



THE CITY OF
GOOSE CREEK

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

**PLANNING COMMISSION
SUPPORTING DOCUMENTS
TUESDAY, APRIL 6, 2021
6:30PM**

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

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: April 1, 2021

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, April 6, 2021, at 6:30 p.m. at Marguerite H. Brown Municipal Center.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 2, 2021, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.
Present: Josh Johnson; Lisa Burdick; Heather Byrd; Judie Edwards; Gena Glaze; Rob Wiggins
Absent: Paul Connerty
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: FEBRUARY 2, 2021

Motion: A motion was made to approve the minutes with a typographical correction. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Edwards.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. COMPREHENSIVE PLAN 2020 FINAL REVIEW AND RECOMMENDATION

Mr. Brodeur stated the comprehensive (comp) plan before you this evening represents a road map for the community’s collective vision for the next ten (10) years. As the guiding force, the Planning Commission has been the primary recipient of progress updates and virtual workshops. He stated it is only appropriate that the commission be the first to endorse this plan before it goes to City Council. Mr. Brodeur stated, to fulfill State requirements, the document must include the following components: an inventory of existing conditions, a vision statement with corresponding needs and goals, an assessment of nine (9) required elements and an implementation strategy with practical steps, actions, responsible parties, and time frames for achievement. The document before you this evening includes these requirements. He stated implementing the comp plan is accomplish by revising the City’s Zoning Ordinance and reversing the single zone, single use mentality of our previous plan in order to permit mixed-use villages. The first step in making all of these great ideas a reality is to endorse the plan before you and send a strong message of support to City Council.

Chairman Johnson stated the commission received an early copy of the draft comp plan and several commissioners had the opportunity to submit comments. Mr. Brodeur stated that comments and corrections have been submitted in version two (2). Mr. Brodeur answered questions from the commission. Chairperson Johnson read a resolution recommending the City of Goose Creek’s 2021 Comprehensive Plan to City Council.

Motion: A motion was made to submit the recommendation to City Council for their potential approval. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.

Discussion: Mr. Brodeur stated there is a new requirement in State Law called a resiliency element of the Comprehensive Plan. He stated this will be brought back to the Commission at a later date as an addition or amendment to this comp plan.

Vote: All voted in favor. Motion carried (6-0).

V. DISCUSSION: SECTION 151.084 SIGN ORDINANCE REGULATIONS

Mr. Brodeur presented a Power Point presentation. He stated the following is the purpose for the revision:

1. Legal review of REED vs. Gilbert content review.
2. Remove internal inconsistencies. Add clarity.
3. Address new prohibited sign types such as feather, bandit, pole, roof, and can signs.
4. Prohibit use of dated/ugly/obtrusive sign types.
5. Exempt more sign types that pose no negative impact.
6. Replace ARB review with Zoning Administrator review.
7. Minimize changes to allowed sign size consistent with past.
8. Plan for the eventual removal of non-conforming signs to ten (10) years or less.
9. Allow LED for fuel pricing only.

Mr. Brodeur's power point presentation displayed photos of signs that will be prohibited and allowed. Discussion occurred between the commission and staff. It was decided that a special call meeting will be set up to discuss the revised sign ordinance.

VI. DISCUSSION: MODIFY MEETING TIMES FOR BOARDS AND COMMISSION

- A. SPECIFICALLY NOTING ALL BOARDS AND COMMISSIONS TO MEET AT 6:00PM; AND HOLD A PUBLIC HEARING FOR A TEXT AMENDMENT WITHIN THESE ORDINANCE SECTIONS AS APPLIES.

Mr. Brodeur stated we are trying to move as a city to normalize all of our start times for Boards and Commissions. He stated in the City code there are two Boards that have the start time designated (ARB and ZBA). He stated these will have to be amended. He stated he wanted to know if there is any opposition to move from a start time of 6:30 p.m. to 6:00 p.m. He stated amendments will be brought before the Planning Commission to make the approval official. The Planning Commission did not oppose.

VII. CLOSING REMARKS & ADJOURNMENT

Commissioner Lisa Burdick introduced herself as the new member.

Commissioner Byrd made a motion to adjourn, Commissioner Wiggins seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:54 pm.

Mr. Josh Johnson, Chairman

Date: _____



2021-007 MA

128 Howe Hall Road, TMS# 2520103007;
Request to Rezone the Parcel from Conservation Open Space (CO) To
General Commercial (GC)



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 Planning Commission
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: April 6, 2021
SUBJECT: Public Hearing for Rezone – 128 Howe Hall
Road

Proposal:

The applicant, Wando Properties, LLC, has requested to come before the Commission to request rezoning a property located on Howe Hall Road. The property, 128 Howe Hall Road, is an existing mini storage facility named "Mini Warehouses of Goose Creek". The rezone proposal is to rezone this 2.35-acre property from Conservation/Open Space (C/OS) to General Commercial (GC). According to the Berkeley County Property Card, the property was annexed into the City of Goose Creek effective August 13, 2013.

Background:

The subject property is identified as TMS #252-01-03-007. The property defines one of the City boundaries at the southern end of Goose Creek. The property is narrow and very deep. There is one primary structure that is very long and narrow. There are also several uncovered RV's stored on the lot.

As currently situated, the unenclosed mini-storage land use is a legal non-conforming use in the Conservation/Open Space Zoning designation. Since the use is non-conforming, no expansion or substantial improvements are permitted. The applicant wishes to change the zoning in order to make small improvements to the office and primary structure.

The current use is categorized in the Zoning Ordinance as "Warehousing, mini warehouses, with units having access from exterior of unit". That use is permitted in the City's General Industrial District and Heavy Industrial District. The applicant and staff felt that those proposed zoning designations were inappropriate given the uses currently surrounding the property. Thus, the applicant simply wants to rezone the property General Commercial while acknowledging that only small improvements can be made.

The subject site is bounded by a variety of land uses. Directly across the street is Howe Hall Aims Elementary School. Flanking the site is a vacant 5.21-acre wooded site that is currently zoned General Commercial and also owned by Wando Properties LLC. This property was annexed into the City in 2006. On the other flank, the properties are in Berkeley County and are zoned R-2 and General Commercial. There are no industrially zoned properties in the vicinity. The site has been conspicuously posted for over three weeks.

Discussion:

Staff is unaware of any anticipated changes that the owner wants to make to the property except replace an existing mobile home uses as an office to something more permanent. Staff does not feel that an industrial zone would be appropriate given the types of uses that could conceivably be placed there if the mini storage were to be replaced. The predominant adjacent zoning district type is General Commercial. The elementary school across the street is also zoned General Commercial.

The proposed **2021 Comprehensive Plan** designated this property as Village Mixed-Use Node.

When this property was originally annexed into the City, the zoning classification attached to the property was Conservation Open Space. Apparently, the property owner never thought to rezone the property to a more appropriate zoning designation. The property should be rezoned because Conservation Open Space is an inappropriate zoning classification for the current use or future use.

Recommendation:

Staff recommends that the Planning Commission support the proposed zone change from Conservation Open Space to General Commercial in order to be consistent with the surrounding properties.



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION & CITY COUNCIL

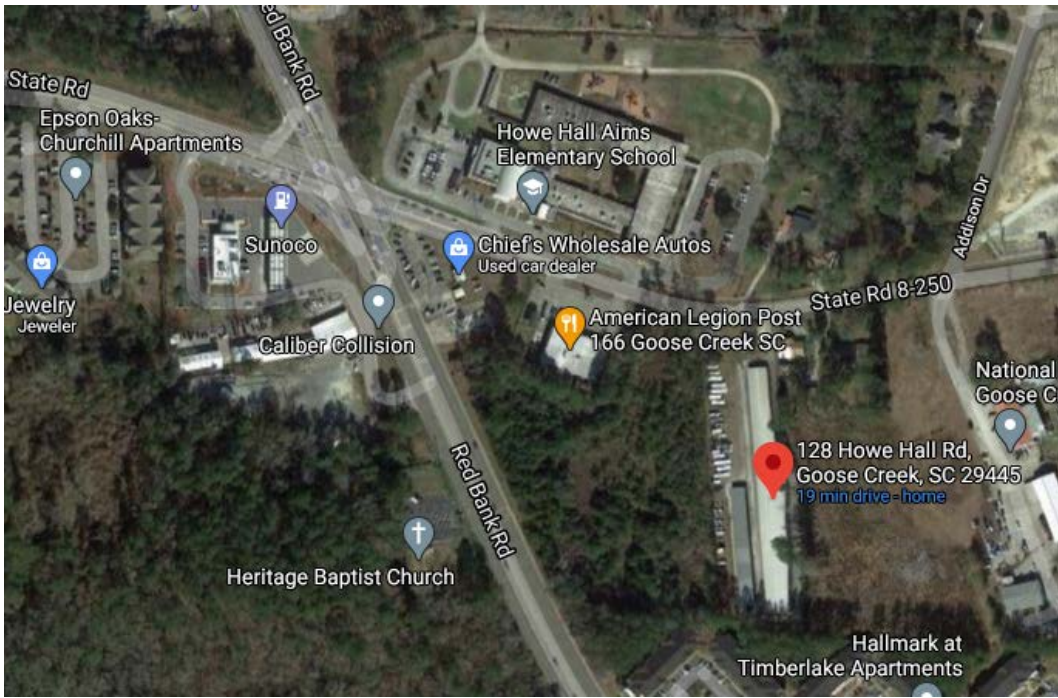
For reference, the City of Goose Creek Code of Ordinances are available online at
<https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
Request #:	2520103007
Applicant:	David W. Bunch, Chairman/CEO Bunch Truck Group
Location/Address:	128 Howe Hall Road
Requested Zoning District:	GC – General Commercial

Subject Parcel	
Property Owner:	Wando Properties, LLC
Tax Map Number:	252-01-03-007
Approximate Acreage:	2.35
Plat Book & Page:	3738, Page 0321
NEW Comprehensive Plan Land Use Map Designation:	Village Node Mixed Use
Current Zoning:	CO - Conservation Open Space

Property Zoning to the		Property Uses to the	
North:	General Commercial	North:	School
South:	General Commercial	South:	Multi-Family Residential
East:	Berkeley County General Commercial	East:	Duplex residential and vacant
West:	General Commercial	West:	Vacant

