI		CO	PD	DD/M
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+		+	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Automotive towing/storage	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Commercial laundry/dry cleaning plant	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Storage of recreational vehicles	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Warehousing, mini-warehouses, with units having access from exterior of unit (Ref. § 151.131)	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Light Industrial ***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI		CO	PD	DD/M
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+		+	(1)	(1)
Any publicly owned and/or operated building, facility or land	X	X	X	X	?	?	+	+	+	+		+	(1)	(1)
Assembly of products or materials	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Communication towers, including cell phone, television, and radio	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)

Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Parcel services	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Radio/television transmission towers	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
General Industrial***	R1	R2	R3	BPO	RC	NC	GC	GI	LI	GI		CO	PD	PD/MH
Cold storage plant	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Communication towers	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Light and heavy manufacturing	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Natural resource production (excavation of mineral deposits)	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Sanitary landfills	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Scrap yards, scrap service	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Temporary uses (§151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+		+	+	+
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	X	X	X	X	X	X	X	X	?	+		X	(1)	(1)
Waste disposal/recycling centers	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
INDUSTRIAL***	R1	R2	R3	BPO	RC	NC	GC	GI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Animal Shelter/Kennels	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Any publicly-owned and/or operated building, facility or land	X	X	X	X	?	?	+	+	+	+	+	+	(1)	(1)
Assembly of products or materials	X	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Automotive towing/storage	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)

Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Cold storage plant	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)
Commercial laundry/dry cleaning plant	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Commercial, transportation (Fleet hub)	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Communication towers	X	X	X	X	X	X	X	✖	?	?	?	X	(1)	(1)
Communication towers, including cell phone, television, and radio	X	X	X	X	X	X	X	✖	?	?	?	X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	✖	+	+	+	X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)
Gun range (outdoor)	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Light and heavy manufacturing	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	X	X	X	X	X	X	X	✖	+	+	+	X	(1)	(1)
Manufacturing services	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	✖	+	+	+	X	(1)	(1)
Natural resource production (excavation of mineral deposits)	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Office uses as standalone or part of another allowed use	X	X	X	X	X	X	+	✖	+	+	+	X	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	✖	+	+	+	+	(1)	(1)
Parcel services	X	X	X	X	X	X	X	✖	+	+	+	X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	X	X	X	X	X	X	✖	+	+	+	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	✖	?	?	?	X	(1)	(1)
Radio/television transmission towers	X	X	X	X	X	X	X	✖	?	?	?	X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)
Sanitary landfills	X	X	X	X	X	X	X	✖	X	X	+	X	(1)	(1)
Scrap yards, scrap service	X	X	X	X	X	X	X	✖	X	+	+	X	(1)	(1)

Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Storage of recreational vehicles	X	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Storage uses associated with aluminum production or timbering	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+	+	+	+	+
Timbering operations	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Warehousing, mini- warehouses, with units having access from exterior of unit (Ref. § 151.131)	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Waste disposal/recycling centers	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Wholesale sales	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)

****Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).**

NOTES:

(1) Commission subject to the approval of City Council (§ 151.136).

(2) Restricted nature of the zone.

(3) Street access.

(4) Urgent care medical facilities must be on major thoroughfares.

(5) Sale of beer, wine, or alcoholic liquors prohibited.

(6) On premises consumption of beer, wine, and alcoholic liquors prohibited.

(1985 Code, Annex B) (Ord. 11-009, passed 7(1)2-2011; Am. Ord. 12-004, passed 6(1)2-2012; Ord. 16-009, passed 6(1)4-2016; Am. Ord. 17-017, passed 7(1)1-2017; Am. Ord. 17-019, passed 2-28-2018)



PROPOSED AMENDMENTS
APPENDIX C: TABLE OF ACCESSORY USES

LEGEND:	APPENDIX C: TABLE OF ACCESSORY USES						
+ - Permitted*							
? - Conditional**							
x - Prohibited							
() - Notes							
ACCESSORY LAND USE	RES.	RELIG.	EDUC.	RECRE.	OFF.	COMM.	INDUST. LI. Indus.
Children's playhouse and play equipment	(2)	+	+	+	+	+	x
Completely enclosed building for storage of supplies, stock, or merchandise	x	+	+	+	+	+	+
Gasoline or fuel oil storage tank, specific set-back requirements apply	(1)	(1)	(1)	+	(1)	+	+
Laundromat in multi-family development for the exclusive use of tenants	+	x	x	x	x	+	x
Manufacturing or repair facility in compliance with section § 151.108	x	x	x	x	x	+	+
Non-commercial flower, ornamental shrub or vegetable garden, greenhouse, or slat house not over 8 feet high	(2)	+	+	+	+	+	+
Non-commercial parking for owners, tenants, guests, members, customers, clients, and employees. (limited to one commercially licensed vehicle per family in residential uses)	+	+	+	+	+	+	+
Natural or human-made disaster shelter	(2)	+	+	+	+	+	+
Parsonage, pastorium, or parish house	+	+	+	x	x	x	x
Religious education building/classrooms	+	+	+	+	+	+	+
Private swimming pool, bath house, tennis court, and private recreational facility for tenants of principal buildings	(2)	+	+	+	+	+	+
Private kennel for no more than 6 dogs and/or cats (4)	(2)	x	x	x	x	+	+
Refuse containers (dumpsters) in multi-family, commercial, light industrial, or recreational appl.	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Shed or tool room for grounds maintenance tools and equipment; satellite dish antenna	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Notes:							
(1) Fuel oil storage for on-site heating systems.							
(2) Accessory buildings/uses are subject to § 151.108.							
(3) Site location, screening, and landscaping shall be approved by the Administrator (Ref. §§ 151.085 and 151.108)							
(4) Reference amended Ord. 94-005, September 13, 1994, Ch. 90, Animals and Fowl.							

(1985 Code, Annex C)



PROPOSED AMENDMENTS
APPENDIX D: ZONING DISTRICTS

APPENDIX D: ZONING DISTRICTS

ZONING DISTRICTS	AREA	WIDTH	DEPTH	FRONT	MINIMUM YARD SIDE MINIMUM/TOTAL (5)	REAR (5)	HEIGHT FT/ STORIES	O/O COVERAGE	ACCESSORY BUILDINGS/ USES
R-1 Low Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-2 Medium Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-3 High Density Residential									§ 151.108 and Appendix "C"
Single-family	6,500	60	80	20	7/15	20	35/2.5	40% (1) (2)	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% (1) (2)	
Multi-family	§151.137	70	80	30 (3)	15/35 (3)	25 (3)	50/4.0	40% (1) (2)	
BPO Business and Professional Office	5,000	50	70	20 (3)	7/15 (3)	20 (3)	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
RC Restricted Commercial	5,000	50	70	20 (3)	7/15 (3)	20 (3)	40/3.0	40% (1) (2)	§ 151.108 and Appendix "C"
NC Neighborhood Commercial	15,000 (4)	65	70	25 (3)	8/20 (3)	20 (3)	35/2.5	40% (1)	§ 151.108 and Appendix "C"
GC General Commercial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ 151.108 and Appendix "C"
CI Commercial Industrial	10,000	70	100	40	10/30	30	30/4.0	40%	§ 151.108 and Appendix "C"
LI Light Industrial	2 Acres	200	200	50 (3)	20/40 (3)	30 (3)	50/4.0	50%	§ 151.108 and Appendix "C"
HI Heavy Industrial	5 Acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (5)	70/5 (7)	50%	§ 151.108 and Appendix "C"
GI General Industrial	5 acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (5)	70/5	30%	§ 151.108 and Appendix "C"
CO Conservation Open Space	Variable	Variable	Variable	Site dependent			35/2.5		§ 151.108 and Appendix "C"
PD Planned District	3 Acres	Requirements for planned districts are site- and situation-dependent, and are specified by the Zoning Administrator and the Planning and Zoning Commission, as appropriate, and must be approved by City Council as an amendment to the zoning ordinance (see the appropriate procedures manual for more information).							
PD-MH Planned District- Mobile Home	5 Acres								
Notes:									
(1) Percentage of lot coverage by both principal and accessory uses/buildings.									
(2) If enclosed parking is provided, coverage may be 50%.									
(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second.									
(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.									
(5) Setback requirement subject to meeting land use buffer requirement, if applicable.									
(6) HI applies to utility poles, public utility substations, loading and unloading stations.									
(7) Height Maximums: Churches/Amusement Parks at 30 feet; Offices at 70 feet; Church-Separated Towers at 100 feet.									



