



THE CITY OF
GOOSE CREEK

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

PLANNING COMMISSION
TUESDAY, MARCH 5, 2019
6:30PM

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

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: March 1, 2019

SUBJECT: NOTIFICATION OF MARCH
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, March 5, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Daniel Moore, Interim Planning Director(x.1112) at 843-797-6220.



**CITY OF GOOSE CREEK
PLANNING COMMISSION**

AGENDA

**TUESDAY, MARCH 5, 2019 AT 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.**

- I. Call to order – Chairman Josh Johnson
- II. Approval of Agenda
- III. Review of Minutes from December 4, 2018, and February 5, 2019
- IV. **PUBLIC HEARING** – Request to amend the density of the Planned Development for additional units within the development of Lakeview Commons to apply to properties identified as TMS #252-06-00-046, 252-06-00-049, and 252-06-00-024.
- V. **DISCUSSION** – Zoning Ordinance Section 151.080 USE OF LAND OR BUILDINGS, specifically tree ordinance language.
- VI. Comments from the Commission
- VII. Comments from Staff
- VIII. Adjournment

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 4, 2018, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Chairman Allen Wall called the meeting to order at 6:30 p.m.
Present: Paul Connerty (6:32), Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry Washington
Absent: Gary Berenyi
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by** Jeffrey Smith; **Seconded by** Barry Washington
Discussion: There was none.
Vote: All voted in favor. The motion carried. (5-0)

III. Review of Minutes from October 2, 2018, and November 12, 2018

Mr. Johnson noted a minor correction to the October minutes, under section IV, should state a vote of 5-1 due to his recusal.

Motion: Made a motion to accept the modified minutes from October 2, 2018 as recommended by Mr. Johnson., **Moved by** Jeffrey Smith; **Seconded by** Jeanette Fowler.
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

Mr. Johnson noted a minor correction to the November minutes, under section V, should state a vote of 4-0.

Motion: Made a motion to accept the modified minutes from November 12, 2018 as recommended by Mr. Johnson., **Moved by** Jeanette Fowler; **Seconded by** Jeffrey Smith.
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

IV. Discussion – Proposal to Amend the Zoning Ordinance Section 151.028; Definitions of Words and Terms; specifically, terms outlining signs

Chairman Wall opened the discussion. The Commission reviewed, discussed, and made modifications to the language as presented by Staff.

V. Discussion – Proposal to Amend the Zoning Ordinance Section 151.084; Sign Regulations in its entirety

Chairman Wall opened the discussion. The Commission reviewed the proposed changes to include language for shopping centers, industrial areas, temporary signs, number of signs allowed per business, and overall allowed sign height. There was a detailed discussion regarding shopping center signage criteria. There was also discussion regarding banners and the quantity allowed per year, per business, and the number of days each banner could be displayed.

- Motion:** Made a motion to accept the proposed ordinance modifications for §151.028, Definitions of Words and Terms; and §151.084, Sign Regulations for Public Hearing in January of 2019; **Moved by** Jeffrey Smith; **Seconded by** Jeanette Fowler.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (6-0)

VI. Discussion – Tree Ordinance

Chairman Wall opened the floor to discuss the language of the tree ordinance. Mr. Johnson stated that he had discussed and suggested some modifications with Ms. Browder, Planning Director for the tree ordinance. He added that a summary along with the proposed changes had been sent to all Commission members for feedback. He stated that Mr. Berenyi had stated he would come up with some proposed language for drip lines and the tree fund. Mr. Johnson stated he felt the tree fund should be a separate discussion. Mr. Johnson also mentioned the discussion from the last meeting included determining the diameter at breast height by taking the sum of the two largest trunks to determine the diameter of the tree. Chairman Wall stated he felt developers would be able to get what they needed from the current ordinance, or by discussing it with the City Planner. There was discussion regarding fines, clear cutting, and mitigation.

Mr. Moore, Interim Planning Director, stated that review and enforcement of the current ordinance is being looked at closely on a case by case basis. He added that language to add sampling would be beneficial for large projects. There was a brief discussion regarding the suggested methods used for sampling. Mr. Moore stated Staff could use this as an opportunity to give the current ordinance a chance to work in order to identify the gaps, along with what deficiencies may arise.

Mr. Johnson stated concerns for clear cutting with past, current, or future projects. Mr. Moore stated the importance of Staff's responsibility to ensure the language is currently being utilized to its fullest capacity, and to analyze any gaps to make future improvements. Mr. Connerty inquired if Staff felt that additional time to utilize the current ordinance and enforce it to its fullest capacity would help identify any shortfalls within the language. Mr. Moore stated yes. There was discussion to keep the tree ordinance as a standing discussion item until it is resolved.

VII. Comments from the Commission

Chairman Wall thanked Barry Washington for his length of service. He also thanked all those that have served, current members and City Staff for all their efforts. Chairman Wall also mentioned appreciation to the City for the end of year appreciation celebration for Board and Commission members. All Commission members thanked Mr. Wall and Mr. Washington for their service. Mr. Wall wished Mr. Johnson and Ms. Fowler well in their endeavors as Chair and Vice Chair respectively.