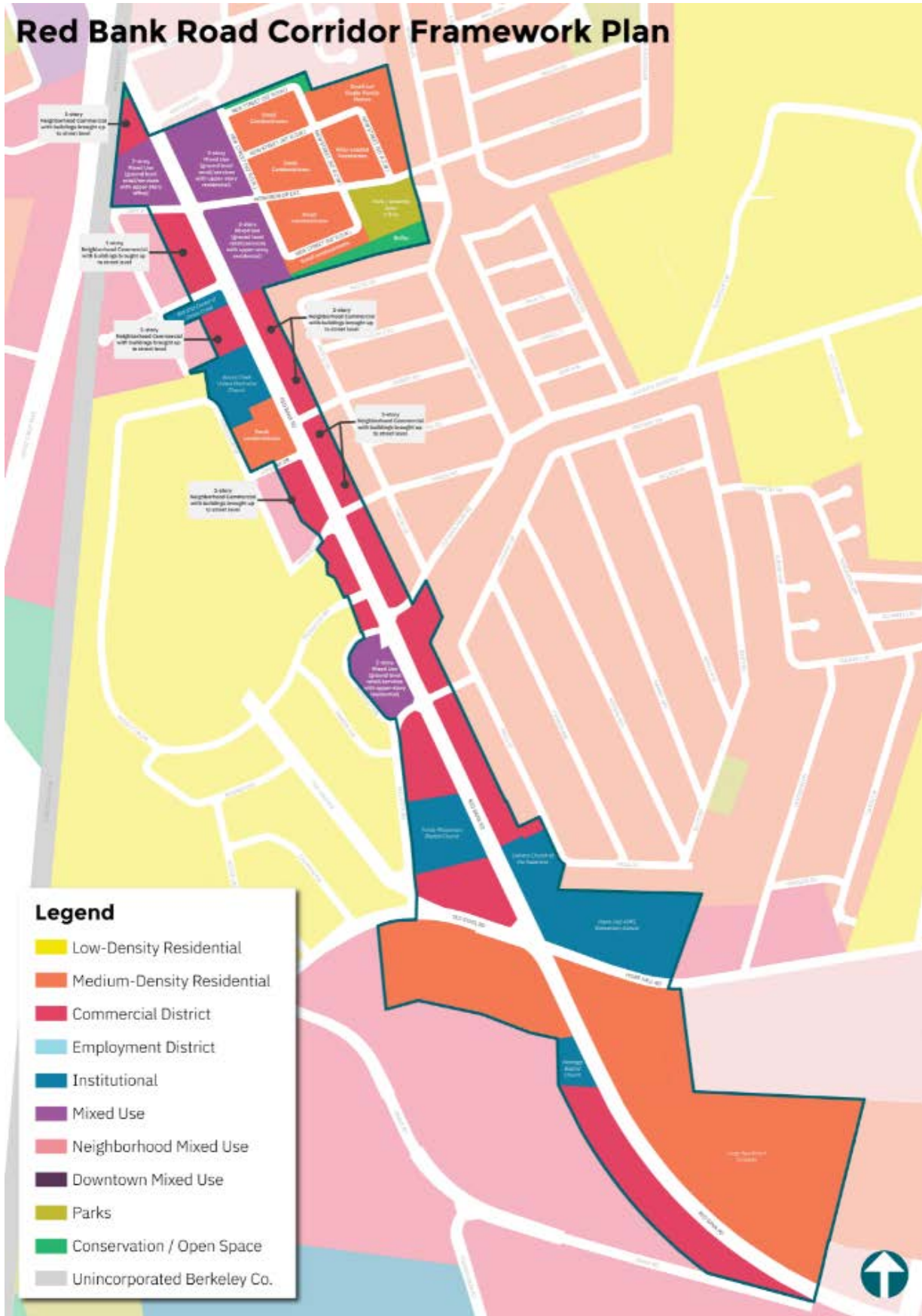
Aerial Map



Zoning Map



Red Bank Road Corridor Framework Plan



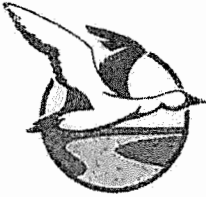
Relationship to Comprehensive Plan
The newly created Comprehensive Plan tentatively recommends this area for Village Node District. The Village Node District is intended to encourage the mixture of residential, commercial and institutional uses in a walkable setting.

History of Property		
Date	Type of Request	Decision
2006	Annexation	Annexed

Staff Comments
The Applicant is requesting to rezone the parcel from CO - Conservation Open Space to GC General Commercial. In 2006 when it was annexed into the City the CO Zoning was automatically applied to the property. The applicant never sought to rezone it appropriately.
An existing mini storage facility occupies the site. The applicant would like to remove the “mobile home” office into a more permanent structure.

Anticipated Meeting Schedule		
	Meeting Date	Action
Planning Commission	April 6, 2021	Pending
City Council Public Hearing	May 11, 2021	Pending
City Council Public hearing	June 8, 2021	Pending
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

Planning Commission Voted to _____ the request by a vote of __ to _____.	
Planning Commission Comments:	
Motion was made to _____ the rezoning of 128 Howe Hall Road from Conservation/Open Space to General Commercial on April 6, 2021.	
Planning Commission Chair Signature:	Date: April 6, 2021
Joshua Johnson	



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 03-01-2021

PART I. PURPOSE OF SUBMITTAL

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

PART II. GENERAL INFORMATION

- Development Name: Mini Warehouse of Goose Creek, LLC
Street Address: 128 Howe Hall Rd. Goose Creek, S.C. 29418
TMS #: 252 .01 .03 .007
Zoning Classification: CO
Requested Classification: GC (For rezonings only)
Total Site Acres: 2.35

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH.

PART III. CONTACT INFORMATION

Owner/Developer Name: Wando Properties, LLC
Street Address: P. O. Box 62709 City: North Charleston St: SC Zip: 29419
Telephone: 843-737-9124 Cell Phone: 843-296-4539 Fax:
E-mail Address: davidb@bunchtruckgroup.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Self Storage
Proposed Total Building Area (gross sq. ft.): 10,000
Max. Building Height: 12 feet Total Number of Buildings/Units/Lots: Two
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 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: David W. Bunch Date: 03-01-2021
Signature: [Handwritten Signature]

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 128 HOWE HALL ROAD (TMS # 252-01-03-007) FROM CONSERVATION/OPEN SPACE DISTRICT (CO) TO GENERAL COMMERCIAL DISTRICT (GC)

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on April 6, 2021 to receive public comment and to consider a change in zoning classification from Conservation/Open Space (CO) to General Commercial (GC); and

WHEREAS, pursuant to said public hearing, the Planning Commission voted unanimously (_ to _) to recommend approval of the rezoning of the property aforesaid to the General Commercial (GC) zoning district; and

WHEREAS, the City Council of the City of Goose Creek unanimously voted to support the zone change.

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 at 128 Howe Hall Road, designated as TMS #235-01-03-007, from Conservation/Open Space (CO) to General Commercial (GC).

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 11th day of May 2021.

DONE the 8th day of June, 2021.



2021-004 TA:

§151.084 Sign Regulations, Repeal and Replace in its Entirety.



THE CITY OF
GOOSE CREEK

BERKELEY CO. EST. 1961 SD. CAROLINA

**Department of Planning
and Zoning**

Mark Brodeur

DIRECTOR

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mbrodeur@cityofgoosecreek.com

Memorandum

TO: Members of the Planning Commission

FROM: Mr. Mark Brodeur, Planning and Zoning Director

DATE: April 6, 2021

SUBJECT: New Sign Code Public Hearing

Proposal:

The proposal is to completely “remove and replace” the current Sign Code with a more user-friendly Sign Code. Every effort was made to keep sign sizes consistent between the two while cleaning up troublesome sign types and remaining legally defensible.

Background:

The City’s Sign Code is outdated and is difficult to understand and interpret. In addition, the current Code contradicts itself in many places making Code Enforcement actions almost impossible to prosecute. In some cases, the current regulations promote poorly designed signs and are too lenient on the size and number of signs.

One of the major comments to come out of the Comprehensive Planning process was to improve the aesthetics of St. James Avenue and our other commercial corridors. One of the primary detractors to achieving a positive image for Goose Creek is to systematically replace old worn out signs with contemporary sign types and illumination styles.

Discussion:

The new Sign Code has several new facets to it that the existing Sign Code does not. In no ranking order, the following outlines the most significant differences in the new Sign Code.

- Prohibits roof signs
- Prohibits internally illuminated awnings
- Limits shopping center monument signs to **five** tenants vs. unlimited in current Code
- Is consistent with REED vs. TOWN OF GILBERT (Content Neutral)
- Eliminates discretionary review by Architectural Review Board
- Prohibits Pole Signs
- Prohibits “can” signs unless field is opaque and only letters are illuminated.
- Establish horizon date for removal of all non-conforming signs vs. assessment by value or type. Year 2035 being discussed.
- Standards for fuel price LED signs

The Planning Commission met twice in “special meetings” to go through the DRAFT document page by page.

One of the most prevalent sign types submitted to the City is the “can” or “light box” wall sign. This type of sign is relatively inexpensive and when the tenant moves out, the single plastic face of the sign can easily be removed and replaced with little trouble and very little cost. The new Code prohibits any new can signs from being constructed unless the sign field is opaque, and the letters are luminous/translucent.

The City Attorney has reviewed the new Code against the REED decision and feels the new Code meets the legal test.

Finally, the decision to exclude the Architectural Review Board from sign review was mostly a timing and value equation. The ARB meets once a month and if an applicant misses a deadline for submittal through no fault of their own, they can conceivably wait up to 44 days to be heard. This can be a hardship for many small businesses who also must pay for their sign company to attend the ARB meeting.

City Administration feels that staff can adequately provide sign design review using the new design guidelines for signs and provide faster service to those small businesses looking to open. City staff is also working on a possible incentive program to hasten the removal of non-conforming signs.

SECTION 151.084**SIGN REGULATIONS**

<i>151.084.1</i>	<i>Purpose</i>
<i>151.084.2</i>	<i>Definitions</i>
<i>151.084.3</i>	<i>General Provisions</i>
<i>151.084.4</i>	<i>Prohibited Signs</i>
<i>151.084.5</i>	<i>Signs for Which a Permit Is Not Required</i>
<i>151.084.6</i>	<i>Regulations by Zoning District</i>
<i>151.084.7</i>	<i>Temporary, Special Event Signs, and Flags</i>
<i>151.084.8</i>	<i>Special Exceptions</i>
<i>151.084.9</i>	<i>Nonconforming Signs</i>
<i>151.084.10</i>	<i>Calculation of Display Area for Signage</i>
<i>151.084.11</i>	<i>Sign Application Process</i>
<i>151.084.12</i>	<i>Sign Table</i>
<i>151.084.99</i>	<i>Reserved</i>

The regulations herein shall apply and govern all signs located in the City of Goose Creek. This section establishes the standards for the design, location, and characteristics of signs that are permitted as principal or accessory uses. No sign is permitted in the City except in conformity with this section.

151.84.1 Purpose

The purpose of this section is to promote the public health, safety, and welfare; and regulate the markets through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and design requirements. With these concepts in mind, this section is adopted for the following purposes:

1. To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the public realm which affects the image of the city.
2. To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be partially attributable to cluttered, distracting, and/or illegible signage.
3. To promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with the surrounding buildings and landscape, in order to meet the community's expressed desire for quality development.
4. To promote and accomplish the goals, policies, and objectives of City Council.
5. To balance public and private objectives by allowing adequate signage for business identification.
6. To provide design standards which are consistent with other applicable ordinances and provisions.
7. To reduce the risk of property damage and personal injury from signs which are improperly constructed, improperly installed or poorly maintained.

To achieve these purposes, it is the intent of this section:

1. To provide reasonably uniform standards while allowing functional flexibility, encourage variety, and create an incentive to relate signage to basic principles of good design.
2. To assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets, and other public structures and spaces, are protected by exercising reasonable control over the character and design of sign structures which are near the rights-of-way.
3. To provide an improved visual environment for the citizens of, and visitors to, the city.

151.84.2 Definitions

Abandoned Sign: A permanent principal use sign on property containing a building that has ceased operations. Permanent principal use signs on property shall be considered abandoned when the business activity at the property has ended for a period of six months.

Advertising Device: Any structure or device erected or intended for the purpose of displaying advertising or for which is designed to or attracts attention to the premises, situated upon or attached to real property. For purposes of this Code Section, an advertising device is a “sign.”

Animated Sign: A sign with action, motion, sound, or changing colors which accomplishes such action, motion, sound, or changing colors with or without electrical energy. This includes signs with lights or other illuminating devices that blink, flash, fluctuate, or have a changing light intensity, brightness, or color. This definition does not include a “swinging sign” or “multiple message sign” as defined by this Code Section.