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 S.C. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Mark Brodeur

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Old Back River Rezone Petition

Background Summary

Rezone an R-2 property to an R-3 property.

Financial Impact

More units may mean higher tax revenue

Impact if denied

Project will likely languish until owner decides to build

Impact if approved

General improvement of the immediate area.

Department Head:

Mark Brodeur Mark Brodeur
 11.0.23

 Signature & Date

City Administrator:

Natalia M. Ziger

 Signature & Date

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERTY:

THE PROPERTY LOCATED ALONG OLD BACK RIVER ROAD AND IDENTIFIED AS TMS #'s 244-00-00-033, 244-14-05-47 AND 244-14-05-048. FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL).

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on December 1, 2020 to receive public comment and to consider a change in zoning classification from R-2 (Medium Density) to R-3 (High Density Residential) for the above-mentioned property,

WHEREAS, pursuant to said public hearing, the Planning Commission has recommended that the zoning classification of the property aforesaid be changed to the R-3 (High Density Residential) zoning district.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the zoning district classification of the property located along Old Back River Road designated as TMS #244-00-00-033, 244-14-05-047 and 244-14-05-048 from R-2 (Medium Density Residential) to R-3 (High Density Residential).

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase, or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the 12th day January 2021.

DONE the _____ day of February 2021.

Mayor Gregory S. Habib

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Mayor Pro Tem Jerry Tekac

Councilmember Debra Green-Fletcher

Councilmember Corey McClary

Councilmember Gayla S.L. McSwain

Councilmember Hannah J. Cox

Councilmember Melissa Enos



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: June 22, 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

1. Development Name: Poplar Bluff

2. Street Address: 309 Old Back River Road

3. TMS #: 244 - 00 - 00 - 033 / 244-14-05-047, 048

4. Zoning Classification: R-2
 Requested Classification: R-3 (For rezonings only)

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

5. Total Site Acres: 13.37

PART III. CONTACT INFORMATION

Owner/Developer Name: Hebe Land, LLC

Street Address: 186 Seven Farms Drive, Suite F211 City: Daniel Island St: SC Zip: 29492

Telephone: _____ Cell Phone: 843-670-3013 Fax: _____

E-mail Address: scott@southeast.land

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Single Family Residential

Proposed Total Building Area (gross sq. ft.): _____

Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____

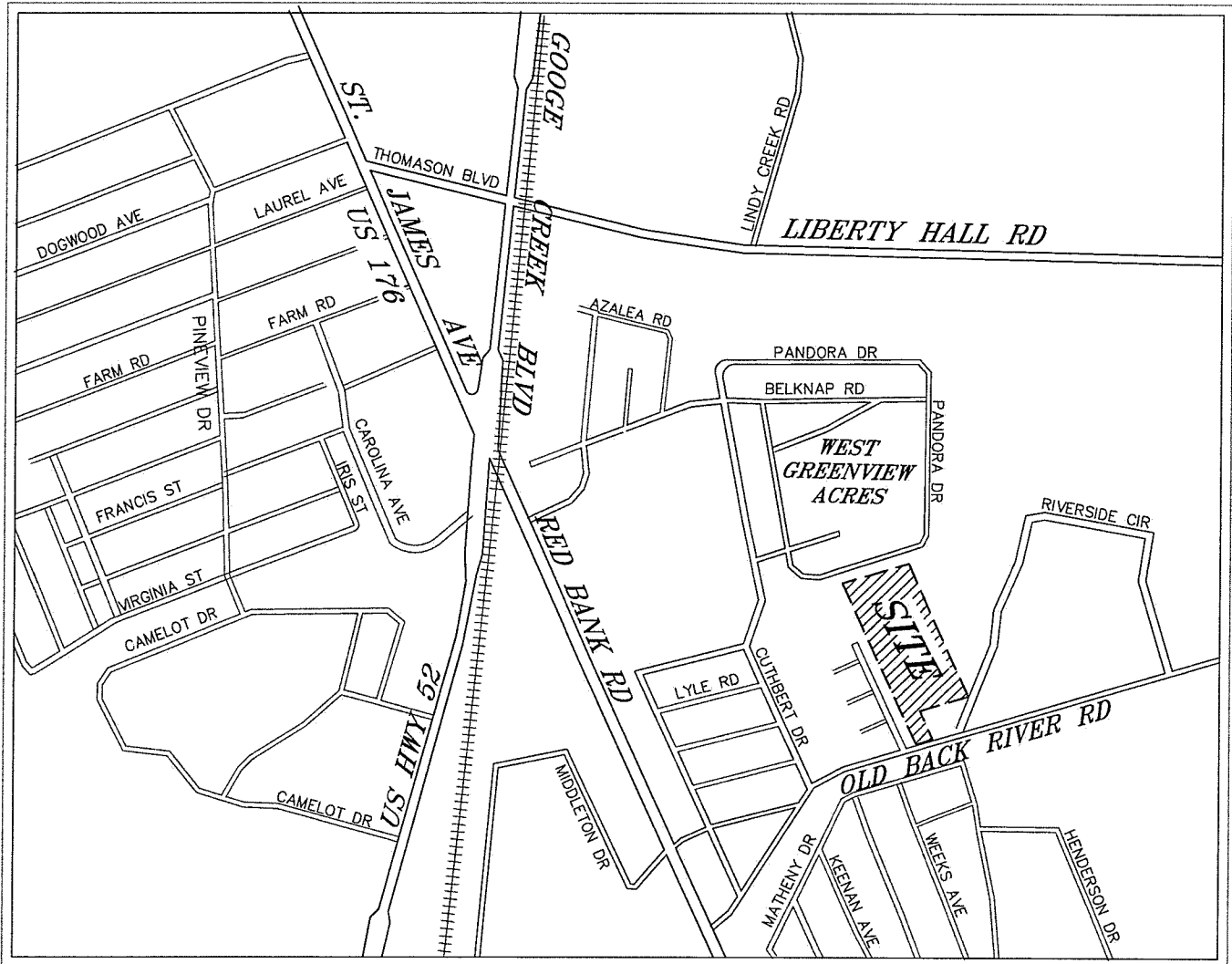
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: no

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
David Stevens *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: Scott Hebebrand Date: 6/22/20

Signature: Scott Hebebrand



VICINITY MAP
(NTS)

LEGEND:

EXISTING R/W	---	WETLAND	
EXISTING EASEMENTS	---	PL. TO BE ABANDONED	---
EXISTING WATER LINE	EM	TREES	
EXISTING GRAVITY SEWER	ESS	HARDWOOD	
EXISTING FORCE MAIN	EFM	PINE	
EXISTING STORM DRAIN	ESD	EX. CONTOURS	---
EXISTING OVERHEAD POWER	OHP	PROPOSED R/W	---
EXISTING NATURAL GAS	CAS	PROPOSED LOT LINE	---
EXISTING TELEPHONE	T	PROPOSED LOT SETBACKS	---
		DUPLEX UNIT LINE	---

ZONING:

