



THE CITY OF  
**GOOSE CREEK**

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

**PLANNING COMMISSION  
SUPPORTING DOCUMENTS  
TUESDAY, JULY 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:** JULY 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, July 6, 2021, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Brenda Moneer at (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



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MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, MAY 4, 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; Gena Glaze; Rob Wiggins  
**Absent:** Paul Connerty  
**Staff Present:** Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

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

**III. REVIEW OF MINUTES: MARCH 18, 2021; MARCH 25, 2021; APRIL 6, 2021**

Chairman Johnson stated the vote quantity and the invocation need to be corrected in the minutes. Commissioner Glaze added clarification regarding her vote to oppose passing the sign ordinance.

**Motion:** A motion was made to approve all three minutes with corrections as presented. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (6-0).

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

**2021-029 MA: TMS# 234-08-00-084; REQUEST TO REZONE THE PARCEL FROM GENERAL COMMERCIAL (GC) TO LOW DENSITY SINGLE FAMILY RESIDENTIAL (R1). PROPERTY IS LOCATED AT THE INTERSECTION OF SASS DR. AND OLD MONCKS CORNER RD.**

Mrs. Moneer presented staff report. She stated the applicant proposes to rezone the vacant property identified as TMS#234-08-00-084 from General Commercial (GC) to Low Density Single Family (R1). The applicant plans to build one (1) single family home on the property. A single-family home is not a use by right within a General Commercial (GC) zoning classification.

Mrs. Moneer stated currently there are residential properties located on Sass Drive (west) and a vacant parcel to the south located within Berkeley County zoned (R1) Single Family Residential. Vacant properties to the north are within the City of Goose Creek boundaries and zoned General Commercial (GC). The City of Goose Creek Recreation facility, walker trail/pond area, and City Hall Municipal Complex sits on properties to the east, across Old Moncks Corner Road. These parcels are within the City of Goose Creek boundaries and are zoned Conservation Open Space (CO).

Mrs. Moneer stated within close proximity to this parcel, a Church is located to the north at the corner of Old Moncks Corner Road and Old Mt. Holly Road within the City of Goose creek Boundary, zoned General Commercial (GC). The parcel .09 miles south is located in the City of Goose Creek Boundary, zoned Low-Density Residential (R1). The

property is located in the Low-Density Residential area as shown on the future land use map of the tentative Comprehensive Plan 2020 and surrounded by residential development and vacant residential zoned parcels located within Berkeley County, zoned Low-Density Residential (R1), and Medium-Density Residential (R2).

It is Staff's opinion that the proposed zoning of Low-Density Residential is compatible with the location of the property and provides the necessary zoning for the best use of the property. The proposed zoning would meet the lot criteria as outlined in Appendix "D" of the City Zoning Code. Also, it is Staff's view that the Low-Density Residential zoning for this property is consistent with the City's tentative Comprehensive Plan 2020. In keeping with the future land use map designation, Staff recommends this rezoning request.

The applicant did not wish to speak. There was no public that spoke in favor or in opposition to the request. The Commission had no questions for the applicant.

- Motion:** A motion was made to approve the rezoning request for TMS# 234-08-00-084 General Commercial (GC) to Low Density Single Family Residential (R1) **Moved by** Commissioner Edwards; **Seconded by** Commissioner Burdick.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

**V. STREET NAMING:**

**2021-030 SN: SHELL POINT PHASE II - PROPERTIES ARE ZONED PLANNED DEVELOPMENT (PD), REQUEST TO ESTABLISH THE FOLLOWING STREET NAMES: SUNRAY LANE, WHITE SCALLOP WAY, CORAL SUNSET WAY, CLEAR TIDE DRIVE.**

- Motion:** A motion was made to approve the street names Sunray Lane, White Scallop Way, Coral Sunset Way and Clear Tide Drive for Shell Point Phase II. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

**VI. CLOSING REMARKS & ADJOURNMENT**

Commissioner Johnson stated the August meeting will probably be his last meeting as he is moving out of the City.