Area of Sign: The area within a continuous perimeter enclosing the limits of writing, representation, emblem, figure, or character together with any frame, other material, open space, or color forming an integral part of the display or used to differentiate such writing, representation, emblem, figure, or character from the background against which it is placed. For double-faced signs, only the largest display face shall be measured in computing the sign area, or only one face shall be measured in computing sign area if the display faces are the same size. The display of street address on a ground sign, wall, or window shall not be computed in determining the maximum allowable area of a ground, wall, or window sign.

Awning: An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning Sign: An awning that contains letters, numbers, symbols, pictures, logos, or visual display, or other communication, attached, painted on, or made an integral part of an awning. For purposes of this Code Section, “awning signs” shall be considered “wall signs.”



Bandit signs are prohibited in the City of Goose Creek.



Canopy signs may contain letters, numbers, and logos and are considered a wall sign.

Bandit Sign: a commercial sign posted on a utility pole, street sign, or other street furniture; or any other sign placed within a public right of way or public property. A bandit sign generally has less than six (6) square feet or less of advertising area and are made of vinyl, paper, cloth or fabric, p, corrugated plastic, poster board, plastic core, cardboard, wood, or plywood, including signs with wood or wire framing, posts, or stakes. All bandit signs are prohibited and illegal.

Banner: A sign with or without characters, letters, illustrations, or ornamentation applied to cloth, paper, plastic, or natural or synthetic fabric of any kind with only such material for a backing. For purposes of this Code Section, a “banner” is a “sign.”

Bench Sign: A sign with or without characters, letters, illustrations, or ornamentation applied to a bench for the purpose of advertising.

Business Frontage: The length of the face or wall of a completely enclosed permanent building frontage occupied by a building occupant and containing an entrance.

Building Marker: Any sign cut into a masonry surface or made of bronze or other permanent material.

Can Sign: A sign that contains all the text or text and logo symbols within a single enclosed cabinet which may or may not be illuminated.

Canopy, attached: A multi-sided structure or architectural projection supported by attachment to a building on one or more sides and also supported by columns at additional points. Signs placed on attached canopies are considered “wall signs” for the purposes of this Code Section.

Canopy, freestanding: A multi-sided structure or architectural projection supported by columns. Signs placed on freestanding canopies are considered “wall signs” for the purposes of this Code Section.

Canopy sign: A sign on a canopy. For purposes of this Code Section, a sign on a canopy is a “wall sign” (see figure

Derelict Sign: A sign that is dilapidated or in such condition as to create a hazard or nuisance, or to be unsafe or fail to comply with the Building or Electrical Codes applicable in the jurisdiction.

Directory Sign for Multi-Tenant Development: A sign, distinguished from a project entrance sign, which is allowed on a premise with more than one tenant or



Multi-Tenant signs must have the development address, maximum of five (5) tenants, and require foundation landscape.



Feather Signs are prohibited in the City of Goose Creek.

occupants of a building. It may be freestanding or a building (wall) sign. Such signs are not usually visible from the public street right-of-way of a development which provides initial access to the property, but rather are located within the development, along a driveway, access way, or parking aisle.

Double-Faced Sign: A sign which has two (2) display areas against each other or where the interior angle formed by the display areas is sixty (60) degrees or less, where one face is designed to be seen from one direction and the other face shall be used in computing allowable sign area.

Electronic Message Board (EMB's): A permanent sign consisting of text, symbolic imagery, or both, that uses an electronic display created through use of a pattern of lights in a dot matrix allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (Light Emitting Diode) sign.

Electronic Message Center: A Sign that utilizes computer generated messages or some other electronic means of changing copy. Signs include displays using incandescent lamps, LEDs, LCDs, etc.

Erect: To construct, build, raise, assemble, place, affix, attach, create, or in any other way bring into being or establish, but it shall not include any of the foregoing activities when performed as an incident to the change of advertising message or the normal maintenance or repair of a sign structure.

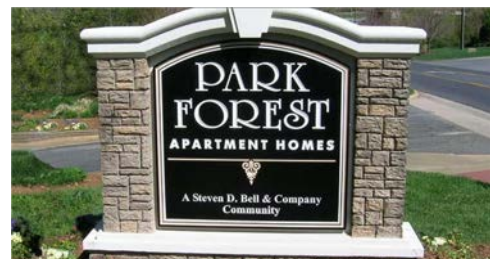
Fascia Sign: A sign attached to, marked or inscribed on, erected or placed against a wall forming part of a building, or supported by or through a wall of a building and having the exposed face thereof on a plane approximately parallel to the plane of such wall and includes a painted wall sign and an awning sign.

Feather Sign: A flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which is used for the primary purpose of advertising or attention-getting by the public display of visually communicative images and/or motion.

Flag: A sign with or without characters, letters, illustrations, or ornamentation applied to cloth, paper, plastic, or natural or synthetic fabric of any kind with only such material for a backing. For purposes of this Code Section, except as



Drive-thru menu boards



Example of monument signs

otherwise provided herein, a “flag” is a “sign.”

Freestanding Sign: A permanently affixed sign which is wholly independent of a building for support (i.e., freestanding). A ground sign may consist of more than one sign panel, provided all such sign panels are attached to or integrated into one sign structure.

Frontage, building: The width in linear feet of the front exterior wall of a particular building in which an establishment is located.

Frontage, road: The distance in linear feet of each lot where it abuts the right-of-way of any public street.

Height of Sign: The distance in vertical feet from the ground to the highest point of the sign, whether that highest point is the frame of the sign face or panel or the support of the sign.

Holiday Decorations: Displays erected on a seasonal basis in observance of religious, national, or state holidays, which are not intended to be permanent.

Inflatable Sign: Any sign that is or can be filled with three (3) cubic feet or more of air or gas, including but not limited to inflatable tubes and air powered dancing figurines.

Internally Illuminated Sign: A sign illuminated by an internal light source which is viewed through a translucent panel.

Marquee Sign: A sign painted on, attached to, or hung from a marquee. For purposes of this Code Section, marquee signs shall be considered “wall signs.”

Menu Board: A permanently mounted structure displaying the bill of fare for a drive-in or drive-thru business.

Monument Sign: A freestanding sign where the structural part of the sign below the sign face encompasses an area at least forty (40) percent of the area of the sign face but no more than 1.5 times the area of the sign face, and which is composed of brick, stone, or other material approved by the Zoning Administrator. A monument sign is a ground sign.

Multiple Message Sign: A sign, display, or device which changes the message or copy on the sign electronically by movement or rotation of panels or slats.



Examples of pole signs

Nonconforming Sign: Any sign which lawfully existed on the effective date of this Code Section but which does not conform to the provisions of this Code Section, or which does not comply with this Code Section due to amendments to this Article since the date of erection of the sign.

Pennant: A small, triangular or rectangular flag or multiples thereof, made of lightweight plastic, fabric, or other material, individually supported or attached to each other by means of a string, rope, or other material and meant to be stretched across or fastened to buildings, or between poles and/or structures, and which is designed to move in the wind. For purposes of this Code Section, pennants are “signs.”

Pole Sign: A freestanding sign that is detached from a building and is supported by one or more structural elements that are either architecturally dissimilar to the design of the sign and/or less than the width of the sign face.

Portable Sign: Any sign whether on its own trailer, wheels, or otherwise, which is designed to be transported from one place to another. It is characteristic of a portable sign that the space provided for advertising messages may be changed at will by the replacement of lettering or symbols (i.e., a changeable copy sign). Even if the wheels or supports of such sign are removed and the sign converted and attached, temporarily or permanently, to the ground or other structure, said sign shall remain a portable sign. In addition, the following shall be deemed a portable sign:

- A sign mounted or painted upon a parked vehicle that is positioned for the primary purpose of acting as a sign exposed to the public and is not in use in the ordinary course of carrying out its transportation function. See Vehicle Sign.

Portico: A porch or walkway, open to the outside air, that is covered by a roof supported by columns or pillars, typically leading to the entrance of a building. Signs attached to porticos are considered “wall signs” for purposes of this Code Section.

Principal Use Sign: Any notice or advertisement, which is permitted in conjunction with (but not necessarily containing copy specifically related to) a single principal use or single principal building located on the property, and which may display a noncommercial, commercial, or other message, the content of which is not regulated by this Code Section.



Project entrance signage is allowed in new residential subdivisions per the approval of the Director of Planning.



Example of sidewalk signs

Project Entrance Sign: A sign located at a discernible entrance to a subdivided lot or developed with more than one principal building, multi-family residential development, or office or industrial building.

Projecting Sign: A sign projecting more than fourteen (14) feet from a building, or canopy, portico, or awning, upon which it is attached (including signs for signs).

Public Agency: Any governmental body (including city, county, or special purpose districts such as fire, water, and sewer districts) that is located within the City of Goose Creek.

Replacement Cost: Cost of replacing a structure or building with a like one to the one that was destroyed or is being replaced, without any profit.

Roof Sign: A sign projecting higher than the front building with a roof.

Sidewalk Sign: A movable sign not secured or attached to the building.

Sight Triangle: A triangle at an intersection, formed by the two intersecting streets, which must be kept clear of obstructions such as hedges so that people can see each other.

Sign: A lettered, numbered, symbolic, pictorial, illuminated, or otherwise communication designed or used for the purpose of identifying a building, or drawing the attention of others to the subject thereon, that is visible from a public parking lot with access to a public right-of-way, or from an adjacent street or otherwise in this Code Section. For purposes of this Code Section, the term “sign” includes the sign and any sign support, attachments, ornaments, or other features used to draw the attention of others to the subject thereon.

Signable Area: In the case of a wall sign, signable area shall be the building face on which the sign is proposed, excluding windows and doors. In the case of marquees or canopies, signable area shall be the area of the marquee or canopy wall on which the sign is proposed. For window signs, signable area shall be measured and calculated on the basis of the proportion of area within each individual window frame, not the total window area of all building windows visible from a street.

Sign Face: The part of a sign that is or can be used for advertising purposes.

Special Event: A non-routine activity within the City of Goose Creek, including, but not limited to, a performance, exhibition, show, meeting, assembly, contest, exhibit, ceremony, parade, or other activity for which special space is requested to be reserved. Special Event shall not include any activity that is a regular, recurring event.

Streamers: See “Pennants.”



Vehicle signs are prohibited in the City of Goose Creek on parked or abandoned vehicles.



Example of wall signs

Swinging Sign: A sign other than an animated sign as defined by this Article, where the sign copy area is attached to a sign structure in a way that can be set in motion with pressure, and where the sign structure is attached to a building at a height above normal eye level. This term does not include any freestanding signs. A swinging sign may be considered in lieu of permitted wall signage.

Temporary Sign: Temporary signs are intended to be temporary and are of the type capable of being removed with minimal effort,

Vehicle Sign: Advertisement or graphics intended to advertise business displayed on the exterior of a vehicle, but does not include license plates, license plate frames.

Visible: Capable of being seen (whether or not legible) without visual aid by a person of normal visual acuity.

Wall Sign: A single-sided sign with one visible face applied to or mounted to the wall or surface of a building or structure, the display surface of which is attached to a wall or portico and does not project more than fourteen

(14) inches from the outside wall of such building or structure, or if on an awning or canopy, is flush with the material of said awning or canopy (see also figure, "Types of Attached Signs").

Wayfinding Sign: A system of public signs identifying directions to major public and private facilities or destinations of interest to the general public and typically including graphic elements mounted on separate freestanding poles or incorporated with other sign, light, or traffic standards.

Windblown or Air-Blown Device: Any device not otherwise specifically defined in this Code Section, that is designed to inform or attract, whether or not such device carries a message, and which all or part of the device is set in motion by wind or mechanically compressed air. For purposes of this Code Section, windblown devices are "signs."