-EXISTING: R2 BERKELEY COUNTY	
-EXISTING: R2 CITY OF GOOSE CREEK	
-PROPOSED: R3 CITY OF GOOSE CREEK (SINGLE FAMILY PATIO HOMES)	

NOTES:

- PROPERTY: TMS# 244-00-00-033 (13.03 AC)
244-14-05-047 (0.17 AC)
244-14-05-048 (0.17 AC)
- PROJECT DETAILS: CITY OF GOOSE CREEK
-EXISTING: R2 - SINGLE FAMILY PATIO HOMES
-PROPOSED: R3 - SINGLE FAMILY PATIO HOMES
- DEVELOPMENT REQUIREMENTS:
MINIMUM LOT: 83-1330
TOTAL AREA: 13.37 AC
LOT AREA: 13.37 AC
LOT WIDTH: 45 FT
LOT DEPTH: 95 FT
- SETBACK REQUIREMENTS:
MINIMUM YARD REQUIREMENTS: 25 FT
FRONT: SIDE YARD: MINIMUM (ONE SIDE): 7.5 FT
REAR YARD: 15 FT
TOTAL: 20 FT
MAX. BUILDING HEIGHT: 32' 7.5"
MAX. COVERAGE: 32%

4. SITE AREA:
WETLAND: 11.12 AC
RELAND: 2.24 AC
TOTAL: 13.37 AC

5. PROPOSED SITE PLAN:
LOTS: 83 LOTS
TYPICAL LOTS:
UNIT 1471 (45X95) LOTS: 18
UNIT 1880 (45X95) LOTS: 37
UNIT 2417 (47X95) LOTS: 8

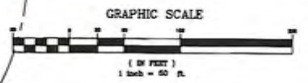
OPEN SPACE REQUIRED CALCULATION:
TOTAL # UNITS X (TYP. UNIT SQ. FT) X 0.275/4380 =
83 X 1880 X 0.275/4380 = 1.21 AC

PROVIDED: 2.81 AC

PUBLIC ROADWAY: 50' R/W
POST-OP. R/W: 25.00'
LENGTH: 25.00'
PAVING: 25' DOC TO DOC
SIDEWALK: 5' (ONE SIDE)



- LOT BUILDING STRUCTURE TYPE:**
- (SF) SINGLE FAMILY
 - (MH) MOBILE HOME/TRAILER
 - (NS) SHED (NON-RESIDENTIAL STRUCTURE)
 - (V) VACANT LAND



BACK RIVER RD
ZONING MAP
HEBE LAND, LLC

PROJECT: TITLE: FOR:
DRAWN BY: T.L.C.
FILE: 1295.DWG
SCALE: 1" = 50'
DATE: 03-05-2019

CITY OF BERKELEY
OFFICE OF PLANNING & DEVELOPMENT

CITY OF GOOSE CREEK
No. 0156

CIVIL SITE & ENVIRONMENTAL

600 MARINA DRIVE
SUITE 211
CHARLESTON, S.C. 29405
PHONE: (843) 848-8840
FAX: (843) 848-8814
WWW.CSEENVIRONMENTAL.COM

CSE JOB NUMBER
1295
SHEET NUMBER
Zoning

LINE	LENGTH	Bearing
L1	55.00	S72°28'29"W
L2	25.78	S72°28'29"W
L3	55.54	S72°28'29"W
L4	25.78	S72°28'29"W
L5	20.03	S72°28'29"W
L6	52.12	S72°28'29"W
L7	48.28	S87°25'12"E
L8	52.12	S72°28'29"W
L9	39.71	S72°28'29"W
L10	25.78	S72°28'29"W
L11	25.78	S72°28'29"W
L12	25.78	S72°28'29"W
L13	25.78	S72°28'29"W
L14	25.78	S72°28'29"W
L15	25.78	S72°28'29"W
L16	25.78	S72°28'29"W
L17	25.78	S72°28'29"W
L18	25.78	S72°28'29"W
L19	25.78	S72°28'29"W
L20	25.78	S72°28'29"W
L21	25.78	S72°28'29"W
L22	25.78	S72°28'29"W
L23	25.78	S72°28'29"W
L24	25.78	S72°28'29"W
L25	25.78	S72°28'29"W

- NOTES:**
- PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
 - AREA CALCULATED BY THE COORDINATE METHOD.
 - BOUNDARIES SHOWN HEREON ARE ESTABLISHED.
 - THIS PLAN IS INTENDED ONLY TO SHOW THE TOPOGRAPHY OF THE PROPERTY. IT DOES NOT REPRESENT THE EXISTING OR PROPOSED UTILITIES. NO FIELD SURVEY HAS BEEN CONDUCTED. NO FIELD SURVEY WILL BE DONE.
 - SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY CITY OFFICIALS.
 - THE SURVEY SHOWS EASEMENTS WHICH ARE GENUINE OR APPROPRIATE TO THE SURVEY.
 - NO SUBSURFACE INVESTIGATION DONE.
 - ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, DATED OCTOBER 18, 2003.

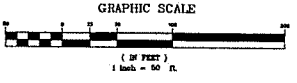
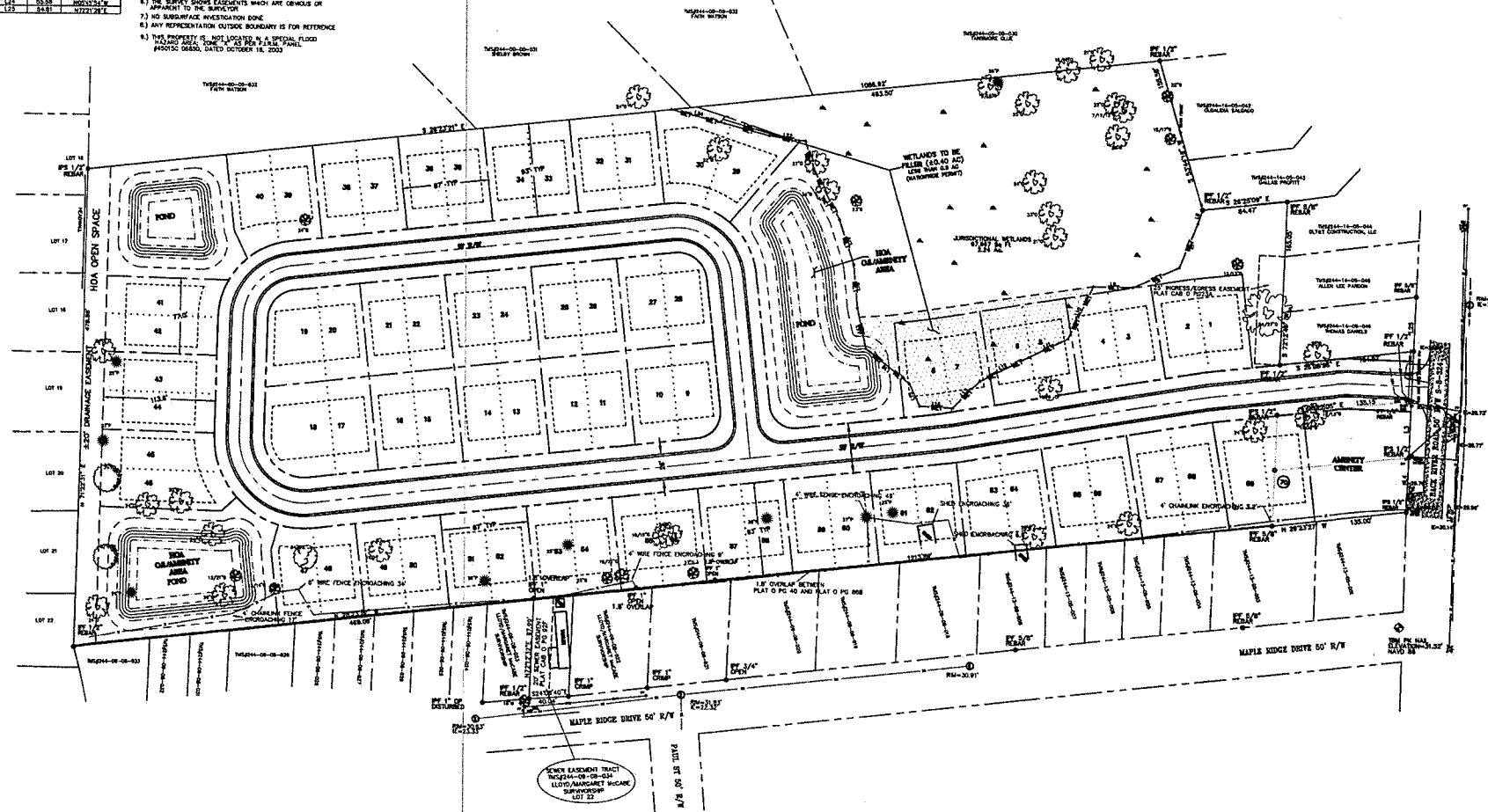
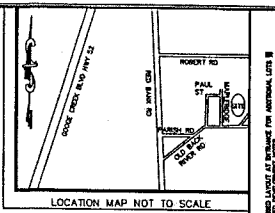
- REFERENCES:**
- PLAN CORRECT @ PAGE 02
 - PLAN CORRECT @ PAGE 03
 - PLAN CORRECT @ PAGE 04