VIII. Comments from Staff

Staff presented Mr. Wall and Mr. Washington appreciation plaques and thanked them for their dedication and years of service. There was a discussion regarding FEMA.

IX. Adjournment

Mr. Connerty made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:38pm.

Mr. Allen Wall, Chairman

Date: _____

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, FEBRUARY 5, 2019, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Josh Johnson

Action: Chairman Josh Johnson called the meeting to order at 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Judie Edwards, Joshua Johnson, Jeffrey Smith, John Starzyk
Absent: None
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda with the revision of striking the review of the December minutes., **Moved by** Judie Edwards;
Seconded by Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

III. Review of Minutes from January 7, 2019

Motion: Made a motion to accept the Agenda with the revision of striking the review of the December minutes., **Moved by** Jeffrey Smith; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

IV. Discussion – Zoning Ordinance Section 151.080 Use of Land or Buildings, specifically tree ordinance language.

Mr. Johnson stated this was a continuing discussion. He outlined proposed revisions to the Commission along with a summary sheet to compare the major items for proposed language to the existing ordinance. Mr. Johnson noted that Staff was applying the current ordinance as it exists to better identify the gaps needed for modifications to the language, and work with the new Planning Director in moving forward to City Council. He invited the members to provide feedback or comments. Ms. Edwards inquired if the intent is to remove protection from all conifer trees, except for 24” or more. Mr. Johnson stated that it is the intention to remove protection from pine and sweet gum trees. He added that this was typical practice with most municipalities within the area. There was discussion regarding the registered architect, and or

engineer to the tree survey, taking the measurement of the 2 largest trunks of a single tree when calculating the DBH of grand trees. Mr. Berenyi inquired about the discussion of the tree fund. Chairman Johnson stated that he preferred to keep the tree ordinance language separate from the language outlining the regulations of tree mitigation to the tree fund. Mr. Moore stated that the tree trust fund has been established and is reported within the budget. Mr. Berenyi inquired at whose discretion would the plans for how the tree fund is utilized fall under. Mr. Moore stated Council would vote to determine how funds are utilized for trees, and just trees with the tree trust fund.

Chairman Johnson inquired to Mr. Moore how the current ordinance language is currently being applied. Mr. Moore stated Staff was recently able to apply the current language to mitigate trees with a project for the tree trust fund. He added he felt it was effective for this size project, and the proposed language modifications would be a beneficial addition to the tree ordinance. Mr. Berenyi inquired if the language would address “grading” of trees. There was a brief discussion regarding not mitigating diseased trees, a grading system, and the responsibility of working with the zoning administrator in determining those trees considered for removal. Mr. Moore stated concern for adding language requiring an arborist. Ms. Edwards inquired about the term “well formed”, and what would define and specify it. Mr. Moore stated it may be an item to consider on a case by case basis. There was discussion regarding damage to trees during construction, and what measures would be taken; i.e. fines, fee or contingencies placed in order to grant a C.O. There was also a detailed discussion pertaining to the required materials to be installed to protect trees, the potential fines associated with damages, root zone protection and the role of the Architectural Review Board. Chairman Johnson and Mr. Moore discussed the next steps to hold a public hearing for the proposed modifications for the tree ordinance, and recommendation to City Council. The Commission agreed to review the ordinance with suggested modifications in its entirety at the next Planning Commission meeting.

- Motion:** Made a motion to accept the Agenda with the revision of striking the review of the December minutes., **Moved by** Jeffrey Smith; **Seconded by** John Starzyk.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (6-0)

V. Election of Vice Chair

Chairman Johnson opened the floor for nominations of Vice Chair.

Mr. Smith volunteered to take the position of Vice Chair should no other members wish to serve in that capacity. Mr. Connerty made a motion to nominate Mr. Smith as Vice Chair. Mr. Smith accepted the nomination. Chairman Johnson inquired if there were any additional nominations. Hearing none he closed the nominations and requested a vote. All voted in favor of Mr. Smith as Vice Chairman of the City of Goose Creek Planning Commission for the 2019 Calendar year. (6-0) The nomination carried.

VI. Comments from the Commission

Chairman Johnson opened comments to the Commission. Mr. Smith inquired about the status of the Commission vacancy. Mr. Moore stated Council is currently reviewing 2 applications, and applications are still being accepted.

VII. Comments from Staff

Mr. Moore updated the Commission with the status of the applicants for the position of Planning Director.

VIII. Adjournment

Mr. Connerty made a motion to adjourn, and Ms. Edwards seconded. All voted in favor. The meeting adjourned at approximately 7:20pm.