Window Sign: A sign installed on or within two (2) feet of an exterior window or door and intended to be visible from the exterior of the building. Displays which show products or depict services sold on the premises and which are more than two (2) feet from an exterior window or door shall not be classified as window signs (see also figure, "Types of Attached Signs").

151.84.3 General Provisions

151.084.3.1 Severability

If any portion of this Ordinance is deemed invalid on any basis, it shall be severable from the remaining portions with the intent that remaining portions be construed to accomplish the purposes of this Ordinance.

151.84.3.2 General Standards

1. A permit shall be required for the erection, alteration, or reconstruction of any sign intended for view from the public right-of-way unless otherwise noted, and shall be issued by the Zoning Administrator in accordance with this Ordinance.
2. No sign shall interfere with motorists' vision, nor simulate traffic control or emergency vehicle lighting.
3. Hazard or directional signage. Signs less than four square feet in area, pointing out dangers to human safety existing immediately around the sign or safety devices on the property such as "flammable",

“dangerous dog” “fire extinguisher”, “step” “fire escape”, “high voltage” “danger”, “keep out” or “no trespassing” or similar words and/or symbols, shall not be included in computing maximum allowable sign area. These signs shall not include any advertisements or the logo or colors of a business or other information not directly related to the danger or safety device or method

4. Compliance with building and electrical codes. All signs in their installation, maintenance, and removal must comply with the provisions of the building and electrical codes adopted by the City. The Zoning Administrator or Building Official may require additional certification by an engineer when he/she is uncertain that the proposed method of construction is adequate.
5. All signs shall be maintained in sound structural condition. No sign shall be allowed to deteriorate to a condition in which it requires repairs or renovations in an amount that exceeds 50 percent (50%) of its current replacement cost as determined by a licensed sign company. This includes signs which are defaced, missing some or all illumination or characters, and whose finishes or facings are chipping, peeling, cracking, or broken in any way shall be deemed to be in disrepair. Signs that deteriorate to such a condition that they are in violation of this Ordinance shall be either removed or replaced within 60 days after receipt of notification from the Zoning Administrator. If a sign is replaced, it shall comply with the standards in this section at the time of replacement. Nonconforming signs are subject to the provisions of Section 151.084.9.
6. Illumination: No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises or residence, or skyward so as to cause a traffic hazard or nuisance. No sign lighting is allowed which switches on and off intermittently, changes intensity and/or color, or otherwise creates an illusion of flashing or movement. All bare light bulbs, except bulbs less than 15 watts, shall be directed toward the face of the sign. Signs within 50 feet of a residential district shall be shielded from casting glare into the district. Signs within residential districts shall be shielded from casting illumination into residences within 100 feet.
7. Height, setback, measurement, and location.
 - a) Freestanding signs shall not extend within a street right-of-way. Freestanding signs shall not obstruct vision between a height of three feet and nine feet, measured from street grade closest to the sign, within the sight triangle.
 - b) When a sign's base is located below the grade of a road that is adjacent to the property and to which it is oriented, the sign height shall be measured from the grade of that road centerline.
 - c) The dimensional requirements for sign faces shall be considered the allowable area of any one sign face, whether the sign is single or double-faced.
 - d) No projecting sign shall project more than 24 inches over a sidewalk right-of-way, provided that no part of the sign shall encroach within a vertical plane measured two feet from the edge of the adjacent street pavement. The bottom edge of the sign must maintain a clearance of at least eight feet from the finish grade level below the sign.
 - e) Free-standing monument signs, awning signs, canopy signs, marquee signs, and temporary signs shall have a minimum setback of ten feet from the property line, and shall not be installed within, nor project into the vertical plane of the street right-of-way.
 - f) Fascia signs may project no more than 12 inches from a wall.
 - g) No sign shall be attached to or obstruct any fire escape or opening intended as a firefighting point of ingress or egress, interfere with any opening required for legal ventilation or prevent free passage from one part of a roof to another.
 - h) Street furniture, such as benches, waste receptacles, fountains and the like shall not be used for advertising purposes.
8. The placement of signs shall ensure visibility at intersections and ingress and egress points.

151.84.3.3 Applicability

1. General

Unless exempted in accordance with this ordinance, any sign repaired, altered, relocated, maintained or displayed shall comply with the relevant standards of this section.

2. Responsibility for Compliance

Review for compliance with the standards of this section shall be a condition of any Sign Permit.

3. Termination

If a business discontinues the use of a site, any sign faces/message used by the business that were previously erected on the site, or off-premise freestanding signs shall be considered as abandoned and shall be fully removed within one hundred twenty (120) days of vacating the site. General information such as "For Lease" or "For Sale" and contact information is permitted to assist in leasing or selling the site. It shall be the responsibility of the owner of the land to remove all abandoned signs. Abandoned signs may not be leased, rented, or sold for off-site advertising.



Example of portable signs.

151.84.4 Prohibited Signs

Unless specifically permitted elsewhere, the following signs shall be prohibited in the City of Goose Creek:

1. Signs which imitate an official traffic sign or signal, safety-related signage (e.g., "Fire Escape" or "Exit") or contain words or symbols displayed in a manner which could mislead or confuse drivers of vehicles, or which display intermittent lights resembling the color, size, shapes or order of lights customarily used in traffic signals or on emergency vehicles or on law enforcement vehicles.
2. Signs which utilize lights, individually, as part of a lighting component, or in any other manner, that flash, strobe, pulsate, blink, twinkle, and/or that create a sense of movement by scrolling, rolling, expanding and contracting written messages or visual images, and/or that recreate or simulate moving video images.

3. Signs employing motion in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, or of a traffic signal, device or sign, or which would otherwise interfere with a driver's operation of a motor vehicle.
4. Sign lighting that casts intense illumination onto any residential premises located in any residential district in a manner that by intensity, duration, location, or other characteristic is incompatible with a residential character.
5. Stationary vehicle signs present in same location for more than 48 hours or abandoned vehicle signs.
6. Portable signs.
7. Any sign which emits a sound, odor, or visible matter.

8. Signs using the words "Stop", "Danger" or any word, phrase, symbol, or character typical of a life-safety sign (e.g., "High Voltage") if used in such a manner as would pose a risk to motorists or pedestrians, including ones which pose a substantial risk of confusing a driver.
9. Signs painted on or attached to trees, fences, parking bollards, rocks or natural features, telephone or utility poles or painted on the roofs of buildings visible from any public thoroughfare.
10. Signs installed or erected upon any public right of way including the unpaved portion of any road or right of way. This does not apply to signs installed by or on behalf of any governmental entity having the right to install signs of that type at that location.
11. Any sign towed behind a boat, raft, aircraft, helicopter, or recreational vehicle.
12. Any sign which exhibits statements, words or pictures of obscene or pornographic subjects.
13. Beacons or search lights.
14. Inflatable signs, including balloons.
15. Streamers, ribbons, windblown propellers, feathers, strung light bulbs, pennants, bench or furniture signs.
16. Off-premises signs.
17. Abandoned signs.
18. Dilapidated signs.
19. Bandit signs.
20. Flags containing text or graphics advertising a business, service, or product.
21. Pylon and poles signs.
22. Permanent banner signs.
23. Signs in wetlands shall not be permitted except by government entities or with the permission of government entities.
24. Internally illuminated awning signs.
25. Signs erected without the permission of the owner or other person having a legal right to install signs at that location.
26. Signs erected on the property of the City of Goose Creek, except those erected by or on behalf of the City of Goose Creek.



Examples of signs for which a permit is not required.

151.84.5 Signs for Which a Permit Is Not Required

A permit shall not be required for the following types of signs, provided all other applicable provisions of this Ordinance are met. Such signs shall not be considered in determining the allowable number or size of signs on a lot.

1. Traffic signs, including directional, wayfinding, warning and informational signs, owned by the city, County or SCDOT, and located in public rights-of-way or other adjacent property.
2. Official notices issued, or required to be posted, by any federal, state, county or municipal government.
3. Signs not exceeding one square foot in area and bearing only the property address, names of owners or occupants of the premises, or other identification of premises, and not having a commercial message.
4. Governmental flags of the United States or State of South Carolina except when displayed in connection with commercial promotion.
5. Indoor signs not observable from outside the building.
6. Public utility signs not exceeding one square foot in area provided they are placed on the utility's equipment or adjacent to the utility's equipment (e.g., high voltage sign or the name of the utility that owns the pole)
7. Window signs not exceeding two square feet, indicating business hours of operation, credit cards which are accepted on the premises, or group affiliations with which the business is associated, or clubs or groups which utilize, recommend, inspect or approve the business for use by its members, and non-illuminated "open" and "closed" signs.
8. Private traffic direction and wayfinding signs located on the premises for which directions are indicated not exceeding six square feet for each sign.
9. Gasoline station pump signs. Signs shall be allowed on gasoline station pumps so as to provide information to the public such as gallons, price, octane rating, and type of fuel. As the trade name of the business is oftentimes incorporated into the name for the different types of fuel, the trade name and any associated symbols shall be permitted on the pumps as flat signs not to exceed three square feet in area per sign face and shall not extend above the top of the fuel pump.
10. Signs to warn of a danger to human safety existing immediately around the sign or safety devices or methods in the area of the sign, including no trespassing signs. Examples of this would include "Keep Out", "Flammable", "Dangerous Dog" or "Fire Escape".
11. If a property is for sale, lease or rent by a licensed real estate agent or via a bona fide for sale by owner or private listing, the property may have one sign per street frontage restricted as follows:
 - a) A freestanding temporary sign subject to the following:
 - i. For a single-family residential lot, one eight-square-foot sign is allowed per property.
 - ii. For all properties other than single-family residential, one 32-square-foot sign is allowed per property.
 - b) A temporary street sign which shall be restricted to non-residential areas only and shall be limited to one 32-square-foot sign per street frontage of the building on the side facing the street. Thus, a non-residential building for sale or lease could utilize this provision to have a "For Sale" or "For Lease" sign on each side that there is street frontage.
 - c) The signs in a and b shall be alternatives for non-residential structures. Each street frontage shall be allowed one sign of either type, not both. Thus, a home for sale could have a freestanding

temporary freestanding sign up to eight square foot per street frontage. If the house had frontage on two sides, then one temporary freestanding sign would be allowed on each street. On the other hand, a commercial property held out for sale or lease might have a temporary sign up to 32 square-foot on one side and a temporary sign affixed to the building up to 32 square feet on another side if it had two street frontages.

d) The sign shall be removed within 20 days of the property being sold, rented or leased.

12. Wall signs located at a service entrance provided there is not more than one per business and the sign does not exceed four square feet in area.
13. Signs on or a part of a vending machine, donation container, and similar accessory equipment, which are an integral part of the equipment and advertise only the products or services available from that equipment.
14. Scoreboards and other signs at outdoor recreation facilities, and oriented to the interior of the facility.
15. Temporary residential signage not otherwise prohibited and as specifically outlined in Section 151.084.6.1 that does not exceed 32 square feet, ground mounted, less than 4' in height and located at least 10 feet away from any right-of-way.
16. Signs During Elections and Referendums:

During the Period 30 days prior to an election or referendum applicable to citizens of the City of Goose Creek and seven days after such an election or referendum, a property owner or tenant in possession may post up to four non-commercial signs and another one for each 100 feet of street frontage. Signs shall not exceed eight square feet per sign face in residential areas and thirty-two square feet in commercial areas

151.84.6 Regulations by Zoning District

A permit shall be obtained prior to the erection, installation, or display of any signs except those as described in Section 151.084.5. The following permanent signs and no others shall be allowed, subject to the issuance of a sign permit and compliance with all applicable development standards of this article. The following regulations apply to the following specified types of signs:

151.84.6.1 Residential Zoning District

1. For a property used principally as a residence, one sign not to exceed 10 square feet with a minimum allowance of one sign per separate dwelling unit. Each residence gets one sign.
2. For property principally used as a residence, one temporary sign not to exceed 8 square feet which is displayed no more than three times per year for a total not to exceed 21 days total in any calendar year. This will allow for garage and yard sale signs, or special celebration signs such as for a graduation or birthday. The three times per year and 21 total days limit applies even if the message on the sign or sign itself changes.
3. For each property in a residential district with structures that have a lawful principal use other than a residence, one sign, bulletin board or entrance marker not exceeding 32 square feet; This only applies to a lawful principal use of a property for something other than a residence in the residential area. This does not apply to home occupation businesses. Such properties are typically larger than a

Such signs shall be permanent in nature. The right to this type of sign ends when the structures on the property are no longer principally used for a non- residence.