- LEGEND:**
- IRON PIPE FOUND
 - IRON PIPE SET 5/8" REBAR
 - SEWER MANHOLE
 - PUMP HOLE
 - HYDRANT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER
 - UNDERGROUND POWER
 - SPOT ELEVATION
 - CONTOUR LINE
 - GRAV TREE
 - PIE TREE
 - HONEY TREE

- NOTES:**
- PROPERTY:
 - TRAP 244-00-00-033 (11.03 AC)
 - 244-00-00-097 (0.17 AC)
 - 244-00-00-088 (0.17 AC)
 - PROJECT DETAILS:
 - CITY OF ROSS: DECK
 - ZONING: -RESUBD E2
 - PROPOSED E2
 - DEVELOPMENT REQUIREMENTS:

MINIMUM LOT:	1/2	DUPLEX:	11.03 AC
LOT AREA:	4,200	LOT WIDTH:	85'
LOT DEPTH:	80'	LOT COVERAGE:	85'
 - SETBACK REQUIREMENTS:

MINIMUM FRONT:	20'	MINIMUM SIDE:	20'
MINIMUM REAR:	10'	MINIMUM REAR (ONE SIDE):	7' (ONE SIDE)
TOTAL:	30'	MINIMUM REAR (TWO SIDES):	15'
NEAR YARD:	20'	MAX. BUILDING HEIGHT:	32'/2.5
MAX. BUILDING HEIGHT:	32'/2.5	MAX. COVERAGE:	32'/2.5
MAX. COVERAGE:	40%		
 - STE AREA:
 - MOSEMAN: 11.03 AC
 - REARLAND: 0.17 AC
 - TOTAL: 11.20 AC
 - PROPOSED SITE PLAN:
 - 25 DUPLEX UNITS
 - 87 ± 83 (TYP)
 - TYPICAL LOT:
 - PUBLIC ROADWAY: 50' R/W
 - RIGHT-OF-WAY: 25' R/W
 - PAVEMENT: 25' R/W
 - SEWERAGE: 25' R/W



PROJECT: BACK RIVER RD
 TITLE: SKETCH PLAN R-3 DUPLEX
 FOR: HEBE LAND, LLC

PROJECT: BACK RIVER RD
 TITLE: SKETCH PLAN R-3 DUPLEX
 FOR: HEBE LAND, LLC

DRAWN BY: TLO
 FILE: 1295.DWG
 SCALE: 1" = 50'
 DATE: 03-08-2010

NO. 9156

CSE CIVIL & SITE ENVIRONMENTAL

900 MARINA DRIVE, SUITE 201, CHARLOTTE, N.C. 28202
 PHONE: (704) 648-8840
 FAX: (704) 648-8874
 WWW.CSE-CIVIL.COM

CSE JOB NUMBER: 1295
 SHEET NUMBER: 01

1295-001.dwg (1295-001.dwg) - 03/08/2010 10:00:00 AM - 1295-001.dwg (1295-001.dwg) - 03/08/2010 10:00:00 AM

CITY ADMINISTRATOR'S REPORT



Gregory S. Habib
MAYOR

Debra Green-Fletcher
Corey D. McClary
Jerry Tekac
Gayla S.L. McSwain
Hannah J. Cox
Melissa Enos

CITY COUNCIL

Natalie Zeigler
CITY ADMINISTRATOR

519 N. GOOSE CREEK BOULEVARD
P.O DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220
FAX (843) 863-5208

MEMORANDUM

TO: Natalie Zeigler, City Administrator
FROM: Tyler Howanyk, Finance Director
DATE: January 7, 2020
SUBJECT: Request to enter into finance agreement for 2021 capital purchases

A Request for Proposal (RFP) for the financing for the City's 2021 Capital Budget needs was end to every local bank within the City, and was also published well as published on the South Carolina Business Opportunities website. The items to be financed include: ten (10) vehicles for the police department; three (3) vehicles for the fire department; one (1) vehicle for the sanitation department; storage area network (SAN) servers for the information technology department; portable/handheld radios for the police department; and a rapid response medical John Deere Gator for the fire department.

The RFP was for financing in an amount of \$925,000, of which \$615,000 is a three-year term, and the remaining \$310,000 is on a five-year term; both with principal and interest payments made quarterly.

Five proposals were returned to the City and are summarized below.

Financial Institution	Rate for \$615k at 3 years	Rate for \$310k at 5 years
KS State Bank	2.570%	2.600%
First American	1.621%	1.584%
Key Government Finance	1.210%	1.280%
US Bancorp	1.004%	1.170%
BB&T / Truist	0.820%	1.010%

Based on the results of the proposals I would recommend selecting the lowest interest rate and use BB&T/Truist for our financing needs for the 2021 budget year.

Respectfully,

Tyler Howanyk, CPA
Chief Financial Officer
City of Goose Creek



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Request for City Council Agenda Item

To: City Administrator, Mayor and City Council

From: Chief LJ Roscoe

Please check one box

Regular Meeting

Special Meeting

Work Session

Proclamation

Please check one box, if applicable

Ordinance

Resolution

Ordinance/Resolution Title

Background Summary

Upgrade to the PD training room

Financial Impact

\$18,533.66 plus tax (approved in the budget)

Impact if denied

Aging audio visual equipment will continue to fail.

Impact if approved

This will upgrade the training room to add new state of the art features.

