



THE CITY OF
GOOSE CREEK

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

ZONING BOARD OF APPEALS
MONDAY, APRIL 8, 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 ZONING BOARD OF APPEALS

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: APRIL 3, 2019

SUBJECT: MEETING NOTIFICATION

WHEN: MONDAY, APRIL 8, 2019

WHERE: CITY HALL COUNCIL CHAMBERS

This is to remind everyone that the next meeting of the Zoning Board of Appeals is scheduled for Monday, April 8, 2019 at 6:30 p.m. at City Hall.

You will be hearing a three request for a variances. Please see the enclosed staff reports for the details and ordinance criteria for granting a variance.

Should you have any questions or comments prior to Monday'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
ZONING BOARD OF APPEALS**

AGENDA

**MONDAY, APRIL 8, 2019 AT 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.**

- I. CALL TO ORDER** – Chairman Butch Clift
- II. REVIEW OF MINUTES:** December 13, 2018
- III. PUBLIC HEARING** – TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT 101 HOLLYWOOD DRIVE (TMS #235-13-03-043). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE LAND USE BUFFER REQUIREMENT OF §151.085 OF THE CITY ZONING ORDINANCE.
- IV. PUBLIC HEARING** – TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT 115 RED CEDAR DRIVE (TMS #235-14-01-050). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE SETBACK REQUIREMENT OF APPENDIX D OF THE CITY ZONING ORDINANCE.
- V. PUBLIC HEARING** - TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT PROPERTY IDENTIFIED AT THE CORNER OF RED BANK ROAD AND OLD STATE ROAD (TMS #252-01-03-002). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE SIGN REGULATIONS OF §151.084 OF THE CITY ZONING ORDINANCE.
- VI. COMMENTS FROM THE COMMISSION**
- VII. COMMENTS FROM STAFF**
- VIII. ADJOURNMENT**



STAFF REPORT FOR THE CITY OF GOOSE CREEK ZONING BOARD OF APPEALS

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

Agenda Item	
Applicant:	Samurai Judo & Jujitsu Academy
Location/Address:	Corner of Hollywood Drive and Blossom Street
Property Owner:	Mr. Ricky Herndon
Tax Map Number:	235-13-03-043
Plat Book & Page:	CAB Q, Page 130J
Current Zoning:	Restricted Commercial (RC)

Description of the request
The applicant is requesting a 7' relief from the 15' landscape buffer requirement. Currently the proposed
building meets the setback requirements as per Appendix "D" of The City Zoning Ordinance.

Zoning Ordinance Reference			
The applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "In exercising the			
above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or			
may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the			
officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution			
of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the			
circuit court having jurisdiction".			
Property Zoning to the:		Property Uses to the:	
North:	Goose Creek - Medium Density Residential (R-2)	North:	Developed – Single-Family Residential
South:	Goose Creek – General Commercial (GC)	South:	Auto Supply Drive

East:	Berkeley County - Low-Density Residential (R-1)	East:	Developed – Single Family Residential
West:	BL – Blank; Railroad	West:	Railroad right of way

Aerial Map



Zoning Map



History of Property		
Date	Type of Request	Decision
March 13, 2018	Annexation	Annexed
June 12, 2018	Rezoning from CO to RC	Rezoned
April 8, 2019	Variance Public Hearing – ZBA	TBD

Staff Comments
The applicant annexed the property into the City in March of 2018 under the Parent TMS#235-13-03-021 with the intent to subdivide into three parcels; with two of the three properties on Blossom Street used as residential (R-2), and the corner property on Hollywood Dr. and Blossom St. to be utilized as Restricted

Commercial (RC). The property has been assigned the address of 101 Hollywood Drive, with the assigned tax map number of #235-13-03-043. The applicant has proposed the structure to front Hollywood Drive and has a contingent approval from the Architectural Review Board pending the ZBA granting the requested variance to provide a 7' relief from the required 15' buffer on the northern property boundary.

VARIANCE
According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:
To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings; and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:
<input type="checkbox"/> (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
<input type="checkbox"/> (2) These conditions do not generally apply to other property in the vicinity;
<input type="checkbox"/> (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
<input type="checkbox"/> (4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance;
<input type="checkbox"/> (5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
<input type="checkbox"/> (6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and;
<input type="checkbox"/> (7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.