5. While a property has a valid building permit for construction or a substantial renovation a sign not over 20 square feet in area, to be removed within 30 days after project completion. This would allow for a sign reflecting the contractor or subcontractors, financing company.
6. Subdivision entrance sign(s), to be approved by the Zoning Administrator.

151.84.6.2 Signs Requirements in Commercial and Industrial Zoning Districts

Signs on the wall of a building (including signs attached flat against the wall, painted wall signs and projecting signs) shall meet the following requirements:

1. Window Signs
 - a. Window signs are those signs which are attached to or located within 12 inches of the interior of a window. Window signs may be displayed in ground floor windows only. Allowances for the number and size of window signs are provided in Section 151.084.12.
2. Building Signs
 - a. Building signs are those types of signs attached to a building, and include wall signs, awning signs, and projecting signs.

Allowances for the number and size of building signs are provided in Section 151.084.12. Applicants are encouraged to submit sign plans for review during the permit process.

- b. Standards for all building signs
 - i. Building signs for businesses occupying a building are not allowed. Identification for the building is not allowed on signs or adjacent to the ground floor door level.
 - ii. The use of awnings for the primary purpose of advertising is not allowed. Internal illumination of semi-opaque signs is not allowed.
 - iii. The use of flat panel, cabinet or box signs is not allowed on a building background.
 - c. Façade Repair Process
 - i. Repair of the façade is required during the construction of new buildings, including holes, electrical wiring, paint discoloration, and other repairs as noted by the Zoning Administrator.
 3. Freestanding Signs
 - a. Freestanding signs are those types of signs that are



Example of window signs



Monument signs

and are wholly independent of any building, other than a proportionate sign structure, for support. Freestanding signs include monument signs. Allowances for the number and size of freestanding signs are provided in Section 151.084.12. Applicants are encouraged to submit sign plans for evaluation during the site plan and building permit review package.

- i. Lighting. Free standing signs may be illuminated internally provided the background is opaque allowing only the letters and logo.
- ii. Address. The address of the property shall be displayed on the freestanding sign oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall. Signs perpendicular to vehicular travel shall have the address on both sides of the signage. Address shall be illuminated.

Landscaping. Monument style signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Evergreen foundation plantings are required. A landscape plan and schedule must be submitted with completed sign application. Plantings must not exceed a height that would interfere with foot or vehicle traffic or visibility of the sign.

- iii. A business may substitute a freestanding sign for one additional building sign, provided that the cumulative square footage does not exceed the maximum allowable area schedule must be submitted with completed sign application. Plantings must not exceed a height that would interfere with foot or vehicle traffic or visibility of the sign.
- iv. A business may substitute a freestanding sign for one additional building sign, provided that the cumulative square footage does not exceed the maximum allowable area.



b. Electronic message boards

- i. Permitted locations. Schools, places of worship, and governmental buildings including municipal complexes.
- ii. Sign, style, height, width, and setback. The electronic message board shall be integrated into a monument sign with a brick or stone base. The sign shall not exceed eight feet in height and ten feet in width, including the base and all brickwork. The sign shall be setback with a minimum of ten feet from the front property line. The electronic message board may display letters only, with a maximum of three lines of text. Only numbers and text are permitted.
- iii. Electronic Message Board Sign area. The maximum area of the electronic message board sign component shall not exceed 40 square feet or 50% of the



- total signarea, whichever is less.
- iv. Color and brightness control. Message copy shall be limited to one color (Zoning Administrator to approve color; school spirit colors allowed upon approval), white or amber, on a black background. The sign shall be equipped with photosensitive equipment which automatically adjusts to the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.
 - v. Interval. The sign may only display one new message per hour unless required for emergencies.
 - vi. Movement. The use of animation, flashing, scrolling, or blinking characters is prohibited.
 - vii. Hours. No message shall display between 11:00pm and 5:00am.
 - viii. This section does not apply to LED signage providing price and type of fuel at gasoline centers.
 - ix. The electronic message board signage area shall be included in the total sign area calculation.
- c. Electronic Message Center Signs. To be permitted for service/gas station fuel pricing.
- i. EMC Illumination Measurement Criteria: The illuminance of an EMC shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. Illuminance shall be measured with the EMC off, and again with the EMC displaying a white image for a full color-capable EMC, or a solid message for a single-color EMC. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the EMC as set forth in the accompanying Sign Area of a Sign versus Measurement Distance table.
 - ii. EMC Illumination Limits: The difference between the off and solid-message measurements using the EMC Measurement Criteria shall not exceed 0.3 footcandles at night.
 - iii. Dimming Capabilities: All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.
 - iv. Limits of EMC Use: The EMC shall only be permitted on gas stations and the price for gasoline–displayed in RED numerals and GREEN for Diesel fuel withblack background.
 - v. Interval. Displays shall only change a fuel price adjustment. It is not permitted to cycle through various fuel grades or payment options.
- d. Multi-tenant Freestanding Signs. For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development. Allowances for the number and size of multi-tenant signs are provided in Section 151.084.12. Businesses located in shopping centers are not authorized to erect freestanding signs.
- i. Address. The address of the property shall be displayed on the freestanding sign oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall. Signs perpendicular to vehicular travel shall have the address on both sides of the signage.
 - ii. Master sign program for multi-tenant development shall be submitted as part of the permit review process.

151.84.7 Temporary Event Signs and Displays of Flags

151.084.7.1

Special event signs/banners are restricted to businesses, churches, schools, and government entities other than the City of Goose Creek and are subject to the following conditions and limitations:

1. Each business, church or school is limited to two special event sign/banners during the calendar year and must obtain a permit from the Zoning Administrator.
2. All temporary event signage must be temporary in nature.
3. Only one banner or special event sign is allowed for each special event at any given time.
4. Banners and special event signs may be displayed a maximum of thirty (30) days and no more than twice per year. Applicants shall indicate on the permit the days the special event signs or banners will be displayed.
5. Banners and special event signage shall be properly secured and maintained at all times, and shall not interfere with pedestrian or vehicular movement. Banners shall not be strewn between buildings or utility poles or over rights of ways or public sidewalks.
6. The maximum size of a banner or special event sign shall be 50 square feet.
7. Faded, tattered, or unsecured banners and mounting hardware which is broken or bent shall be removed or repaired in a timely manner.
8. None of these restrictions are applicable to signs installed by the City of Goose Creek.

151.084.7.2 Display of national, state, and corporate flags

1. A permit shall be required for the installation of all flag poles or flag display devices on commercial property.
2. Applicant must submit with the permit application a scaled site plan giving the location of the flagpole(s) and complete dimensional and installation engineering data.
3. Applicant must provide documentation of minimum clearance from electric, telephone, or cable lines as certified by the proper utility prior to the issuance of permit or installation.
4. The maximum height above grade for a ground mounted flagpole shall be 35 feet or 15 feet above the highest point of the roof.
5. United States national flag, South Carolina state flag, and corporate flags may be flown in accordance with accepted protocol; however, no flag shall be flown except in conjunction with the national flag.
6. No individual flag may exceed 50 square feet in area
7. No more than three flags may be displayed from a single pole or device. No more than three flags may be displayed on a single site, lot or parcel, whether on single or multiple poles.
8. All flags must be maintained in a neat and clean free condition, free of fading colors and/or frayed edges. Flags showing obvious signs of fading or wear shall be immediately replaced.

151.84.8 Special Exceptions (Reserved)

151.84.9 Nonconforming Signs and Permission

151.84.9.1 General

Any sign lawfully existing at the time of the enactment of this ordinance or any amendment thereto but which is not permitted either by type of sign, location, or district or which fails to meet the standards or regulations shall be classified as either nonconforming or non-complying as per definitions.

Signs existing on the effective date of this Ordinance which do not conform to the regulations set forth in this Ordinance shall become non-conforming signs and shall be discontinued, replaced, or brought into conformance by January 1st 2035. No exceptions or variances shall be permitted on the removal of nonconforming signs.

In addition, all signs, whether nonconforming or conforming signs shall be removed if they present an unreasonable risk of danger to the public based on the determination of the building official based on appropriate sections of the adopted building code or upon determination by the Zoning Administrator, the Goose Creek Municipal Code, and/or various provisions of this ordinance deem such signs as being

dilapidated and constituting a definite health hazard to the public.

151.84.9.2 Alterations to Nonconforming and Non-complying Signs

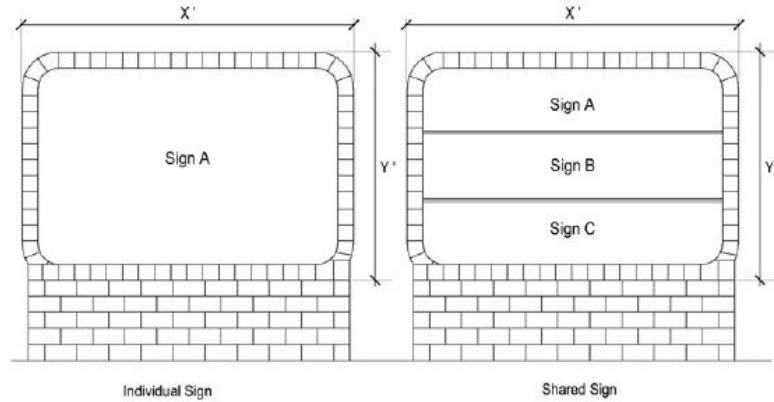
Prior to the end of the above referenced expiration date, a nonconforming or non-complying sign may be altered subject to the following conditions:

1. The non-conforming or non-complying sign structure shall not increase the degree of non-conforming or non-compliant portions of the sign nor shall they be increased to exceed the height and area limits of the site on which it is located.
2. Alterations are limited to the changing of a copy of a permitted changeable copy sign, or the painting or refinishing of the surface of a sign face or sign structure so as to maintain an adequate appearance. The alterations of advertising signs which are nonconforming or non-complying must adhere to all the requirements cited in the Ordinance. In all cases, the business owner shall obtain a sign permit in accordance with the terms of this Ordinance.
3. A non-conforming or non-complying sign structure shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this ordinance including all applicable yard, setback, size, and height requirements as stipulated within this ordinance.
4. Obsolete sign copy shall be removed by covering the sign face, replacing the sign face with a blank sign face, or replacing the obsolete sign copy with sign copy that is not obsolete. Failure to comply with such notice within the time specified in such notice shall be considered a violation of the terms of this section.
5. All non-conforming signs shall be removed upon a business ceasing operations for more than ninety (90) days. Non-conforming sign structures shall be removed by the owner of the property, his agent, or the person having the beneficial use of the building or structure upon which such sign or sign structure is erected within thirty days after written notification from the Zoning Administrator or his/her representative.
6. All non-conforming signs shall be removed when the current business undergoes a renovation in which the renovation costs is greater than 50% of the sign replacement cost.