Department Head:


Signature & Date

1-8-2021

City Administrator:


Signature & Date



Request to Purchase

Requesting Department: 100-611 Legislative

Item(s)/Service Requested: upgrade to PD training room

Cost of Recommended Bid: \$ 18,533.66

Recommended Vendor: Carolina Sound Communication

Budgeted Item(s): Yes

Account Number: _____

680-6805

Budgeted Amount: _____

\$ 19,716.29

No

Funding Source: _____

General Repairs & Maintenance

Account Number: _____

Available Budget: _____

Method Used to Solicit Bids: preferred vendor for the city per IT

Was this a formal (sealed) bid process? Yes No

Number of Bids: _____

Listing of Bids

<u>Vendor Name</u>	<u>Base Bid</u>	<u>Bid Alternative</u>	<u>Total Bid</u>
			\$ 0.00
			\$ 0.00
			\$ 0.00

Summarize Scope of Work:

upgrade the audio visual components of the training room

Recommendation / Suggested Action: (if lowest bid is not selected, please indicate why)

Attachments: (please list)

Department Head:

City Administrator:

[Signature]
Signature & Date
1-8-2021

[Signature]
Signature & Date
1/8/21

CAROLINA SOUND COMMUNICATIONS

Charleston, South Carolina (843) 571-4488
Myrtle Beach, South Carolina (843) 626-7219

EQUIPMENT SALES AGREEMENT

THIS AGREEMENT made this **7th** day of **January 2021**, between CAROLINA SOUND COMMUNICATIONS (hereinafter called COMPANY) and **City of Goose Creek Police Department** (hereinafter called BUYER)

LOCATED AT **519 N Goose Creek Blvd, Goose Creek SC 29445** BILLING COUNTY: Berkeley PHONE **843-797-6220**

JOB ADDRESS **Same, Police Department Training Room**

WHEREIN IT IS MUTUALLY AGREED:

1. COMPANY AGREES TO FURNISH AND PROVIDE IN GOOD WORKMAN-LIKE MANNER THE FOLLOWING:

Smartboard			
C2G	1	39706	Single Gang Wall Plate - USB, VGA, HDMI, Audio
CSC	1	CAT6-Drop	Network Drops for Projector
Epson	1	BrightLinkPro 1485FI	Interactive Projector System - BrightLink Pro 1485 FI
Epson	1	V12HA05A05	Ultra Short Throw Wall Mount for BrightLink Pro 1485 FI
Epson	1	V12H006A02	100" Whiteboard for BrightLink
ShowMe	2	43-116-075	VGA Cable - 75' w/Audio
TBA	1	USB-15	USB Type B to Type B Extension Cable
Vanco	2	VCO-RDM075	HDMI Cable - 75' w/Redmere Amplification
West Penn	75	291	Shielded Pair - 22 Gauge - Projector Control
TV Cable			
Vanco	1	HDMI-25	HDMI Cable - 25'
Speakers			
Atlas Sound	9	FAP62T	Ceiling Speaker - Two Way - 32W w/ Transformer
West Penn	400	224	Speaker Wire - 18ga 2-Conductor
Matrix w/ Wireless Presentation Gateway			
Crestron	50	DM-CBL-8G	DigitalMedia Cable
Crestron	1	DMPS3-4K-350-C-AIRMEDIA	Presentation Matrix Swticher / Control Processor
Crestron	1	DM-RMC-4KZ-100-C	DigitalMedia Receiver (for Existing Projector)
Crestron	1	TSW-760-W-S	7" Touch Panel - White
TrendNET	1	TPE-S44	Network Switch - 8 Port - 4 PoE

Installation, programming, testing as needed for a complete system

- COMPANY agrees to warrant the equipment against defects in workmanship and parts for twelve months after INSTALLATION. This warranty is in lieu of all other warranties whether expressed or implied including, without limitation, implied warranties of merchantability and fitness for a particular purpose. If not installed by COMPANY, warranty does not apply. Equipment or labor required to repair other damage, alterations or changes requested by the BUYER, will be charged for at existing labor and equipment prices.
- ALL OF THE ABOVE EQUIPMENT AND/OR LABOR INCLUDING FREIGHT, TO BE COMPLETED FOR THE SUM OF **Eighteen-thousand five-hundred and thirty-three dollars and sixty-six cents plus taxes \$18,533.66 + tax**
- The BUYER agrees to pay for the equipment and installation as follows: one half at time of order and one half at job completion (unless other arrangements have been made and a written agreement to that effect has been signed before job completion). Installers may not leave equipment under any circumstances.
- In the even that there is a default in payment or violation of the agreement, this shall cause the entire contract balance to become due and payable as liquidated damages and COMPANY shall have the right without notice to the BUYER, to enter premises of BUYER and remove equipment and discontinue service. In the event that COMPANY is required to bring legal action for the violation of this agreement, all such legal and collection fees and costs shall be borne by the BUYER.
- Provision of required electrical outlet, adequate AC power and suitable space for equipment shall be the responsibility of the BUYER.
- The undersigned have read and agreed to all the terms and conditions set forth above and on the reverse hereof and in witness thereof hereby execute this agreement by their representative hereunto duly authorized.

Accepted:
Carolina Sound Communications, Inc.

BY: _____
Account Executive

BUYER SIGNATURE

Approved:

BY: _____
General Manager

DATE: _____

Print Name: _____

Billing Address: _____

Date: _____

MAYOR'S REPORT

DEPARTMENT REPORTS

City of Goose Creek Administration Department
Monthly Report
December 2020

Business Licenses Issued

License Type	Issued	Fee	Gross Sales Reported	YTD Issued	YTD Fees	YTD Gross Sales Reported
Inside City	5	\$ 1,111	\$ 477,321	1,225	\$ 1,855,721	\$ 1,330,419,987
Outside City	79	174,174	31,118,597	1,845	2,069,283	401,035,804
NWS Contracts	-	-	-	21	92,066	46,997,722
MASC Ins & Telecom	6	2,187	109,207	1,117	4,038,981	205,421,295
Prior Yrs.	2	243	28,891	157	50,030	21,123,506
Totals	92	\$ 177,715	\$ 31,734,016	4,365	\$ 8,106,081	\$ 2,004,998,314

Licenses Issued to New Commercial Businesses Inside the City

Name	Address	Type
None		

Building Permits Issued

	Issued	Fees	Construction Costs	YTD Issued	YTD Fees	YTD Construction Costs
Express	55	\$ 67,173	\$ 10,691,338	378	\$ 467,148	\$ 70,576,253
Building	62	45,002	18,723,436	831	215,623	42,258,597
Misc Permits	45	2,756	1,090,253	533	35,773	8,168,329
Plan Review	134	49,458	-	890	253,153	-
Totals	296	\$ 164,389	\$ 30,505,027	2,632	\$ 971,697	\$ 121,003,179

Commercial Construction in Progress

Contractor Name	Address	Project
O'Brien & Gere Inc. of North America	1141 Thurgood Road	Manufacturing Plant
Carolina Multifamily Construction Inc	1000 Conway Circle	Apartment Complex
Paric Corporation	2 Spring Hall Drive	Business Office Addition
Hawk Construction of Charleston	111 Spring Hall Drive	Business Office Addition
Coward-Hund Construction	121 Carolina Avenue	Commercial Building
Trident Construction	300 Callen Blvd	Oncology Addition
Hill Construction Services of Chasn Inc	2507 & 2509 N Main Street	Shopping Plaza
Amerson Construction Co. Inc.	116 Spring Hall Drive	Office Building

City of Goose Creek Administration Department
Monthly Report
December 2020

Single Family Housing Starts (By Sub-Division)

	<u>Current</u>	<u>YTD</u>
Montague Point	0	0
Lakeview Commons	0	0
Liberty Village (Brickhope)	0	62
Mackey Farms	6	54
Marrington Villas (Cobblestone)	0	0
Medway Landing	3	48
Miscellaneous	14	62
Shell Pointe	25	30
Sophia Landing	0	35
Carnes Crossroads	7	87
TOTALS	<u>55</u>	<u>378</u>

Hospitality Fees Collected

	<u>Current Month</u>	<u>YTD</u>	<u>Fund Balance</u>
Total Fees Collected	\$ 165,682	\$ 1,809,844	\$ 529,465

Berkeley County Water & Sanitation Payments Collected at City Hall

	<u>Current Month</u>	<u>YTD</u>
Number of Payments Collected	1,549	20,290
Total Receipts Collected	\$ 95,373	\$ 1,169,868

MUNICIPAL COURT MONTHLY REPORT
Report For December 1st, 2020 to December 31st, 2020

Cases Filed

Criminal	126	
Traffic	733	
City Ordinance	8	
Parking	5	
Total Filed Violations	872	