- Motion:** A motion was made to adjourn. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Byrd.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

The meeting adjourned at approximately 6:40 pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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



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2021-039 MA

TMS# 243-08-05-052

REQUEST TO REZONE THE PARCEL FROM RESIDENTIAL MEDIUM DENSITY (R2) TO RESTRICTED  
COMMERCIAL(RC). PROPERTY IS LOCATED ON ETLING AVE

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## 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	
<b>Request #:</b>	2021-039 MA
<b>Applicant:</b>	Jones, Bruce D.
<b>Location/Address:</b>	Etling Avenue
<b>Requested Zoning District:</b>	RC-Restricted Commercial

Subject Parcel	
<b>Property Owner:</b>	Quality Care Residential Home SC Inc.
<b>Tax Map Number:</b>	243-08-05-052
<b>Approximate Acreage:</b>	.22
<b>NEW Comprehensive Plan Future Land Use Map Designation:</b>	Zoning class transitions from Neighborhood Mixed Use to Medium-Density Residential
<b>Current Zoning:</b>	R2-Medium Density Residential

Property Zoning to the		Property Uses to the	
<b>North:</b>	City limits - R2- Medium Density Residential	<b>North:</b>	VACANT PARCEL
<b>South:</b>	City limits - R2- Medium Density Residential	<b>South:</b>	Residential
<b>East:</b>	City limits - RC- Restricted Commercial	<b>East:</b>	Assisted Living
<b>West:</b>	City limits - R2- Medium Density Residential	<b>West:</b>	Residential

**Relationship to Comprehensive Plan**

The newly created Comprehensive Plan Future Land Use Map shows this area as Medium Density Residential. The current zoning for this area is (RC) Restricted Commercial, providing a good transitional zoning from General Commercial to Residential. A residential day care is not inconsistent with this land use.

**Staff Comments**

The subject property currently is a vacant .22 acre parcel west of the property currently identified as 107 Etling Av. 107 Etling Av. is currently a 29-bed assisted living facility known as Quality Care Residential Home SC, LLC. The applicant would like to join these two parcels together, rezone this parcel (RC) Restricted Commercial, and abandon the property line creating one larger parcel. This would allow the owner to build an additional eight (8) rooms onto the current 29-bed assisted living facility. A portion of the additional parcel would be used to meet additional parking requirements as outlined in the City Zoning Code of Ordinances. Therefore, the applicant is requesting to rezone the parcel from (R2) Medium Density Single-Family Residential to (RC) Restricted Commercial.

There currently is a residence, located to the West, with no development to the North. The parcel to the south is located in the City, owned by the applicant, and is currently zoned RC) Restricted Commercial. Properties to the East are commercial in nature and extend as such out to St. James Av.

Staff recommends this rezone request.

<b>Anticipated Meeting Schedule</b>		
<b>Body</b>	<b>Meeting Date</b>	<b>Action</b>
<b>Planning Commission</b>	<b>July 6, 2021</b>	<b>Pending</b>
<b>City Council Public Hearing</b>	<b>August 10, 2021</b>	<b>Pending</b>
<b>City Council Public hearing</b>	<b>September 14, 2021</b>	<b>Pending</b>
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

<b>Planning Commission Voted to _____ the request by a vote of __ to _____.</b>	
<b>Planning Commission Comments:</b>	
<b>Motion was made to _____ the rezoning of property along Etling Av., identified as TMS# 243-08-05-052 from R2)Medium Density Residential to RC)Restricted Commercial.</b>	
<b>Planning Commission Chair Signature: _____ Date: July 6, 2021</b>	
<b>Joshua Johnson</b>	





**CITY OF GOOSE CREEK LAND USE APPLICATION**

TODAY'S DATE: 6/2/2021

**PART I. PURPOSE OF SUBMITTAL**

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

**PART II. GENERAL INFORMATION**

1. Development Name: Quality Care Residential Home SC LLC
2. Street Address: 107 Etling Ave Goose Creek SC 29445
3. TMS #: 243 - 08 - 05 - 052
4. Zoning Classification: R-2  
Requested Classification: RC (For rezonings only)
5. Total Site Acres: .22

**GOOSE CREEK ZONING DISTRICTS**

- CO: Conservation Open Space
- LI: Light Industrial
- R-1: Residential Low Density
- R-2: Residential Medium Density
- R-3: Residential High Density
- GC: General Commercial
- NC: Neighborhood Commercial
- RC: Restricted Commercial
- PD: Planned Development
- PD-MH: PD for Mobile Home

**PART III. CONTACT INFORMATION**

Owner/Developer Name: Bruce D. Jones

Street Address: [REDACTED]

Telephone: \_\_\_\_\_ Cell Phone: [REDACTED]

E-mail Address: [REDACTED]

**PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)**

Proposed Building Use: Plan to add 8 rooms onto current 29 bed assisted living. Part will be used for additional parking.