151.84.10 Calculation of Display Area for Signage

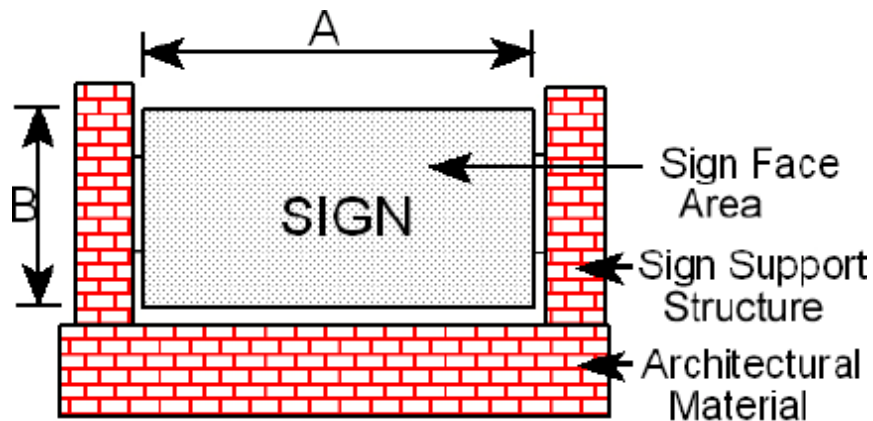
1. General - The sign face area shall be the advertising display surface of the sign.
2. Size of Sign Face Area - In the case of freestanding signs, the sign face area consists of the entire surface area of the sign on which copy could be placed.
3. Supporting Structure Not Counted - The supporting structure or bracing of a sign shall not be counted as part of sign face area unless such structure or bracing is made a part of the sign's message.
4. Co-location - Individual uses on adjoining lands may place their individual freestanding signage on a single sign support structure provided the combined sign face area does not exceed the amount of sign face area permitted if the freestanding signs would have been constructed separately. Sign support structures shall comply with the height limits regardless of the number of collocated signage.

Figure 1: Co-Location Sign



- Two-Sided Signs - Where a sign has two (2) display faces back-to-back, the area of only one (1) face shall be considered the sign face area. Where a sign has more than one (1) display face, all areas that can be viewed simultaneously shall be considered the sign face area as depicted in Figure 2, Two-Sided Sign:

Figure 2: Two-Sided Signs

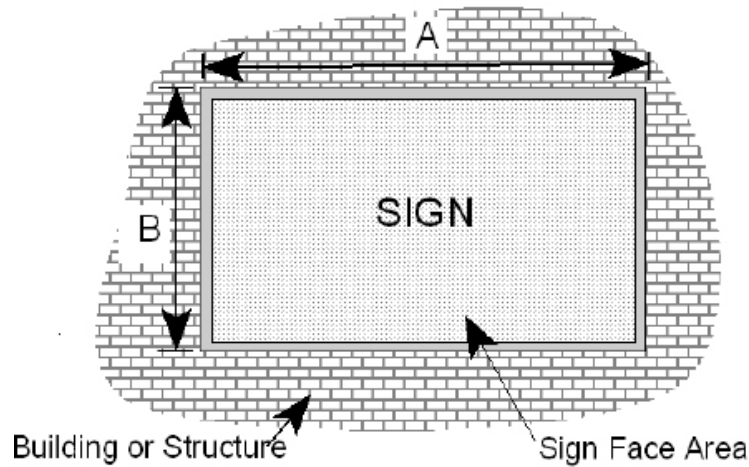


$$\text{Sign Area} = (A) \times (B)$$

- Signs with a Background

In the case of a sign whose message is fabricated together with the background which borders or frames that message, the sign face area shall be the total area of the entire background as depicted in Figure 3, Signs with a Background:

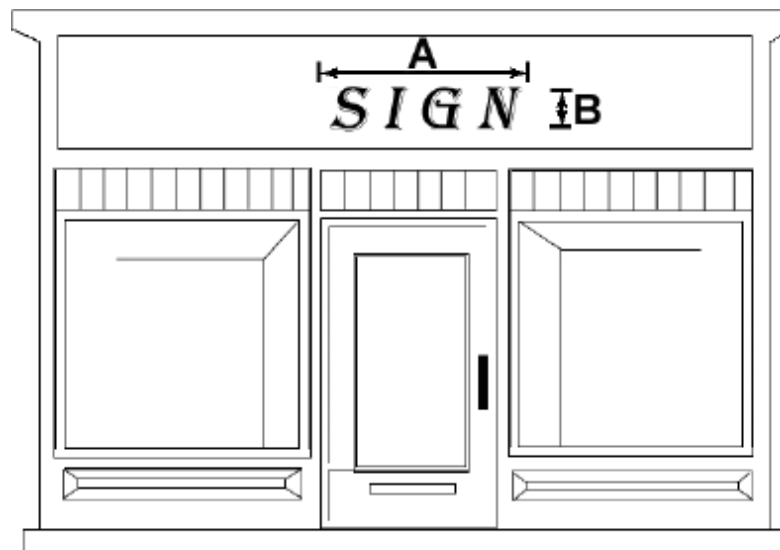
Figure 3: Signs with a Background



$$\text{Sign Area} = (A) \times (B)$$

7. Signs with No Border or Frame - In the case of a sign whose message is applied to a background which provides no border or frame, sign face area shall be the area that can encompass all words, letters, figures, emblems, and other elements of the sign message as depicted in Figure 4.

Figure 4: Signs with No Border or Frame:



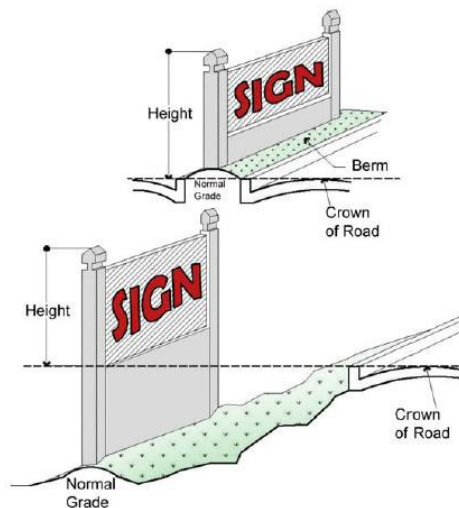
$$\text{Sign Area} = (A) \times (B)$$

8. Sign Height

No freestanding sign shall exceed 10' in height as measured from the base of the sign in all non-residential zoning districts.

Sign height shall be measured from the base of the sign at normal grade to the highest point of the sign support structure, or sign face, whichever is higher. For the purposes of this subsection, “normal grade” shall mean the newly established grade after construction, not including any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases where the normal grade is below the grade of the street to which the sign is oriented, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the crown of the adjacent street as depicted in Figure 5.

Figure 5: Sign Height



151.84.11 Sign Application Process

151.84.11.1 General

Applications for sign permits shall include a scaled (high-resolution digital) drawing of the sign, which depicts and describes:

1. Size
2. Shape
3. Colors
4. Materials to be utilized
5. Copy/wording and designs
6. Illumination type and electrical detail
7. Location on the building of proposed and existing signs
8. Photos of adjacent storefronts and actual sign (if it already exists)
9. Material and color samples

151.84.11.2 Freestanding Ground Signs

In addition, permit applications for detached signs shall be accompanied by a high-resolution digital plot plan or sketch of the site, to show:

1. Font
2. Colors
3. Location on the property (on a plat) of proposed and existing signs with dimensions from property lines

4. Dimensions of the sign
5. Support structure to be utilized
6. Electrical sources
7. Base landscaping
8. Material and color samples

151.84.11.3 Application Determination

1. The permit request shall be investigated by the Zoning Administrator, and action taken for approval or denial within one week.
2. Awning signs, certain wall signs, freestanding signs, temporary signs, etc. on existing buildings or replacing existing signs require design review and approval by the Zoning Administrator. If a sign is authorized as described in this ordinance, a sign permit will be issued. The permit expiration date of temporary sign permit will be indicated on the permit.
3. Appeals of a decision by the Zoning Administrator shall be made in writing to the Board of Zoning Appeals. Appeals of the Board of Zoning Appeals shall be made to the Circuit Court within 30 days of the date of decision by the Board of Zoning Appeals.

151.84.11.4 Fees

1. Fees. Fees shall be paid upon filing for a sign permit, in the amount established in the fee schedule on file in the City Clerk's office. Signs erected, or work begun, without obtaining a permit, shall be subject to penalty as described above.
 - a. Signs exempt from permit are exempt from fees, but shall conform in all other respects to these regulations.
 - b. A sign confiscated in violation of this ordinance and still available may be reclaimed upon payment of a \$25 fee.

151.84.11.5 Enforcement

1. The Zoning Administrator or designee may send notice to the sign owner and/or the business for which the sign represents, stating the nature of the violation and granting an appropriate period of time to correct the violation. Signs which are found to be in violation of the provisions of this article shall be subject to the following provisions. Where notice is required, such notice shall be by certified mail or by facsimile or by email or by phone call, or by in person notification or by posting of notice on the property or all, as may be reasonable under the circumstances surrounding the violation. Notices sent by certified mail shall be addressed to the last known address of the business for which the sign represents or the property owner.
2. City employees or contractors hired by the City Zoning Administrator shall have the authority to enter upon the premises to examine any potentially nonconforming and/or violating property and to remove the non-compliant sign from the premises. A property owner has no expectation of a continued right to display or own a non-complying sign after notice of the non-conforming sign or violating property. A non-complying sign may be damaged or entirely destroyed during the removal. If the sign can be feasibly stored given the City's storage space and available resources, then it may be reclaimed within 30 days if still available. Signs stored for 30 days or more may be disposed of. Signs found in the right of way shall be considered litter and be subject to immediate removal and disposal without notification.
3. Payment of Costs of Sign Removal. If the Zoning Administrator or other authorized city staff determines that it is necessary under the terms of this article to remove a sign, he shall use either city staff or a private contractor, depending on the availability of budgeted funds and /or manpower and equipment to undertake this work. The sign owner/business for which the sign represents shall pay all costs incurred directly to the city or the cost will become a lien against the real property upon which such cost was incurred, which may be filed and collected on the property the same as taxes or by such other method as applicable law may permit. When private contractors are utilized, the lowest responsible bidder shall be awarded the contract.

4. Abandonment. Obvious lack of maintenance or abandonment shall be reported to the property owner by the Zoning Administrator, with a request for sign removal within 30 days. After 30 days, the City shall have the sign removed and the owner shall be responsible for all expenses incurred. Appeal of abandonment shall be made to the Board of Zoning Appeals, who shall instruct the Administrator in writing of the disposition of the matter.

151.84.11.6 Penalty

Whenever in this chapter the doing of an act is required or failure to any act is declared to be unlawful or an offense, where no specific penalty is provided therefore, the violation of any such provision of this chapter shall be punished by a fine of not more than \$500 or imprisonment for a period not exceeding 30 days, plus any additional state assessments; provided, that such penalty shall not exceed the penalty provided by state law for similar offenses. Except where otherwise provided, each day any violation of any provision of this chapter shall continue shall constitute a separate offense. Violator has the right to appeal to the Planning & Development Office. If not satisfied with the results of this appeal, violator has the right to appeal to the Board of Zoning Appeals.

151.84.12 Sign Table

Note: The size, area, and number of all signs to be located in the City shall be governed by the following table. This shall include any combinations of building, window, or illuminated signs which are located interior to a business and visible from the exterior of a business establishment.