Bench Trials Scheduled

Criminal	81	
Traffic	729	
City Ordinance	12	
Parking	6	
Total Scheduled	828	

Case Disposition

Guilty	457	
Not Guilty	1	
Continued	366	
Dismissed for Plea Agreement (Ticket Re-Write)	86	
Dismissed by Judge	0	
Dismissed for Deceased	0	
Dismissed for Compliance	290	
Dismissed by Officer	12	
Dismissed - Lack of Prosecution	23	
Entered into the PTI Program	3	
Voided	6	
Nolle Pros	0	
Transferred to Youth Court	0	
Transferred to Magistrate	0	
Transferred to General Sessions	56	
Disposition Totals	1300	

Fines, Fees and Assessments Collected

Fines Retained by the City	\$19,677.87	
Fees and Assessments Forwarded to the State	\$30,846.93	
Victim's Assistance Fund	\$3,037.46	
Total Fines, Fees, and Assessments Paid	\$53,562.26	

Bench Warrants

Issued	11	
Cleared	17	
Change in Total Warrants	-6	

Jury Trials

<u>December</u>		<u>(Previous Month)</u>	
Requested	6	Requested	18
Scheduled	0	Scheduled	0
Continued	0	Continued	0
Disposed	0	Disposed	1
Pending Total	63	Previous Pending Total	57

City of Goose Creek
Maintenance Division Monthly Report
December 2020

DESCRIPTION	DEC.	Y.T.D
Vehicle Usage		
Vehicle Mileage.....	3,393	35,034
Fuel Consumption (Diesel).....	0	0
Fuel Consumption (Unleaded).....	361	3,510
Ground Maintenance		
Drainage/Maintenance Activities (Approximate Hours).....	760	7,696
Solid Waste Collection (Hours).....	200	648
Drainage Maintenance (Hours).....	0	280
Building, Grounds, Special Projects (Hours).....	560	6,768
Road and Bike Trail Maintenance (Hours).....	0	0
Road Maintenance		
Road Maintenance Request (Total).....	12	101
SCDOT (new request).....	12	62
County (new request).....	0	39
Road Maintenance Requests Corrected.....	16	117
Street Signs Replaced/Erected/Repaired.....	10	80
Ditch Maintenance		
Ditch Maintenance Request.....	0	21
SCDOT.....	0	10
County.....	0	11
Ditch Maintenance Corrected.....	0	22

City of Goose Creek
Sanitation and Code Enforcement Divisions Monthly Report
December 2020

DESCRIPTION	DEC.	Y.T.D
Sanitation:		
Vehicle Usage:		
Vehicle Mileage.....	7,693	107,681
Fuel Consumption (Diesel).....	3,398	35,484
Garbage Removal:		
Household Garbage (Tons).....	1,221	14,109
Yard Debris (Tons).....	293	3,936
Construction Debris (Tons).....	91	1,609
Side Door Collections.....	0	43
Dead Animal Removed From Streets.....	10	111
Code Enforcement:		
Vehicle Usage:		
Vehicle Mileage.....	2,133	17,728
Fuel Consumption (Unleaded).....	158	1,401
Inspection/Violations:		
Code Inspections (Complaints)	1	42
Code Inspections.....	487	6,195
Code Violations Corrected	118	1,947
Code Violations Pending.....	62	N/A
Inoperable/Unlicensed Vehicles Cited.....	40	432
Inoperable/Unlicensed Vehicles Cleared.....	28	388
Summons Issued.....	3	68

**City of Goose Creek
Water Division Monthly Report
December 2020**

DESCRIPTION	DEC.	Y.T.D
Water Usage:		
Total Consumption (M.G.).....	71.15	947.04
Max Daily Flow (M.G.D.).....	2.55	3.85
Min Daily Flow (M.G.D.).....	2.02	1.69
Daily Average (M.G.D.).....	2.37	2.60
Account Services:		
New Customers.....	61	760
Close Outs.....	54	694
Adjustments:.....	17	113
Account Arrangements.....	37	461
Clerical Errors.....	12	120
Temporary Services.....	11	137
Turn-Offs...(Sewer).....	0	448
Turn-Offs... (Non-Payment, Bad Checks, No Deposit).....	3	2283
Maintenance Services:		
Repair Broken Water Mains.....	0	8
Investigate Service Leaks.....	30	452
Repair Service Leaks.....	9	102
Locate Lines	169	2332
Change Meters.....	25	543
Service Line Replacement	0	2
Meter Box Maintenance and Repair.....	4	74
Valve Replacement	0	0
Fire Hydrant Replacement/Installs/Repairs.....	0	11
Install Taps.....	14	302
Site Restorations	2	19
Vehicle Usage:		
Vehicle Mileage.....	7,749	86,943
Fuel Consumption (Gallons).....	747	7,724

City of Goose Creek Fire Department Monthly Report December 2020		
	TOTAL	YTD
Fire		
FIRST RESPONDER	236	2242
HAZMAT	3	51
CANCELLED ENROUTE	52	446
FALSE ALARM	23	218
SERVICE CALL	36	280
FIRE	11	118
SPECIAL INCIDENT	3	13
NATURAL DISASTER	0	7
Total Fire Calls	364	3375
EMS		
Patients Seen	207	2076
Patients Transported	172	1756
No Transports	35	320
Cancel/False	31	320
Assist	4	10
Standby	0	10
TOTAL EMS CALLS	242	3647
Average Response Time	7:41	
Man Hours	570	
TRAINING HOURS - Daily and Specialized	446	3571
PUBLIC EDUCATION	0	15
SMOKE DETECTOR DISTRIBUTION/INSTALLATION	0	4
BUILDING INSPECTIONS		
Slab Plumbing	59	323
Slab/Mono Slab/Footings	53	363
Sheathing	27	347
Mech/Elect/Plumb/Gas Roughs/Finals	186	1900
Framing	50	541
Insulation	33	317
Electrical Final/Release	28	417
Gas Final/Release	12	258
Building Final/CO	20	439
Courtesy/Misc (Sunroom, Windows, Roofs)	25	264
Building Safety	3	51
TOTAL	496	5220

Goose Creek Police Department
December 2020 Monthly Report

Offenses/Incidents Investigated
--

Crimes Against Persons	Inc. Month	Inc. YTD	Vs. Last Y.T.D.	Change %
Homicide / Manslaughter	0	2	1	100.0%
Aggravated Assault	5	59	46	28.3%
Simple Assault	15	271	317	-14.5%
Intimidation	1	48	74	-35.1%
Criminal Domestic Violence	22	272	231	17.7%
Criminal Sexual Conduct	4	47	50	-6.0%
Armed Robbery	6	19	11	72.7%
Strong Arm Robbery	1	6	4	50.0%
Fraud / Forgery-Financial	26	281	317	-11.4%
Kidnapping / Abduction	0	6	5	20.0%
Drug Related Violations	39	519	491	5.7%
Disorderly / Disturbing School	1	10	37	-73.0%
Unlawful Use of Telephone	3	50	29	72.4%
Resisting Arrest	2	35	21	66.7%
Indecent Exposure	0	5	7	-28.6%
Crimes Against Property	0	Inc. YTD	Vs. Last Y.T.D.	Change %
Burglary / B & E	11	115	145	-20.7%
Grand Larceny (Vehicles)	4	82	71	15.5%
Petit / Grand Larceny	25	405	375	8.0%
Theft from Motor Vehicles	37	283	219	29.2%
Shoplifting	16	368	230	60.0%
Vandalism	31	279	237	17.7%
Trespassing	2	59	61	-3.3%
Receiving Stolen Goods	1	17	31	-45.2%
Possession of Stolen Auto	0	6	14	-57.1%
Arson	0	7	2	250.0%
Traffic	0	Inc. YTD	Vs. Last Y.T.D.	Change %
Driving Under the Influence (DUI)	9	153	163	-6.1%
Other	0	Inc. YTD	Vs. Last Y.T.D.	Change %
Bench Warrant Cases	1	8	14	-42.9%
Alcohol Violations	1	68	91	-25.3%
Weapons Violations	12	92	59	55.9%
Totals	275	3,579	3,372	6.1%