STAFF REPORT FOR THE CITY OF GOOSE CREEK ZONING BOARD OF APPEALS

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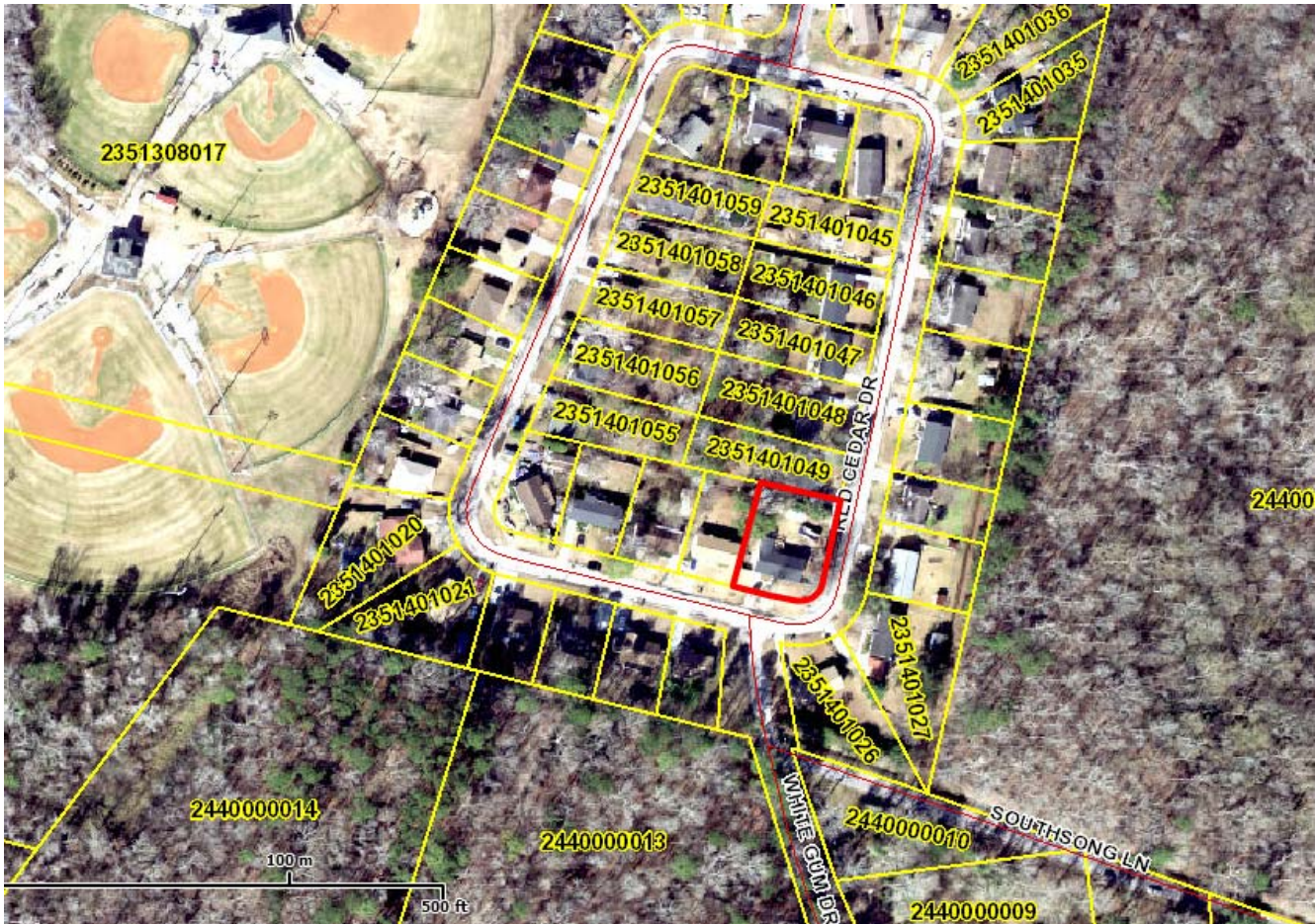
Agenda Item	
Applicant:	Julie Pierret
Location/Address:	115 Red Cedar Drive
Property Owner:	Julie Pierret
Tax Map Number:	235-14-01-050
Plat Book & Page:	CAB D, Page 028
Current Zoning:	Residential Medium Density (R-2)

Description of the request
The applicant is requesting a 8'-6" relief from the 25' front setback requirement. Currently the primary structure meets the front setback requirements as per Appendix "D" of The City Zoning Ordinance. The applicant wishes to
Add a 10' deck at the front of the home, which would require an additional 8'-6" as the home sits back 26'-4".

Zoning Ordinance Reference			
The applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "In exercising the			
above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or			
may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the			
officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution			
of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the			
circuit court having jurisdiction".			
Property Zoning to the:		Property Uses to the:	
North:	Goose Creek - Medium Density Residential (R-2)	North:	Developed – Single-Family Residential
South:	Goose Creek - Medium Density Residential (R-2)	South:	Developed – Single-Family Residential

East:	Goose Creek - Medium Density Residential (R-2)	East:	Developed – Single Family Residential
West:	Goose Creek - Medium Density Residential (R-2)	West:	Developed – Single-Family Residential

Aerial Map



Zoning Map



History of Property		
Date	Type of Request	Decision
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Staff Comments
The applicant wishes to build a deck at the front entrance of the primary structure. The home is situated on a corner parcel in the Woodland Heights subdivision, designated as TMS#235-14-01-050, 115 Red Cedar Drive, lot 10, block B within the City boundaries of Goose Creek, SC. Due to the proximity of the front façade of the home at 26'-10", with a required setback of 25'-0" thus leaving a remaining distance of 1'-6".
The applicant has submitted photo's of surrounding properties within close proximity with similar decks

at the front of the houses. The intent is not a covered porch, strictly a 10'x14' deck. Plans are included for your review with this application.