Distance from Front Property Line to Building/Wall Front:	Linear Store Front Multiplied By:	Total Area (Square Feet) Not to Exceed:	Total Number of Signs Not to Exceed:
0-99 feet	1	200	2
100-399 feet	1.5	300	3
400 feet or more	2	400	4

Window Signs		
Number	Copy Area	Applicable Standards
2 per tenant	25 percent of tenant window area for all window signs	Does not include business hours of operation, credit cards which are accepted on the premises, or group affiliations with which the business is associated, or clubs or groups which utilize, recommend, inspect or approve the business for use by its members, and non-illuminated "open" and "closed" signs

Building Signs (wall signs, awning signs, projecting signs)			
Number	Height	Copy Area	Applicable Standards
One per tenant	Not above roof line or parapet	Shall not exceed 20% of the front surface of the building	Special exception given to signage with use of logos; colors should be neutral and/or earth tone as to not contrast with adjacent signage or architecture;

Freestanding Ground Signs (monument signs, multi-tenant signs,)				
Sign Type	Number	Height	Size	Applicable Standards
Monument sign	One per Building	10 feet	50 square feet	Masonry, or similar material base, must match architecture of principle structure and be proportionate in size to the sign face; colors should be neutral and/or earth tone as to not contrast with adjacent signage or Architecture. In no case shall monument signs on the same site be located closer than 300'.
Multi-Tenant Sign	One per (unless more than 500 linear feet of road frontage)	12 feet	1 square foot per linear foot of lot frontage (not to exceed 300 square feet)	



2021-003 TA:

§151.004, §151.173, §151.190; Text Amendment Establishing Meeting
Times for Boards and Commissions



**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 Planning Commission
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: April 6, 2021
SUBJECT: Public Hearing to consider elimination of “Start
Time” of Meetings for Architectural Review
Board and Zoning Board of Appeals

Proposal:

The proposed Zoning Code Text Amendment would remove any Municipal Code requirements for the starting time of public meetings before the Architectural Review Board and Zoning Board of Appeals.

Background:

Only two Boards/Commissions in the City have their start time established by ordinance. Those Boards and Commissions may find that those start times are not appropriate and may want to establish their own start times as the need arises.

The Architectural Review Board (ARB) and the Zoning Board of Appeals (ZBA) have their start times established by the Municipal Code as outlined in Chapters 151.173 and 151.190. No other Boards or Commissions have their meeting start times regulated by the Municipal Code.

Discussion:

It would seem inconsistent that only two Boards or Commissions have their start times regulated by the Municipal Code. Other boards, including the City Council are not bound by such restrictions. At different times, each board or commission may want to adjust their start times to accommodate its members, staff or the public as appropriate.

Recommendation:

Open and hold a Public Hearing and vote to recommend the removal of any Municipal Code section that establishes a start time for the ARB or the ZBA.

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 “ZONING BOARD OF APPEALS SECTION 151.173(B) - MEETINGS”, AND SUBCHAPTER ARCHITECTURAL REVIEW BOARD SECTION 151.190(F)(6) MEETINGS” BY REMOVING ANY REFERENCES TO THE START TIME FOR THE MEETING

WHEREAS, the City Council of the City of Goose Creek held a public hearing on May 11, 2021, to receive public comment and to consider a change in the Municipal Code removing references to meeting start times for the Zoning Board of Appeals and the Architectural Review Board and;

WHEREAS, the City Council of Goose Creek desires to allow individual boards and commissions to establish their own start times as may be necessary to accommodate the public, and;

WHEREAS, the current zoning subchapters specifically require that the Zoning Board of Appeals (ZBA) and Architectural Review Board (ARB) meet at 6:30pm and;

WHEREAS, the City Council of Goose Creek wants to remove inconsistent elements in the Code.

NOW, THEREFORE, BE IT ORDAINED and ordered 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 remove mandated start times for meetings for any board or commission.

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 11th day of May 2021.

DONE the _____ day of _____, 2021.

Mayor, Gregory S. Habib

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

ARCHITECTURAL REVIEW BOARD

§ 151.190 ORGANIZATION.

The Architectural Review Board shall organize itself as follows:

(A) *Creation.* There is hereby created an Architectural Review Board (hereinafter referred to as the “ARB”) to be composed of seven members appointed by the Mayor and City Council (hereinafter referred to as “the Council”), City of Goose Creek. The Council will consider for appointment to the ARB only those persons who reside in the city and have demonstrated their civic interest, general knowledge of the city, independent judgment and availability to prepare for and attend meetings. Members shall also have a demonstrated interest in, and/or competence and knowledge of, architecture, landscape architecture and urban design. It is the intent of City Council that members shall, by reason of diversity in their individual occupations, constitute an ARB which is broadly representative of the Community.

(B) *Terms of office.* The members of the ARB shall be identified by place numbers one through seven. The four odd-numbered places shall expire on December 31, of each odd-numbered year, with the three even-numbered to expire on December 31, of each even-numbered year. Vacancies shall be filled for unexpired terms. ARB members may be appointed to succeed themselves. All terms shall be for two years, except those initially appointed to the ARB whose terms expire on December 31, of the first odd or even numbered year as stated above. Newly appointed members shall be installed at the first regularly scheduled ARB meeting after their appointment. No member shall be the holder of an elected public office in the city while serving on the ARB.

(C) *Vacancy.* A vacancy in a term of office shall occur whenever Council finds that a member has resigned, not maintained required qualifications, has not attended properly called meetings without just cause or has been found guilty of malfeasance or misconduct in office.

(D) *Intent and purposes.* The intent and purposes of the ARB are as follows:

(1) To protect and provide for the unique, special and desired character of the Commercial and Light Industrial Districts and uses inside the City of Goose Creek, in terms of positive visual and aesthetic appearances of these districts and uses including their respective roadways;

(2) The above intent and purpose can be achieved through positive site design, superior architectural standards, attractive street scape improvements, adequate provision of landscape elements and harmonious combinations of signage along both sides of the roadways and street scales of the City of Goose Creek;

(3) To discourage piecemeal development and create unity along the Commercial and Light Industrial Districts and uses of the city;

(4) To foster civic beauty;

(5) To encourage designs which produce a desirable relationship between individual buildings, the circulation system and adjacent areas and to permit a flexible, high quality response of development to a variety of land uses and activities;

(6) To assure respect for the character, integrity and quality of the built and natural environments of the city; and

(7) It is not the intent of the city to stifle innovative architecture.

(E) *Duties and powers.* All new developments proposed within the Commercial and Light Industrial Districts and uses of the city shall be subject to the procedures, standards and guidelines specified in the following sections, in addition to those standards pertaining to the particular zoning district in which the development occurs. This will be accomplished through evaluation of proposed developments by the ARB which shall review the character, and appearance of the proposed developments in a positive manner. It is the purpose of the review to determine, in a cooperative fashion with the developer (hereinafter referred to as the "applicant"), whether the proposed plan meets the guidelines and other standards as specified.

(1) *Criteria for modifications; changes to be reviewed by the ARB.* If any of the criteria below applies, ARB approval is required:

(a) Modifications and/or changes in excess of 10% of the property value of a parcel of property shall be reviewed by the ARB, but this shall be 50% for structures that predate the existence of the Architectural Review Design Ordinance adopted April 20, 1993;

(b) Substantial architectural change in the structure(s);

(c) All color changes;

(d) All changes in signs; and

(e) Change in appearance of structure(s).

(2) *Annual report.* The ARB shall submit an annual report to Council each year, summarizing its activities and achievements. The report shall include the identity of ARB members and their respective meeting attendance record.

(F) *Organization and rules of procedures.*

(1) *Rules.* The rules of procedures are adopted pursuant to S.C. Code § 6-29-790.

(2) *Officers.* The officers of the ARB shall be a Chairperson and a Vice-Chairperson elected for one-year term before the end of each calendar year. The ARB shall appoint a member of the staff of the city as Secretary (non-voting member) of the ARB.

(3) *Chairperson.* The Chairperson shall be a voting member of the ARB and shall have the following duties:

(a) Call meetings of the ARB;

- (b) Presides at meetings and hearings, and swear in witnesses;
- (c) Act as spokesperson for the ARB;
- (d) Sign documents for the ARB;
- (e) Have order of the ARB served on parties, and in case of contempt, may certify the fact to the circuit court having jurisdiction; and
- (f) Perform other duties approved by the ARB.

(4) *Vice-Chairperson.* The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability or disqualification of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, the acting Chairperson shall be elected by the members present.

(5) *Secretary.* The duties of the Secretary shall be as follows:

- (a) Provide and publish notice of appeals and meetings;
- (b) Assist the Chairperson in preparation of agenda;
- (c) Keep recordings and minutes of meetings and hearings, showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact;
- (d) Keep records of ARB examinations and other official actions;
- (e) Maintain ARB records as public records;
- (f) Attend to ARB correspondences; and
- (g) Perform other duties normally carried out by a Secretary.

(6) *Meetings.*

(a) *Time and place.* All regularly scheduled meetings shall be open to the public, and conducted in accordance with state law. Parties in interest may appear personally or by agent. Regular meetings shall be held each month on the third Monday, at 6:30 p.m. at the Marguerite Brown Municipal Center, 519 North Goose Creek Boulevard, unless otherwise announced. Special meetings may be held on the call of the Chairperson upon 24 hours notice, at other times as the ARB may determine, posted and delivered to all members and the local news media, and designate the time and place of its meetings. Deadlines for ARB meetings occur at least 14 days prior to meeting dates. An annual schedule of regular meetings shall be adopted, published and posted at City Hall in December of each year.

§ 151.173 ORGANIZATION, MEETINGS AND RULES OF PROCEDURE.

(A) Organization.

(1) *Rules.* The rules of procedures are adopted pursuant to S.C. Code § 6-29-790.

(2) *Officers.* The officers of the ZBA shall be a Chairperson and a Vice-Chairperson elected for a one year term before the end of each calendar year. The ZBA shall appoint a member of the staff of the City as Secretary (non-voting member) of the ZBA.

(3) *Chairperson.* The Chairperson shall be a voting member of the ZBA and shall have the following duties:

(a) Call meetings of the ZBA;

(b) Preside at meetings and hearings, and swear in witnesses;

(c) Act as spokesperson for the ZBA;

(d) Sign documents for the ZBA;

(e) Have orders of the ZBA served on parties, and in case of contempt may certify the fact to the Circuit Court having jurisdiction; and

(f) Perform other duties approved by the ZBA.

(4) *Vice-Chairperson.* The Vice-Chairperson shall exercise the duties of the Chairperson in the absence, disability or disqualification of the Chairperson. In the absence of the Chairperson and Vice-Chairperson, the acting Chairperson shall be elected by the members present.

(5) *Secretary.* The duties of the Secretary shall be as follows:

(a) Provide and publish notice of appeals and meetings;

(b) Assist the Chairperson in preparation of agenda;

(c) Keep recordings and minutes of meetings and hearings showing the vote of each member upon each question, or if absent or failing to vote, indicating that fact;

(d) See that property involved in appeals and variances or special exceptions is properly posted;

(e) Keep records of ZBA examinations and other official actions;

(f) Maintain ZBA records as public records;

(g) Serve ZBA decisions on parties;

(h) Attend to ZBA correspondences; and

(i) Perform other duties normally carried out by a Secretary.

(B) Meetings.

(1) *Time and place.* All scheduled meetings shall be open to the public, and conducted in accordance with state law. Parties in interest may appear personally or by agent. ZBA meetings shall be held at 6:30 p.m. at the Marguerite Brown Municipal Center, 519 North Goose Creek Boulevard, unless otherwise announced. Special meetings may be held on the call of the Chairperson upon 24 hours notice, at the other times as the ZBA may determine, posted and delivered to all members and the local news media, and designate the time and place of its meetings.