Mr. Josh Johnson, Chairman

Date: _____



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

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

Agenda Item	
Applicant:	Matthew Cline, Cline Engineering
Location/Address:	925 Red Bank Rd.
Request:	Rezone from Conservation/Open Space (CO) to Low Density Residential (R-1)

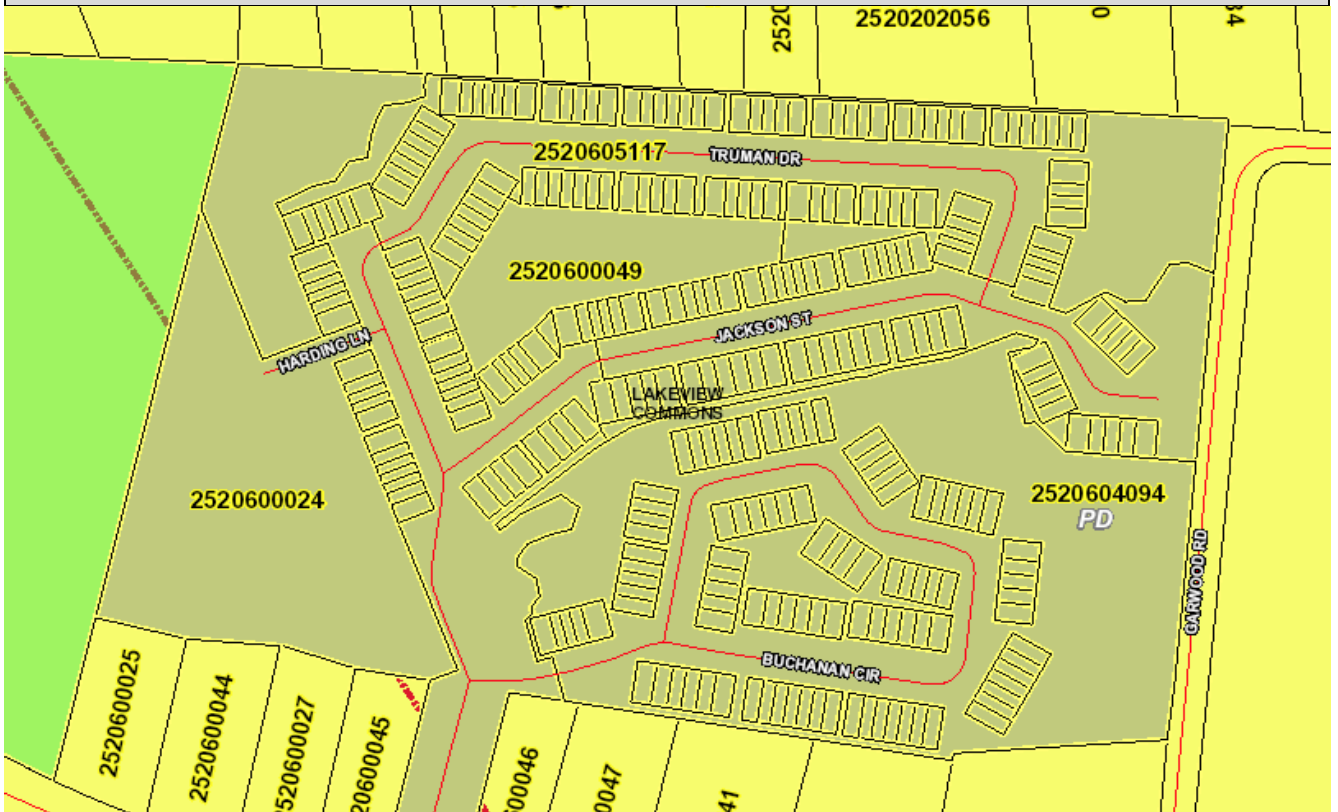
Subject Parcel	
Property Owner:	Southwind Homes LLC Freeman Barber
Tax Map Number:	252-06-00-046, 049, & 024
Approximate Acreage:	39.325
Plat Book & Page:	Plat CAB R – 30-B
Comprehensive Plan Future Land Use Map Designation:	Medium Density Residential

Property Zoning to the		Property Uses to the	
North:	R2 – Single Family Residential	North:	Single Family Residence
South:	Berkeley County GC	South:	General Commercial
East:	Berkeley County- OI	East:	Goose Creek Highschool
West:	GC- General Commercial	West:	Multi Family Apartments

Aerial Map



Zoning Map



Comprehensive Plan



Comprehensive Plan Key

Future Land Use Districts

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

Corridors

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

Relationship to Comprehensive Plan
Moderate Density Suburban areas are designated in locations where development can provide a transition from low-density suburban to already developed residential and commercial areas.

History of Property		
Date	Type of Request	Decision
No history to date	NA	NA
NA	NA	NA

Staff Comments/Additional Information
Applicant is seeking to amend existing PD to allow for an increased number of units (350 units) to be granted to complete final phase of existing development. Previous phases resulted in more than the previously planned number of units constructed resulting in need to increase existing PD to complete the development.

Anticipated Meeting Schedule		
Body	Meeting Date	Action
Planning Commission	March 5, 2019	
City Council Meeting	March 12, 2019	
City Council Meeting	April 9, 2019	
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

Planning Commission Voted to _____ to _____ to _____ the request.
Planning Commission Comments:

Planning Commission Chair Signature:	Date:
Allen Wall	

Proposed amendments – Planning Commission discussion on March 5, 2019

- ~~Omitted language will be highlighted in yellow and have a strike thru.~~
- New/Additional language will be shown in red and Underlined

§151.080 USE OF LAND OR BUILDINGS.

No land, building or structure, including signs, shall be used or occupied, and no building or sign shall be constructed, altered or moved, unless in conformity with the regulations herein specified for the particular zoning district. When proposed development lies adjacent to an established area of the city, the design, scale and location of structures or landscaping on the site shall enhance rather than detract from the character, value and attractiveness of the established surroundings.