Goose Creek Police Department
December 2020 Monthly Report

General Service Delivery

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Police Service	3,679	50,089	61,584	-18.7%
Total Request for House Watch				
Emergency	2:36	2:26	2:46	-13.7%
Non-emergency	5:49	6:25	6:52	-4.2%

Traffic Collisions

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Traffic Collisions	161	1559	1,723	-9.5%
Injured	52	493	630	-21.7%
Killed	1	5	0	0.0%

Traffic Enforcement

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Number of Traffic Stops	520	8,462	12,337	-31.4%
Citations	793	9,555	12,739	-25.0%
Warnings	185	3,244	5,375	-39.6%

Animal Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Total Calls for Service	99	1,452	1,632	-11.0%
Total Animals Handled	26	438	403	8.7%

Records Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Walk-ins	378	3,808	4,638	-17.9%
External Calls	497	4,810	4,942	-2.7%
Internal Calls	200	2,471	2,439	1.3%
Reports Disseminated	21	383	696	-45.0%
Fingerprinting Services	76	814	390	108.7%

Goose Creek Police Department
December 2020 Monthly Report

Criminal Investigations

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Cases Assigned	25	398	368	8.2%
Cases Cleared by Arrest	8	90	67	34.3%
Cases Exceptionally Cleared	5	69	82	-15.9%
Cases Administratively Closed	15	105	120	-12.5%
Cases Unfounded	8	58	78	-25.6%
Evidence Items Received	323	3,671	3,390	8.3%

Victim Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Crime Victims / Witnesses Served	70	828	1,187	-30.2%

Training Activities

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Formal Training Hours	447	6,824	33,616	-79.7%
In Service / Roll Call Training Hours	1,086	16,197	19,122	-15.3%
Total Monthly Training Hours	1,533	24,188	#REF!	-28.0%

Crime Prevention Services

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Neighborhood Crime Watch Meetings	0	3	3	0.0%
Business Contacts	15	65	84	-22.6%
Telephone Contacts / Emails	24	345	507	-32.0%

There are four citywide crime prevention meetings scheduled for 2020 calendar year as well as four women's self-defense classes

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Bicycle Patrol Hours	0	33	136	-75.7%

Communications

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
911 Calls Received	1,378	16,636	16,120	3.2%
Walk-in Customers Served	686	8,609	7,724	11.5%
Total Number of Calls Held	226	2,220	1,907	16.4%

(Total # of calls for service held before officer is available for dispatch)

Goose Creek Police Department
December 2020 Monthly Report

School Resource Officers

During the Summer months, the SRO's cover Summer School, activities at the recreation center and bicycle patrol.

	Month	Y.T.D.	Vs. Last Y.T.D.	Change %
Incident Reports	4	49	85	-42.4%
Arrests				
Juvenile	0	20	29	-31.0%
Adults	0	0	7	-100.0%

**Golf Department
Report**

**Monthly
December 2020**

MEMBERSHIP TOTALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
GOLF Members	129	131	139	136	138	145	146	141	144	145	143	149	N/A
ROUNDS 2019	2,169	2,802	3,825	3,724	4,020	3,529	3,758	3,398	3,090	3,386	2,705	2,135	38,541
ROUNDS 2020	2,401	2,482	4,037	1,778	3,730	4,485	4,846	4,426	4,001	4,536	3,771	3,034	43,527
GOLF REVENUE	72,037	73,380	111,397	37,947	87,225	140,809	125,644	117,840	106,767	120,980	109,571	\$92,051	1,195,646.68
PRO SHOP REVENUE	4,457	5,892	7,936	3,965	8,013	8,830	11,958	11,319	8,499	8,975	9,117	\$8,739	97,700.02
BAR - GRILL REVENUE	24,620	24,739	25,802	11,136	30,337	37,618	38,970	35,969	35,151	39,770	34,023	\$29,084	367,218.68
TOTAL REVENUE	\$101,114	\$ 104,010	\$ 145,135	\$ 53,048	\$ 125,575	\$ 187,257	\$ 176,572	\$ 165,128	\$ 150,417	\$ 169,725	\$ 152,711	\$129,873	1,660,565.38

**Crowfield Golf Club
News and Events**

Golf Recap: Crowfield had a busy December and hosted a little over 3000 rounds which is great with time change. We are receiving very positive feedback from our customers on course condition, quality of food, new golf carts with GPS and customer service.

Upcoming Events: Crowfield will be hosting the South Carolina Junior Golf Association MLK day Junior one day tournament on the 18th. Club management is following the proper re-opening procedures carefully and ensuring social distancing and current restrictions are being followed.

Golf Course Condition: The golf course is in great condition, the maintenance staff is working to finish-up the course improvements and is starting their Winter clearing projects.

Crowfield Golf Club is open to the general public, regardless of where you live, for membership or daily play. For more information please go to:
<http://www.crowfieldgolf.com> or you may call 843-764-4618.

Crowfield Metric Chart

	Revenue		Expense		Rounds		E.P.G.		R.P.G.	
2016	\$	1,174,759	\$	1,226,173	34,505	\$	35.54	\$	34.05	
2017	\$	1,197,591	\$	1,238,459	33,751	\$	36.69	\$	35.48	
2018	\$	1,316,535	\$	1,376,041	35,352	\$	38.92	\$	37.24	
2019	\$	1,507,839	\$	1,527,663	38,541	\$	39.64	\$	39.12	
2020	\$	1,660,565	\$	1,679,405	43,527	\$	38.58	\$	38.15	

E.P.G. = Expense per golfer

R.P.G. = Revenue per golfer

2020

	Revenue		Expense		Rounds		E.P.G.		R.P.G.	
January	\$	\$101,114.40	\$	140,663	2,401	\$	58.59	\$	42.11	
February	\$	\$104,010.19	\$	117,273	2,482	\$	47.25	\$	41.91	
March	\$	\$145,134.81	\$	126,012	4,037	\$	31.21	\$	35.95	
April	\$	\$53,048.23	\$	117,279	1,778	\$	65.96	\$	29.84	
May	\$	\$125,574.52	\$	118,732	3,730	\$	31.83	\$	33.67	
June	\$	\$187,256.80	\$	135,394	4,485	\$	30.19	\$	41.75	
July	\$	\$176,571.93	\$	184,848	4,846	\$	38.14	\$	36.44	
August	\$	\$165,128.17	\$	157,842	4,426	\$	35.66	\$	37.31	
September	\$	\$150,416.81	\$	151,842	4,001	\$	37.95	\$	37.59	
October	\$	\$169,724.91	\$	155,627	4,536	\$	34.31	\$	37.42	
November	\$	\$152,711.17	\$	121,231	3,771	\$	32.15	\$	40.50	
December	\$	\$129,873.44	\$	152,662	3,034	\$	50.32	\$	42.81	
Total		\$1,660,565.38		1,679,405	43,527					

* 2020 is un-audited

City of Goose Creek
Recreation Department
Monthly Report
December 2020

ACTIVITY CENTER PROGRAMS

- **Aerobics:** 12 classes offered per week, 7 Easy Does it classes offered per week, Zumba classes offered 3 times a week, Ball Fit is offered 2 times a week and Werq is also a good workout. Spin classes have been added to offer a variety to participants. A monthly schedule is out with specific dates and times.
- **Art Classes:** Art classes are offered for adults and kids. Each class has a different theme. Days and times of classes can be found on our website.
- **Dance:** Ages 3 & up learn tap, ballet and jazz and put on a recital in May. Hip Hop classes are also offered on Monday afternoons from 4:30 PM to 5:30 PM.
- **Gymnastics/Tumbling/Cheernastics:** Playnastics is a fun time for ages 6 months to 7 year olds. Classes are held Monday, Tuesday and /Wednesdays from 10:00am to 12:00pm. The cost is \$5 per child for residents and \$7 per child for nonresidents. There are several classes for all ages. See our website for all class times and dates.
- **Music:** Piano and Voice lessons are offered for all ages. We have all dates and times on our website.
- **Martial Arts:** Classes are held on Tuesdays, Thursdays and Saturdays for all levels starting at age 4. First class is a free trial class.
- **Preschool:** Preschool will consist of 3-5 year olds in our Half Pints class. This class will be Monday through Friday from 8:30am-11:00a. The school program runs from September to May and follows the Berkeley County School District holiday schedule.
- **Yoga:** Classes are offered on Monday through Thursday for all different levels. The website will show all the levels and times offered.