2021-026 SN

Stall Way, TMS# 2351404007;
Request to establish the street name of Stall Way within the second phase of Nello
Farms. Properties are zoned Medium Density Residential (R2)

SITE INFORMATION

OWNER/DEVELOPER
 D.R. HORTON
 1500 PEARL TARRY DRIVE
 MOUNT PLEASANT, SC 29464
 PHONE - 843-566-3572
 CONTACT - STEVEN WILSON

ACREAGE
 TOTAL AREA - 11.1

SEWER/WATER
 SANITARY SEWER SERVICE SHALL BE PROVIDED BY
 BERKELEY COUNTY WATER AND SANITATION
 WATER SERVICE SHALL BE PROVIDED BY CITY OF
 GOOSE CREEK PUBLIC WORKS

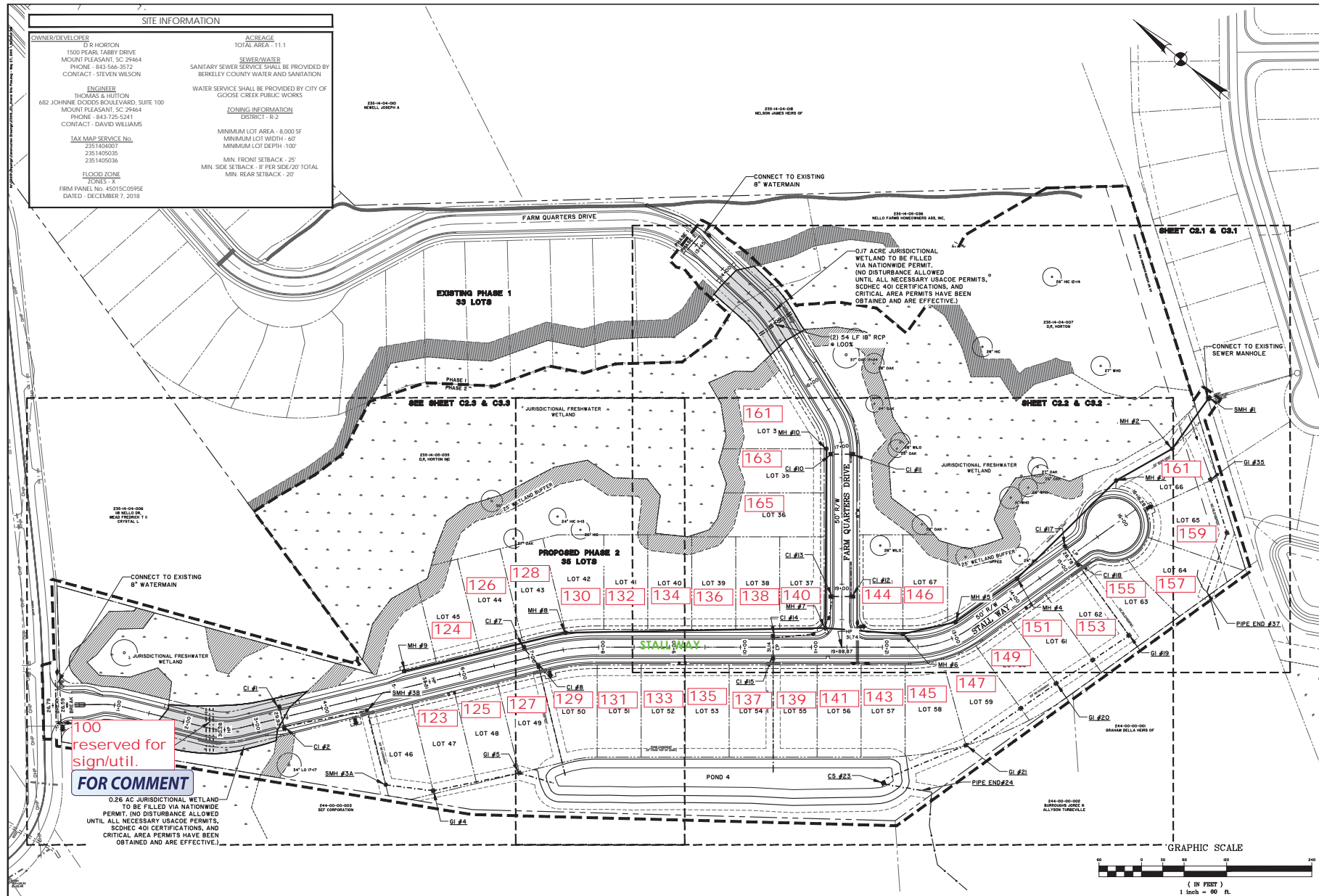
ENGINEER
 THOMAS & HUTTON
 682 JOHNNIE DODDS BOULEVARD, SUITE 100
 MOUNT PLEASANT, SC 29464
 PHONE - 843-725-5241
 CONTACT - DAVID WILLIAMS

ZONING INFORMATION
 DISTRICT - R-2

TAX MAP SERVICE No.
 235140207
 2351405035
 2351405036

FLOOD ZONE
 ZONES - X
 FIRM PANEL No. 4501SC0595E
 DATED - DECEMBER 7, 2018

MINIMUM LOT AREA - 8,000 SF
MINIMUM LOT WIDTH - 60'
MINIMUM LOT DEPTH - 100'
MIN. FRONT SETBACK - 25'
MIN. SIDE SETBACK - 8' PER SIDE/20' TOTAL
MIN. REAR SETBACK - 20'



100 reserved for sign/util.

FOR COMMENT

0.26 AC JURISDICTIONAL WETLAND TO BE FILLED VIA NATIONWIDE PERMIT. (NO DISTURBANCE ALLOWED UNTIL ALL NECESSARY USACOE PERMITS, SCHEC 401 CERTIFICATIONS, AND CRITICAL AREA PERMITS HAVE BEEN OBTAINED AND ARE EFFECTIVE.)



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 Environmental Planning Inc. | Landmark
 682 JOHNNIE DODDS BLVD. • SUITE 100
 MOUNT PLEASANT, SC 29464-1522 • 843.849.0200
 www.thomasandhutton.com
 Greenville, GA | Savannah, GA | Myrtle Beach, SC | Wilmington, NC

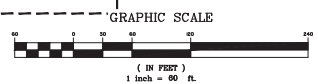
D.R. HORTON, INC.
 GOOSE CREEK, SC

NELLO FARMS - PHASE 2

OVERALL SITE PLAN

JOB NO.	2-2309
DATE	09/20/2023
DRAWN	SAS
DESIGNED	RS
CHECKED	RS
APPROVED	RS
SCALE	1" = 60'

C1.1

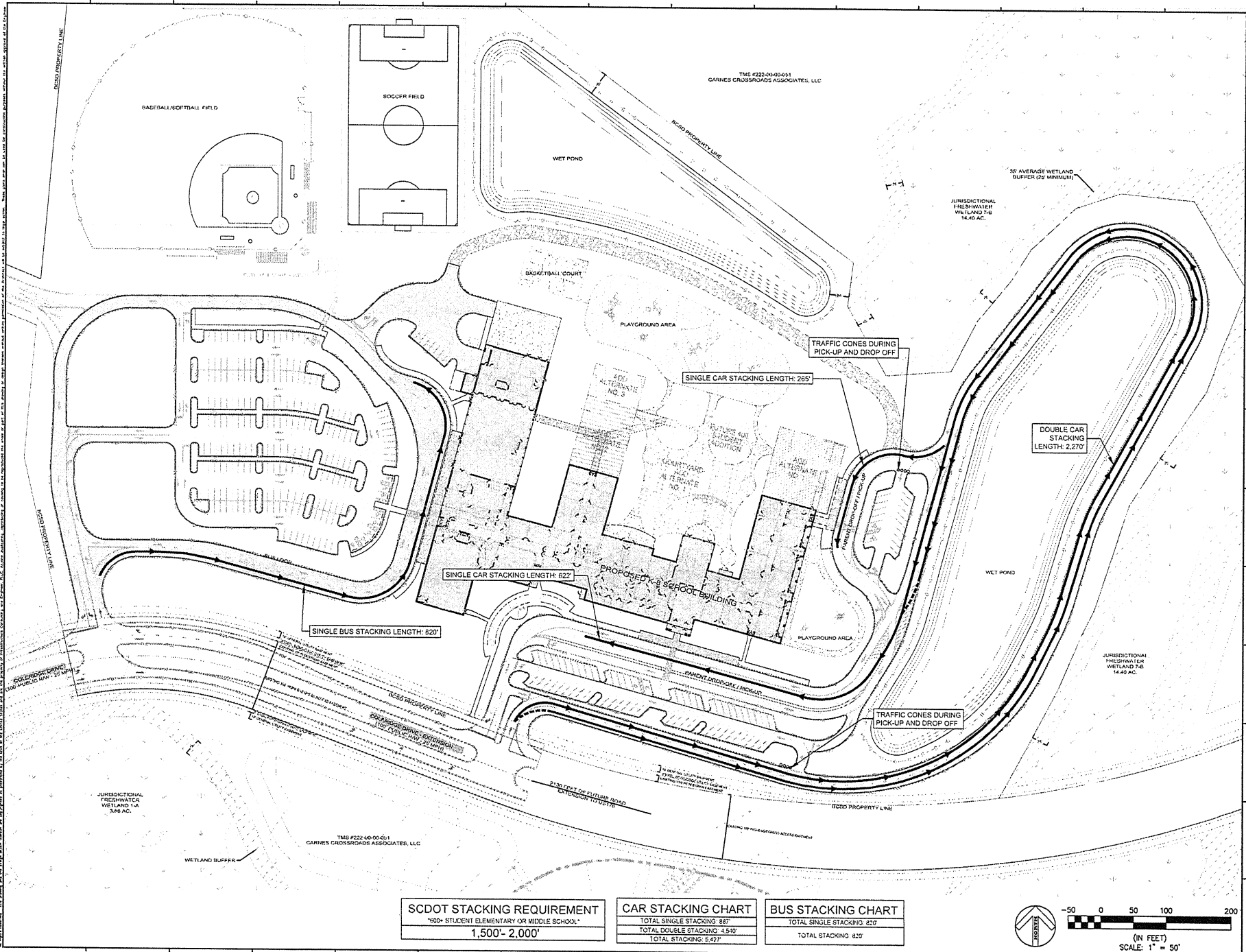




2021-025 SN

Coleridge Lane, TMS# 222000051

Request to change Coleridge Lane to Coleridge Drive. The properties are zoned High Density Residential (R3) and General Commercial (GC) within the Carnes Crossroads Master Planned Community.



REVISIONS



A NEW
CARNES CROSSROADS K-8 SCHOOL
 FOR
BERKELEY COUNTY SCHOOL DISTRICT
 MONROE CORNER, SOUTH CAROLINA

PRELIMINARY REVIEW DRAWING
 NOT FOR CONSTRUCTION



F W ARCHITECTS, INC.

INFRASTRUCTURE
 ENGINEERING & PLANNING

DATE: 2/01/2020
 SCALE: GRAPHIC
 CE PROJ. NUMBER: 20-28
 FILE NAME: 2023 STACKING PLAN
 DRAWING NO.

C-4.00

SHEET DESCRIPTION
 STACKING PLAN

DWG:ACJ CHK:ACJ APP:ACJ

DESIGN DEVELOPMENT

SCDOT STACKING REQUIREMENT
600+ STUDENT ELEMENTARY OR MIDDLE SCHOOL
1,500'-2,000'

CAR STACKING CHART
TOTAL SINGLE STACKING: 887'
TOTAL DOUBLE STACKING: 4,549'
TOTAL STACKING: 5,437'

BUS STACKING CHART
TOTAL SINGLE STACKING: 820'
TOTAL STACKING: 820'