(A) *Preservation of natural environment.* The intent of this section is to preserve the natural environment and existing trees to the maximum extent possible, prevent the unregulated clear-cutting of trees and natural vegetative cover and provide for the inclusion of natural trees in the landscape requirements of this chapter.

(B) *Trees on undeveloped lots.* On undeveloped lots, parcels, tracts and acreage in any district, it shall be unlawful to fell any tree measuring four inches in diameter (measured four and one half feet above grade), or otherwise commence development, clearing, grading, filling or excavation until the Administrator has approved the appropriate permit. (See §§ [151.061](#)(C) and [151.999](#).)

(C) *Clear-cutting prohibited.* The clear-cutting of trees and vegetative cover on any lot, parcel, tract or acreage in any district is specifically prohibited.

(D) *Removal of trees in public rights-of-way.* In all zoning districts, the removal or cutting of trees in public rights-of-way (federal, state or local) shall not be permitted except by governmental entities or with the permission of governmental entities.

(E) *Tree conservation.*

(1) *Authority and power.* Pursuant to Objective Seven of the Natural Resources Element of the Comprehensive Plan, and recognizing the importance of preserving the natural landscape of the city as a way to promote the public health, safety and general welfare of its citizens, the Council hereby adopts the tree conservation section of this chapter. All developments and uses proposed within the Commercial and **Light** Industrial Districts of the city (**BPO**, NC, RC, GC, **CI**, LI, **GI** and PD) and all developments and uses proposed on undeveloped parcels and tracts in residential districts (R-1, R-2, R-3 and PD) 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.

- (2) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context indicates or requires a different meaning.

DIAMETER AT BREAST HEIGHT (DBH). The height at which the diameter of a tree is measured, a height of four and one half feet above the ground level.

REGULATED PROTECTED TREES. Hardwood † Trees at least eight inches DBH, except pine and sweet gum trees. **all conifer trees at least 12 inches DBH, and all dogwoods, flowering trees and American Hollies at least four inches DBH anywhere on a site shall be considered regulated and protected, and shall be preserved to the greatest extent practical as determined by city staff and incorporated into required landscaping.**

SIGNIFICANT GRAND TREES. Hardwood † Trees at least 24 inches DBH, except pine and sweet gum trees. **and dogwoods, American Hollies and flowering trees at least eight inches DBH, anywhere on the site shall be considered significant and protected, and must be preserved to the greatest extent practical.**

TREE. A woody perennial plant having a single or multiple elongated main stem (trunk) and height of that particular species. Trees are distinguished from shrubs by having comparatively greater height and, characteristically, single or multiple trunks. Common trees, when planted, shall have a minimum of two and one half inch caliper.

TREE, CALIPER. American Association of Nurserymen standard for trunk measurement of nursery stock. Caliper of the trunk shall be taken six inches above the ground for and up to and including four inch caliper size, and 12 inches above the ground for larger sizes.

TREE, CANOPY. The over story of a tree area that forms the top layer or the above-ground parts of a tree, consisting of the branches, stems, buds, fruits and leaves. Also referred to as a "crown". Examples of trees include oaks, elms, hickories, maples, poplars and others.

TREE, CONIFER. Any tree with needle leaves and a woody cone fruit.

TREE, DIAMETER AT BREAST HEIGHT (DBH). The diameter in inches of a tree trunk measured four and one half feet above grade. For trees with multiple trunks, the diameter shall be the sum of the diameters of the **two largest** trunks. Diameter is calculated as the circumference measured in inches divided by 3.14 (n).

TREE, DRIP LINE. The outermost perimeter of a crown of a tree projected vertically to the ground.

TREE, REMOVAL OF.

1. Any intentional or negligent act causing a tree to decline and die within a period of one year from the act as determined by the city, including but not limited to, damage inflicted upon the root system of a tree by application of toxic substances, the operation of machinery or the change of natural grade by excavation or filling;

2. Damages from injury or fire inflicted on trees that result in, or permit pest infestation;
and

3. Purposeful felling of trees using best management practices; in accordance with this chapter and following approval granted by the city.

(3) *Benefits and values of trees.* The city recognizes that trees are an essential natural resource, an invaluable economic resource and a priceless aesthetic resource. The city acknowledges that trees play a critical role in, and have the following benefits and values:

- (a) Improve air quality by absorbing carbon dioxide, returning oxygen into the air, increasing filtration of dust and fumes, and absorbing emitted exhaust gasses;
- (b) Reduce water pollution by filtering impurities;
- (c) Increase ground water recharge by absorbing rainwater;
- (d) Reduce noise pollution by blocking and masking noise, thereby serving as noise buffers;
- (e) Reduce glare by blocking headlights and reflected sunlight from vehicles;
- (f) Prevent soil erosion and improve stormwater management by holding soils with their root systems, thereby slowing stormwater runoff and minimizing flooding;
- (g) Conserve energy by providing shade, reducing heat levels and the formation of smog;
- (h) Beautify and enhance improved and undeveloped land by buffering incompatible land uses, breaking up hard edges of buildings and hiding unsightly views;
- (i) Improve the appearance of the city by providing greenery and a variety of colorful foliage in an urban environment, thereby preserving the small town character of the city and promoting civic pride and identity;
- (j) Establish and preserve scale and spatial identity;
- (k) Provide focus points for entrances and exits, thereby providing pleasant transitions for developments;
- (l) Improve property values and sales by their proven marketability;
- (m) Provide and preserve recreational settings for wildlife habitat by providing food, nesting sites and shelters;
- (n) Promote commerce and tourism;

(o) Improve city-wide economic impact by improving the quality of life; and

(p) Improve the physical well-being and emotional health of citizens of the city.

