

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, APRIL 6, 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 Pledge of Allegiance.

**Present:** Josh Johnson; Lisa Burdick; Heather Byrd; Judie Edwards; Paul Connerty; Gena Glaze; Rob Wiggins

**Absent:** None

**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 Connerty; **Seconded by** Commissioner Wiggins.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**III. REVIEW OF MINUTES: MARCH 2, 2021**

**Motion:** A motion was made to approve the minutes as presented. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT**

**2021-007 MA:** 128 HOWE HALL ROAD, TMS# 2520103007; REQUEST TO REZONE THE PARCEL FROM CONSERVATION OPEN SPACE (CO) TO GENERAL COMMERCIAL (GC).

Chairman Johnson opened the public hearing. Mr. Brodeur stated the proposal is for a 2.35-acre parcel that was annexed into the City several years ago. He stated the previous procedure for annexations was to annex the property into the City with a Conservation Open Space (CO) zoning classification. The applicant would then come back to the Planning Commission for a zone change modification. The owner of this property did not request a zone change after annexation and this property is still zoned CO. Mr. Brodeur stated no improvements have been made on the property in almost fifteen (15) years. He stated it is a mini storage facility located on the southern end of the City and forms one of the City boundary lines. The property is surrounded by General Commercial (GC), but one small corner of the property is located in Berkeley County and zoned Residential Medium Density (R2). Directly across the street is an elementary school and it is zoned GC. He stated the applicant does not have plans for the site other than to remove an existing mobile home that is used as the office for the mini storage facility and replace it with a permanent structure. The recommendation from staff is to support the zone change from CO to GC in order to be consistent with the surrounding properties.

The applicant did not wish to speak on behalf of his application. There was no public present to speak. Discussion ensued regarding whether this zone change will work with the new Comprehensive Plan Land Use Map designation entitled Village Node Mix Uses. Mr. Brodeur stated GC will be consistent with the Village Node Mix Uses Land Use designation. Mr. Brodeur stated the zoning GC was recommended because it is consistent with the GC zoning that is located on all sides of the property except the small portion that is still in Berkeley County.

**Motion:** A motion was made to approve the request to rezone 128 Howe Hall Road, TMS# 252-01-03-007 from Conservation Open Space (CO) to General Commercial (GC). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

## V. PUBLIC HEARINGS: ZONING TEXT AMENDMENT

### 2021-004 TA: §151.084 SIGN REGULATIONS, REPEAL AND REPLACE IN ITS ENTIRETY

Chairman Johnson opened the public hearing. Mr. Brodeur stated there is one late addition to the sign regulation. He stated he wanted to add a section entitled "Advertising Signs Off-Premises." He stated the reason is for the City to avoid litigation with the billboard owners throughout town. The language would read as such: all off premise signs are prohibited except those authorized as being exempt. Existing advertising signs, currently in the City limits or those that are annexed into the City shall be allowed to continue as non-conforming signs. These non-conforming signs shall not be allowed to be enlarged, extended, or converted into an electronic billboard. Change of copy and regular ordinary maintenance shall be allowed. Advertising sign means any sign pictorial or otherwise, regardless of sign or shape, which directs attention to business commodity, attraction, profession, service, or entertainment conducted, sold off or to manufactured existing or provided at a location other than the premises where the sign is located or two which it is affixed. Such signs are sometimes called off-premises signs, sometimes called non-point of sales signs, and include but are not limited to those signs commonly referred to as outdoor advertising signs, billboards or posterboards.

No one from the public spoke in favor or against the request. Commissioner Edwards stated there are a number of corrections that need to be made regarding margins and typographical errors. The board reviewed the proposed sign ordinance. The following changes were recommended by Chairman Johnson:

1. General formatting and typographical errors.
2. Page two (2) under definitions, add the following definition for Advertising Sign:
  - a. any sign, pictorial or otherwise, regardless of size or shape, which directs attention to a business, commodity, attraction, profession, service, or entertainment conducted, sold, offered, manufactured, existing or provided at a location other than on the premises where the sign is located or to which it is affixed. such signs are sometimes called "off-premises signs," "non-point-of-sale signs," and include, but are not limited to those signs commonly referred to as outdoor advertising signs, billboards, or poster boards.
3. Under Bandit Sign definitions, correct the letter "P" to read **polyboard**.
4. Under section sixteen (16), prohibited signs, add the verbiage **except for advertising signs**.
5. On page fifteen (15), under the section for sign requirements in Commercial and Industrial Zoning districts, change the word **may** to **must** for landscaping. Fix typographical error and formatting of numbers in subsection. Strike duplicate sentence starting with **Plantings** at the end of what will be number four (4).
6. Add the following paragraph regarding the off-premises advertising signs under the nonconforming signs and permission section.

- a. all off-premises signs are prohibited except those authorized as being exempt. existing advertising signs currently in the city limits or those that are annexed into city shall be allowed to continue as nonconforming signs. these nonconforming signs shall not be allowed to be enlarged, extended, or converted to electronic billboards. change of copy and regular/ordinary maintenance shall be allowed.
7. On page twenty-four (24), the last row of the table for multi-tenant sign, add the missing word **development** after one to say one per development.

**Motion:** A motion was made to recommend to City Council section §151.084 Sign Regulations, repeal and replace in its entirety with the corrections, clarification, and edits stated by the Chair. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.

**Discussion:** None

**Vote:** Commissioner Johnson; Commissioner Burdick; Commissioner Byrd; Commissioner Edwards; Commissioner Connerty and Commissioner Wiggins voted in favor. Commissioner Glaze opposed. Motion carried (6-1).

Commissioner Glaze wanted to state for the record there has been some good work done on the sign ordinance, however, she has an issue with limiting the number of panels for multi-tenants and using the one square foot per linear lot frontage only without additional criteria such as size of lot or size of buildings.

**2021-003 TA:** §151.173, §151.190; TEXT AMENDMENT ESTABLISHING MEETING TIMES

Mr. Brodeur stated the Architectural Review Board (ARB), and Zoning Board of Appeals (ZBA) are the only two(2) boards that have their start times established in the code. This proposal is simply to remove the times in those two (2) sections for those two (2) boards so they can establish their own times at the beginning of the year, the same as all other boards and commissions.

**Motion:** A motion was made to recommend to City Council section §151.173, §151.190; text amendment establishing meeting times for Boards and Commissions. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

**VI. STREET NAMING**

**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)

**Motion:** A motion was made to approve the street name Stall Way, TMS# 235-14-04-007 within the second phase of Nello Farms. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

**2021-025 SN:** COLERIDGE LANE, TMS# 2220000051; 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.

**Motion:** A motion was made to approve the change Coleridge Lane, TMS# 222-00-00-051 to Coleridge Drive. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Wiggins.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

**VII. CLOSING REMARKS & ADJOURNMENT**

**Motion:** A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 7:43 pm.

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Mr. Josh Johnson, Chairman

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