	November	December	Totals
Total Participants	638	653	Average 501
Resident Participants	388	398	Average 325
Nonresident Participants	250	255	Average 176
Resident Revenue	\$ 26,501.75	\$ 27,930.50	\$ 257,774.15
Nonresident Revenue	\$ 22,084.75	\$ 20,223.00	\$ 163,020.30
Instructors Pay	\$ (4,532.85)	\$ (3,483.90)	\$ (34,379.28)
Profit/Loss	\$ 45,558.48	\$ 44,669.60	\$ 387,920.00

COMMUNITY CENTER PROGRAMS

- **Fitness Memberships:** Adult and Youth Memberships are available. Residents are \$60 for an adult and \$25 for youth for a year. Nonresidents pay \$325 adult and \$175 for a youth membership per year.
- **Personal Training:** Orientation, Personal Training from 3 certified instructors, and Strength training for teens.
- **Senior Walking Club:** This club is for seniors 60 and older. They receive a colored membership card that does not need to be scanned in. This membership runs a calendar year. Residents pay \$25 for a year and nonresidents pay \$100 for a year. The days and hours that they can walk is Monday – Friday 12:30 PM to 2:30 PM.
- **Special Events:** These include any events or festivals that are scheduled during the month through the Community Center.

	November	December	Totals
Total Participants	2,967	2,799	Average 3,213
Resident Participants	2,852	2,691	Average 3,083
Nonresident Participants	115	108	Average 130
Resident Revenue	\$ 12,059.00	\$ 8,393.00	\$ 154,844.30
Nonresident Revenue	\$ 4,066.00	\$ 2,483.25	\$ 30,561.50
Instructors Pay	\$ 356.50	\$ 293.90	\$ (2,549.40)
Profit/Loss	\$ 15,687.80	\$ 10,582.35	\$ 176,185.93

SPORTS

Baseball/Softball: Spring baseball and softball will begin registration on January 4, 2021 and end on January 28, 2021.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
T-Ball Ages 4-5		
Coach Pitch Ages 6-8		
Minors Ages 9-10		
Youth Ages 11-12		
Boys Ages 13-15		
Softball Coach Pitch Ages 6-8		
Softball Ages 9-10		
Softball Ages 11-12		
Softball Ages 13-16		

Soccer: Spring soccer registration will start January 4 and will end on January 28, 2021.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 4-5		
Pee Wee Ages 6-7		
Small Fry Ages 8-9		
Mite Ages 10-12		
Midget Ages 13-15		

Cheerleading: Registration will be in May 2021.

Football: Registration will be in May 2021.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Midget Ages 6-8		
Pee Wee Ages 9-10		
Small Fry Ages 11-12		
Bantam Ages 13-14		

Basketball: Summer basketball was cancelled due to COVID.

AGE GROUPS	# of TEAMS	# of PARTICIPANTS
Tiny Tot Ages 5-6	6	57
Pee Wee Ages 7-8	6	61
Small Fry Ages 9-10	5	52
Small Fry Girls Ages 9-10	2	24
Mite Ages 11-12	1	13
Mite Girls Ages 11-12	5	46
Midget Ages 13-14	2	22

SPORTS

- **Pickleball:** This sport is a mixture of ping pong, badminton and tennis. There is open play five days a week from 9:00am to 1:00pm. We also offer some select Sunday afternoon from 3pm-5pm for open pickleball play. Members can play for free and nonmembers only pay \$2 to play.
- **Volleyball:** We offer open play on Friday nights from 4:30 PM to 8:00 PM. Members can come in for free and nonresidents pay a \$5 fee. Middle school volleyball registration is also going on until August 6, 2020.

	November	December	Totals
Total Participants	157	119	3,378
Resident Participants	109	76	2,311
Nonresident Participants	48	43	1,067
Resident Revenue	\$ 2,895.00	\$ 1,210.00	\$ 47,722.50
Nonresident Revenue	\$ 465.00	\$ 290.00	\$ 15,185.00
Instructors Pay	\$ (0.00)	\$ (0.00)	\$ (0.00)
Profit/Loss	\$ 3,360.00	\$ 1,500.00	\$ 62,907.50

SUMMARY

Athletics	November	December	Totals
Total Resident Participants	109	76	2,311
Total Resident Revenue	\$2,895.00	\$1,210.00	\$47,722.50
Total Nonresident Participants	48	43	1,067
Total Nonresident Revenue	\$465.00	\$290.00	\$15,185.00

Activity Center	November	December	Totals
Total Resident Participants	388	398	3,901
Total Resident Revenue	\$26,501.75	\$27,930.50	\$257,774.15
Total Nonresident Participants	250	255	2,111
Total Nonresident Revenue	\$22,084.75	\$20,223.00	\$163,020.30

Community Center	November	December	Totals
Total Resident Participants	2,852	2,691	31,224
Total Resident Revenue	\$12,059.00	\$8,393.00	\$154,844.30
Total Nonresident Participants	115	108	1,557
Total Nonresident Revenue	\$4,066.00	\$2,483.25	\$30,561.50

UPCOMING EVENTS

JANUARY

1st – Facebook Photo Contest – This is a fun event that will run for a month. The community can turn in their favorite picture to be voted on for a prize.

FEBRUARY

5th – Daddy Daughter Dance – This is an annual event that will be held in the Community Center gym for all important men in a young ladies life to spend some quality time together. It will be from 6pm-8pm and there will be food and dancing.

- Dennis Park – 300 Anita Dr. – baseball/softball diamond, picnic tables, playground
- Dogwood Park – 460 Liberty Hall Rd. – soccer field, football field, covered picnic area, grill, playground
- Etling Park – 100 Ellen Dr. - basketball court, covered picnic area, playground
- Eubanks Park – Old Moncks Corner Rd. – basketball courts, sand volleyball court, tennis courts, covered picnic area, grill, playground – available for rentals
- Fairfax Park – 100 Fairfax Blvd. – grill, picnic area, playground
- Felkel Field Complex – 100 Lucy Dr. – baseball/softball fields, concession stand, restrooms, playground
- Forest Lawn Park – 100 Giles Dr. – grill, picnic tables, playground
- Foster Creek Park – 100 Foster Creek Rd. – soccer fields, concession stand, restrooms, Playground
- Lake Greenview Park – 1 Pandora Dr. – trails, covered picnic area, picnic tables, grill, Playground
- Oak Creek Park – 100 Persimmon Circle – covered picnic area, grill, playground
- Ryan Creek Park – 229 Janice St. – benches, playground
- Shannon Park – Old Moncks Corner Road - picnic tables, playground
- St. James III Park – 1007 Willowood Ave. – covered picnic area, grill, playground
- St. James Park – 107 Westminster Blvd. – covered picnic area, playground, tennis court