(4) *Intent and purposes.* The city acknowledges that there is continuing intense development inside the city, and the intense development sometimes results in the unnecessary or unreasonable removal of trees and vegetation. The intent of this section is to promote the preservation, protection and conservation of trees, and to further the goals and objectives of the Comprehensive Plan of the city. To that end, the city intends to achieve the following purposes through the tree protection section of this chapter:

(a) Recognize the importance of trees and other landscaping and their various contributions;

(b) Encourage the proliferation of trees and other landscaping as well as their replacement;

(c) Maintain the environment and aesthetic benefits that trees provide;

(d) Promote and increase property value and economic development through the benefits of trees;

(e) Improve the quality of life by insuring adequate light, air and open space, and by conserving energy;

(f) Prevent the unnecessary removal and indiscriminate cutting of trees while allowing for reasonable and economical development of land;

(g) Promote a positive identity of the city which is necessary for successful businesses and industries to continue;

(h) Recognize the individual rights to develop private property in a manner which will not be prejudicial to the public interest;

(i) Encourage creativity in tree protection, planting and maintenance, and not to increase monotony;

(j) Preserve scenic beauty and provide a sense of scale, color, silhouette, and mass to the city;

(k) Prevent erosion of topsoil for developments;

(l) Protect developments against flood hazards and landslides;

(m) Add beauty to the city by softening the harshness of the urban environment;

(n) Help to reduce the negative effects of noise and glare;

(o) Provide a protective physical and psychological barrier between pedestrians and traffic; and

(p) Promote the appreciation and understanding of the benefits and values of trees to the citizens of the city.

(5) *Tree removal.* Removal of any tree(s) with a diameter breast height (DBH) of eight inches or more shall be permitted only for the following reasons:

(a) The tree is diseased, dying or dead;

(b) The tree poses a safety hazard, or is in violation of § [151.009](#);

(c) The tree is **designated for removal on an approved site development plan or tree survey**; ~~located within the buildable areas (buildable area shall mean all planned buildings and parking areas that are essential to achieve the reasonable goals of the development without detracting from the natural features of the property to be developed or the surrounding area), or is shown to hinder development (including preventing essential grade changes or all reasonable utility installations). All efforts must be made to save the tree rather than remove it for the sake of development;~~

(d) It is in the interest of good forestry management;

(e) An emergency situation such as an act of nature. The city reserves the right to review the extent of tree removal and take the appropriate action after the effects of the emergency situation;

(f) Proposed site grading shall minimize the removal of trees and soil erosion as much as possible; and

(g) The city is fully aware of the circumstances surrounding the removal of trees for any other reasons than the above-mentioned. Please contact the Planning Director.

(6) *Site or land clearing.* An applicant shall file, in letter form, a request for the clearing of land, property or parcel prior to any clearing activities. A site plan highlighting the areas to be cleared and areas of trees to be saved shall accompany the clearing request. Substantial interest in the development of the proposed project or phases of the project shall be shown prior to the city's approval of a land clearing request. The intent is to prevent a situation from occurring whereby the land has been cleared and the development of the proposed project does not materialize. An applicant may underbrush and remove trees less than four inches DBH in order to develop a tree survey. The Planning Director must be notified of the intent prior to the underbrushing and the removal of the trees.

(7) *Tree survey.* A tree survey is required prior to any new development or substantial redevelopment, or when the Planning Director deems it necessary. The following information shall be shown on a tree survey:

(a) Name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina;

~~(a)~~(b) Tree survey clearly identifying the location and species of ~~significant~~ protected and regulated grand trees and whether those trees are to be preserved, relocated, or removed; Any trees to be relocated will be identified on the survey;

~~(b)~~(c) The boundaries of the proposed development, including the different phases of development;

~~(c)~~(d) The boundaries of the buildable areas, and any proposed structures and parking areas;

~~(d)~~(e) The location, species and DBH of trees outside of the buildable areas over four eight inches or greater DBH;

(f) For sites greater than ten acres, the survey may consist of all grand trees for the entire site and a detailed sample survey of at least one acre that is representative of the majority of the site. For the purposes of determining mitigation, the detailed sample will be considered in determining the number of protected trees per acre;

~~(e)~~ The location, species and DBH of the trees outside of the buildable areas over four inches in DBH to be removed;

~~(f)~~ The average tree size and the dominant species of the trees inside the buildable areas;

~~(g)~~ The trees over four inches DBH to be saved inside the buildable areas;

~~(h)~~(g) Tree protection methods and specifications;

~~(i)~~(h) Trees shall be true to name and variety established by the American Joint Committee on Horticultural Nomenclature “Standardized Plant Names”;

~~(j)~~(i) Any other information as deemed necessary by the applicant or by the Planning Director.