VARIANCE
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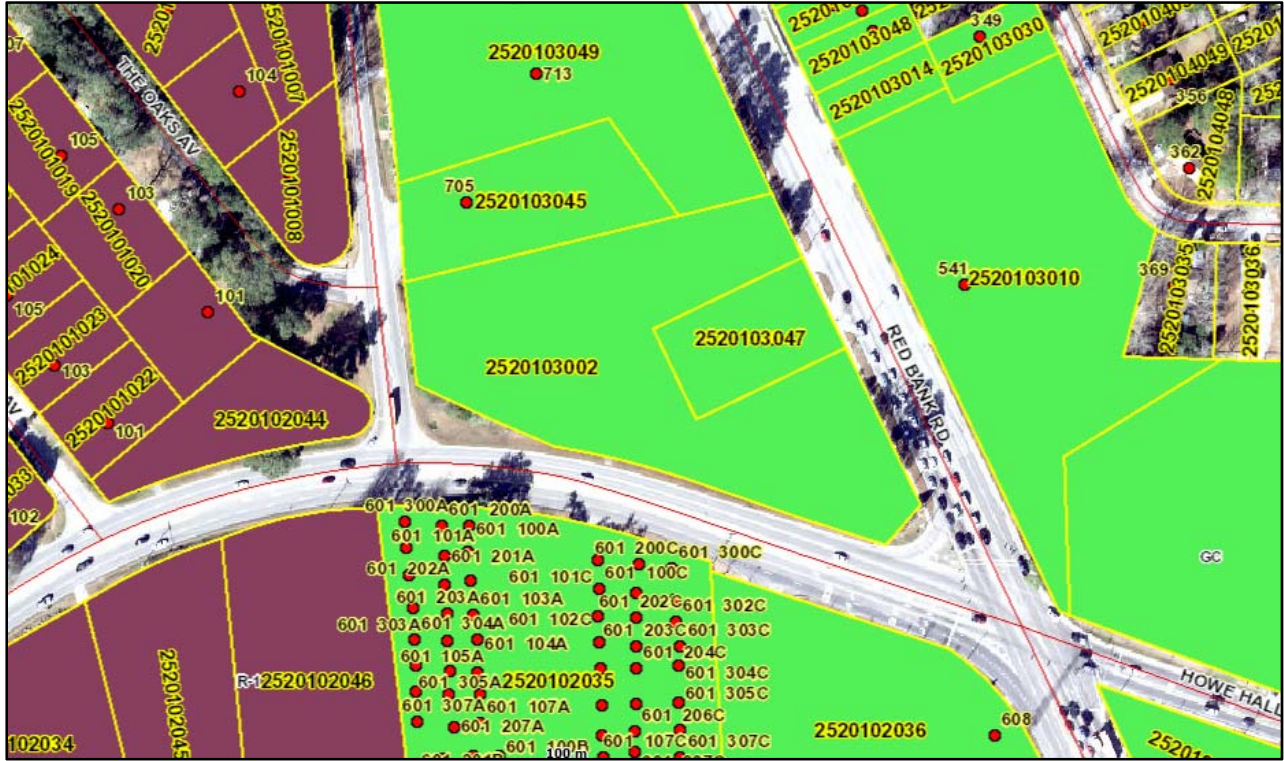
Agenda Item	
Applicant:	Drayton-Parker Companies LLC
Location/Address:	538 Red Bank Road
Property Owner:	Drayton-Parker Companies LLC
Tax Map Number:	252-01-03-002
Plat Book & Page:	CAB T, 117A
Current Zoning:	General Commercial (GC)

Description of the request
The applicant is requesting two freestanding signs, monument in style, for the future location of Parkers Convenience store and fuel stations. Currently ordinance allows 1 per section 151.084

Zoning Ordinance Reference			
The applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "In exercising the above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the circuit court having jurisdiction".			
Property Zoning to the:		Property Uses to the:	
North:	Goose Creek – Conservation Open Space (CO)	North:	Undeveloped
South:	Goose Creek – General Commercial (GC)	South:	Metro North Church

East:	Goose Creek – General Commercial (GC)	East:	Undeveloped
West:	Goose Creek – General Commercial (GC)	West:	Developed – Multi-Family

Aerial Map



Zoning Map



History of Property		
Date	Type of Request	Decision
TBD	Property line to be abandoned	Click or tap here to enter text.
	between 252-01-03-002 and	
	252-01-03-047	

Staff Comments
The applicant is requesting two freestanding signs due to the unique nature of the lot at the intersection of Red Bank Road and Old State Road. The applicant feels this would be a safer alternative by having a sign on Red Bank Road, and an additional sign on Old State Road.

VARIANCE
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