(8) *Tree preservation.* Existing trees identified on the site of a new development or redevelopment should be preserved rather than mitigated. The locations of buildings, parking, stormwater management devices, utilities, and other appurtenances should be determined taking into consideration the existing natural environment, and specifically the retention of existing trees. For subdivisions, the siting of a lot so as to place a grand tree at or near the center of a lot in a location that will require the removal of the grand tree for construction of a dwelling unit, shall be prohibited.

~~(8)~~(9) *Tree protection.* The city expects that the following tree protection methods shall be followed. The intent is not to have the city hire an arborist in order to enforce any section of

this chapter. It is the responsibility of every applicant and his or her representative to conserve and protect trees according to the tree survey.

(a) Temporary protective barriers shall be erected at least up to the drip lines of trees to be saved. ~~as practicable as possible.~~

1. Provide protection fencing for trees designated to remain. The fencing ~~needs to~~ shall be orange safety fencing at least three feet high supported by wood or metal poles. ~~placed at the outer perimeter of the spread of branches and be a minimum of four feet high with a top and middle rail. Posts shall be located no greater than six feet on center. Fencing shall be made of either fencing steel rails and posts (minimum of one and a half inch diameter, wood rails (minimum one by four), and wood posts (minimum two by four), or florescent polyethylene laminar safety fencing.~~

~~2. Barriers shall be made of sturdy material and shall be highly visible.~~

~~3~~2. There shall be no construction, paving, operation of equipment or vehicles, or storage and dumping of materials within this protected zone. Where grading must occur, trees shall be protected.

~~4~~3. Temporary protective barriers shall be maintained until the issuance of the certificate of occupancy.

~~5~~4. No fill material shall be placed within the drip line of any tree in excess of acceptable level for the particular species.

~~6~~5. Landscaping activities taking place after the removal of temporary protective barriers shall be accomplished with light machinery or by hand.

~~7~~6. The Planning Director shall be notified prior to any deviation from the above-mentioned criteria.

(b) Protected ~~ive~~ trees shall be marked with surveyor's flagging for easy identification and inspection.

~~(c) Any existing natural landscape character shall be preserved whenever possible. Preservation is the goal rather than destruction of existing trees or plant life.~~

~~(d) Flexible approaches such as adjustments to lot layout, placement of buildings and paved surfaces, and location of utilities should be pursued in order to save the trees.~~

(e)(c) Corrective measures shall be taken for trees in declining health. Such measures may include:

1. Initiation of pest control measures;
2. Pruning for good forestry;
3. Fertilizing to restore vigor; and
4. Other mitigation measures as deemed necessary.

(9) *Tree conditions for new planting.*

(a) All trees planted shall have be a minimum of two and one half inch calipers, eight to ten feet in height. If a tree splits into multiple trunks below four and one half feet, then the trunk is measured at its most narrow point beneath the split. The crown material shall be in good balance with the trunk.

(b) Trees shall be free of diseases, fungi, insect infestations, abrasions or disfigurement.

(c) Trees shall be well formed and sturdy, free of cold injury and sun scald.

(d) Lateral branching shall be plentiful and uniformly distributed. At least half of the trunk shall have lateral branches.

(e) Pruning scars shall follow proper horticultural practices.

(f) Trees shall be densely supplied with healthy, vigorous leaves of normal size, shape, texture and appropriate colors.

(g) Rooting medium shall be weed-free.

(h) Any new planting shall be done to avoid any adverse impact to the root systems of existing trees.

(i) Tree type substitutions are permitted upon approval from the Planning Director.

(j) All trees shall meet the standards of the latest edition of the American Standard for Nursery Stock sponsored by the Association of American Nurserymen.

(10) *Tree planting and maintenance.*

(a) All installation shall be accomplished in a sound workman-like manner, according to accepted good planting procedures with quantity and quality of plant materials described. Installation shall include, but not be limited to, planting conditions, planting methods, staking of trees, fertilizing, irrigating, pruning and tree maintenance until tree is established.

(b) Evergreens shall be planted in clusters rather than singly in order to maximize their chances of survival.

(c) The city has developed master tree plans for Highway 52 and Highway 176. Street trees shall be planted in accordance with the master tree plans, and will count toward the tree planting requirements of a development.

(11) *Tree replacement, relocation and mitigation.* The intent of this section is to create conscientiousness in tree conservation and protection. The objective is to retain existing trees as much as possible, replant reasonably larger trees and provide alternate methods for tree replacement. Trees shall be mitigated using Chart 1 to determine percent mitigation, according to the specifications provided herein.

(a) Each protected or grand tree that is determined by the Planning Director to be hazardous, diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of providing proof of the extent of the hazard, disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist.

(b) Removal of protected trees shall be mitigated at 100 percent. ~~All significant and regulated trees located at a distance of 15 feet from the footprint of a building shall be saved. Removal of the significant protected trees in accordance with an approved site development plan shall be replaced by the applicant on the property through the replanting of species approved by the city at a minimum of four inch calipers equal to the total DBH removed, and a penalty of \$500. Tree mitigation may occur anywhere on site, including within required buffers and landscaped areas as approved by the Planning Director. In the event that on-site mitigation is not possible due to site constraints, the Planning Director shall impose a \$1,000 fee for each protected tree unable to be fully mitigated. When it is not possible to achieve the total number of replacement trees on the piece of property, a penalty of \$500 per each DBH removed above the replacement trees may be imposed on the applicant along with the original \$500 fine.~~ All monetary ~~fin~~ fees shall be deposited into the city's Tree Trust Fund for the planting of trees on public properties.

(c) Removal of grand trees shall be mitigated at 100 percent and also subject to a \$1,000 fee for each grand tree removed. Removal of the grand trees in accordance with an approved site development plan shall be replaced by the applicant on the property through the replanting of species approved by the city at a minimum of four inch calipers equal to the total DBH removed. Tree mitigation may occur anywhere on site, including within required buffers and landscaped areas as approved by the Planning Director. In the event that on-site mitigation is not possible due to site constraints, the Planning Director shall impose a fee of \$4,000 for each grand tree unable to be fully mitigated. All monetary fees shall be deposited into the city's Tree Trust Fund for the planting of trees on public properties.

(a)(d) Should tree removal occur in violation of the approved tree plan or without a plan approved by the Planning Director, the removed trees shall be replaced with twice the number of inches at DBH removed at a minimum of four inch calipers. For each inch of tree unable to be provided on site for the purposes of reconciling the violation, the Planning Director shall accept payment of a fee of \$200, deposited into the city's Tree Trust Fund.

(b) ~~In all buildable areas, a minimum of 12 trees per acre shall be saved and/or replaced anywhere within the property calculated at total DBH in order to provide flexibility, with a minimum of two and one half inch calipers or equivalent size trees:~~

1. ~~All existing trees including significant trees to be saved within the buildable area may count toward the total number of replacement trees required; and~~

2. ~~Replacement trees may be the predominant species on the property, or of species approved by the city.~~

(e)(e) A tree replacement schedule is required showing the location, species and sizes of any replacement trees to be planted.

~~(d) In areas outside the buildable areas (yard areas), with the exception of significant trees, all trees over four inches DBH shall be saved when practicable. This does not preclude an applicant from removing trees that unnecessarily hinder the development process, or trees that are in the way of driveways, easements and the like. The Planning Director shall be consulted prior to removing any trees.~~

(e) In all buildable and yard areas, with the exception of significant trees, if the applicant removed the trees inadvertently, the trees died during the development or redevelopment processes, or if the applicant is in violation of this chapter, the total number of DBH removed shall be replaced with a minimum of four and one half inch calipers or equivalent size trees. The city may require trees of larger DBH as determined appropriate for the nature of the violation or for site specific conditions and circumstances, lawful or illegal, under which the removal occurred. Section 151.999 will also be imposed.

(f) ~~Compensating (replacement) trees may be planted within the buildable areas or in the yard areas.~~ Replacement trees shall be planted on the site in the areas specified in the plans to be approved by the Planning Director. Replacement trees shall be long-lived, hardy, native and compatible with local conditions, with good aesthetic value, healthy and disease and pest free and approved by the Planning Director.

(g) If trees are to be relocated onto the development site, the applicant shall identify the original locations of the trees, as well as, submit to the city site preparations and methods used on the tree survey. Trees may be relocated provided the environmental conditions of the new location are favorable to the survival of the trees.

(h) ~~For all trees other than significant trees, when an applicant cannot reasonably plant the required replacement trees or saved trees, the applicant shall provide the total DBH removed in monetary value based on tree size of two and one half inch calipers. Replacement trees in monetary value may be of species approved by the city. All monetary value shall be deposited into the city's Tree Trust fund for the planting of trees on public property or property dedicated for public use and enjoyment.~~ Prior to issuance of a Certificate of Occupancy for a completed structure, the Planning Director shall provide a compliance inspection including the provisions in this chapter. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. The Certificate of Occupancy will be withheld pending verification of compliance. The Planning Director shall approve a delayed schedule for planting materials when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials.

(i) All trees planted, replanted, relocated or mitigated may count toward the landscaping requirement for trees under § [151.197](#). The City of Goose Creek encourages the planting of trees as an integral part of the landscaping design of a development. Tree planting shall be at least 10% of the landscape design of a project. The use of native trees is preferred.

Chart 1: Category I: Mitigate 100%

Common Name	Scientific Name
Flowering Dogwood	Comus florida
Fosters, Savannah Holly	Ilex attenuata
Longleaf Pine	Pinus palustris
White Oak	Quercus alba
Live Oak	Quercus virginiana
Crepe Myrtle	Lagerstroemia indica
Red Maple	Acer rubrum
River Birch	Betula nigra
Ginkgo	Ginkgo biloba
Loblolly Bay	Gordonia Lasianthus
American Holly	Ilex opaca
Yaupon Holly	Ilex vomitoria
Tulip or Yellow Poplar	Liriodendron tulipifera
Southern Magnolia	Magnolia grandiflora
Sweetbay	Magnolia virginiana
Blackgum	Nyssa sylvatica
Southern Red Oak	Quercus falcata
Laurel Oak	Quercus laurifolia
Water Oak	Quercus nigra
Willow Oak	Quercus phellos
Swamp Chestnut Oak	Quercus prinus
Shumard Oak	Quercus shumardii
Bald Cypress	Taxodium distichum
Japanese Zelkova	Zelkova serrata

Category II: Mitigate at 75%

<i>Common Name</i>	<i>Scientific Name</i>
Amur Maple	<i>Acer ginnala</i>
Hickory	<i>Carya species</i>
Pecan	<i>Carya illinoensis</i>
Deodar Cedar	<i>Cedrus deodara</i>
Lebanon Cedar	<i>Cedrus fibani</i>
Sugarberry	<i>Celtis laevigata</i>
Fringetree flowering	<i>Chionanthus species</i>
Kousa Dogwood	<i>Comus kousa</i>
Loquat	<i>Eriobotrya japonica</i>
Green or Red Ash	<i>Fraxinus pennsylvanica</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Golden Raintree	<i>Koelreuteria paniculata</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>
London Planetree	<i>Platanus acerifolia</i>
Japanese (Kwansan)	Cherry Prunus
Yoshinio Cherry	<i>Prunus yedoensis</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Sassafras	<i>Sassafras albidum</i>
Chinese or Lacebark Elm	<i>Ulmus parvifolia</i>
American Redbud Flowering	<i>Cercis canadensis</i>
Hawthorn Flowering	<i>Crataegus species</i>
American Beech	<i>Fagus grandifolia</i>
Black Walnut	<i>Juglans nigra</i>
American sycamore	<i>Platanus occidentalis</i>
Littleleaf Linden	<i>Tilia cordata</i>

<i>Category III: Mitigate at 50%</i>	
<i>Common Name</i>	<i>Scientific Name</i>

Southern Sugar Maple	Acer barbatum
Trident Maple	Acer Bbuergeranum
Hedge Maple	Acer campsestre
Japanese Maple	Acer palmatum
Japanese Cryptomeria	Cryptomeria japonica
Chinafir	Cunninghamia lanceolata
Common Persimmon	Diospyros virginiana
Franklinia	Franklinia alatamaha
Scarlet Oak	Quercus coccinea
Post-Oak	Quercus stellata
American Linden	Tilia amerianea
American Elm	Ulmus americana
Carolina silverbell	Halesia carolina
Loblolly Pine	Pinus taeda
Carolina Cherry Laurel	Prunus caroliniana
Black Cherry	Prunus serotina
Pin Oak	Quercus palustris
Stewartia	Stewartia species
Snowbell	Styrax species

Category IV: Mitigate at 25%	
Common Name	Scientific Name
Silver Maple	Acer saccharinum
Sugar Maple	Acer saccharum
Mimosa	Albizia julibrissin
Catalpa	Catalpa species
Carolina Ash	Fraxinum caroliniana
Honeylocust	Gleditsia triacanthos
Crabapple	Malus species
Mulberry	Morus species

Virginia Pine	Pinus virginiana
Poplar	Populus species
Chokecherry	Prunus virginiana
Flowering Pear	Pyrus calleryana
English Oak	Quercus robur
Willow	Salix species
Palms	All species

151.083 LANDSCAPING REQUIREMENTS.

(A) For all commercial and light industrial uses, at least 10% of each lot shall be landscaped in a manner approved by the Zoning Administrator.

(B) For all single family residential properties at least 7% of each lot shall be landscaped in a manner approved by the Zoning Administrator.

(1) The clear cutting of trees and vegetative cover on any lot, parcel, tract, or acreage in any district is specifically prohibited.

(2) Removal or cutting of trees in any public right-of-way shall not be permitted.

(3) The natural landscape character shall be preserved in every reasonable instance. Existing trees measuring eight inches in diameter, when measured at four and one half feet above grade, shall be incorporated into the landscaping plan where feasible. Flowering trees four inches in diameter, when measured at four and one half feet above grade, shall be saved or mitigated.

(4) Materials shall be planted at regular intervals along the front and both sides of new residential units. Other natural or newly planted landscaping material shall be planted in various areas of the property to meet the 7% requirement.

~~(5) In all buildable areas, a minimum of 12 trees per acre shall be saved and/or replaced anywhere within the property with a minimum of two and one half inch calipers or equivalent sized trees.~~

~~(6)~~(5) At least one canopy tree shall be planted or preserved in the front yard of a residential lot, with a maximum distance of 50 feet between trees.

(C) This requirement pertains to all new commercial developments and existing building renovations which equal 50% of the building's value.

(D) Landscaping not completed at the time of occupancy must be completed within 45 days under bond (see § [151.065](#)) after occupancy.

(1) The natural landscape character shall be preserved in every reasonable instance. (See § [151.061](#).) Existing trees measuring four inches in diameter and measured four and one half feet above grade shall be incorporated in the landscaping plan where practically feasible.

(2) Landscaping shall be maintained so as to present a healthy, neat appearance, with dead vegetation promptly replaced.

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