Proposed Total Building Area (gross sq. ft.): 4,600

Max. Building Height: 24 ft. Total Number of Buildings/Units/Lots: 1 Building + parking

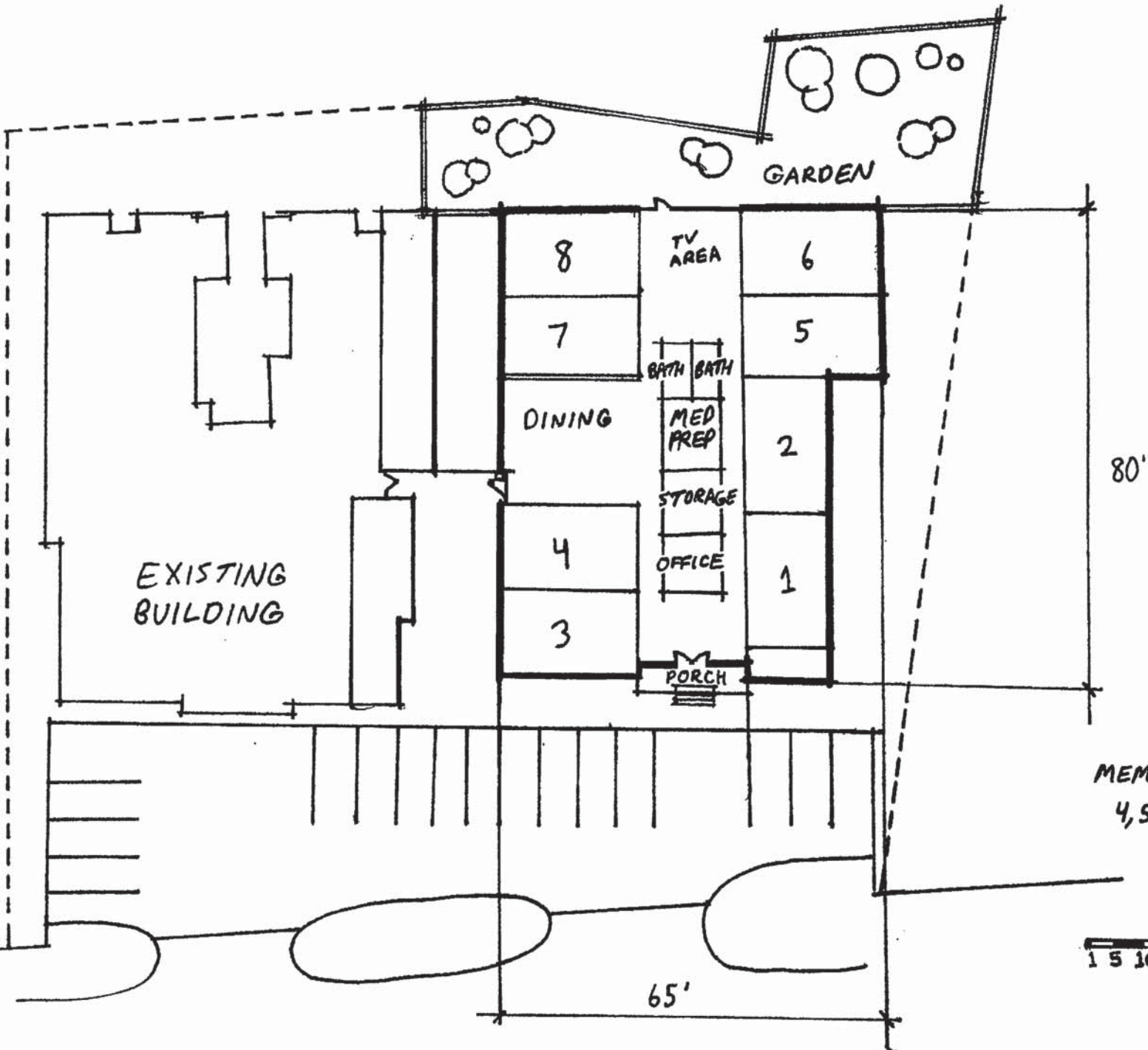
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

**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 Bruce D. Jones 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: Bruce D Jones Date: 6-2-21

Signature: [Handwritten Signature]



EXISTING BUILDING

GARDEN

8

TV AREA

6

7

5

BATH BATH

DINING

MED PREP

2

STORAGE

4

OFFICE

1

3

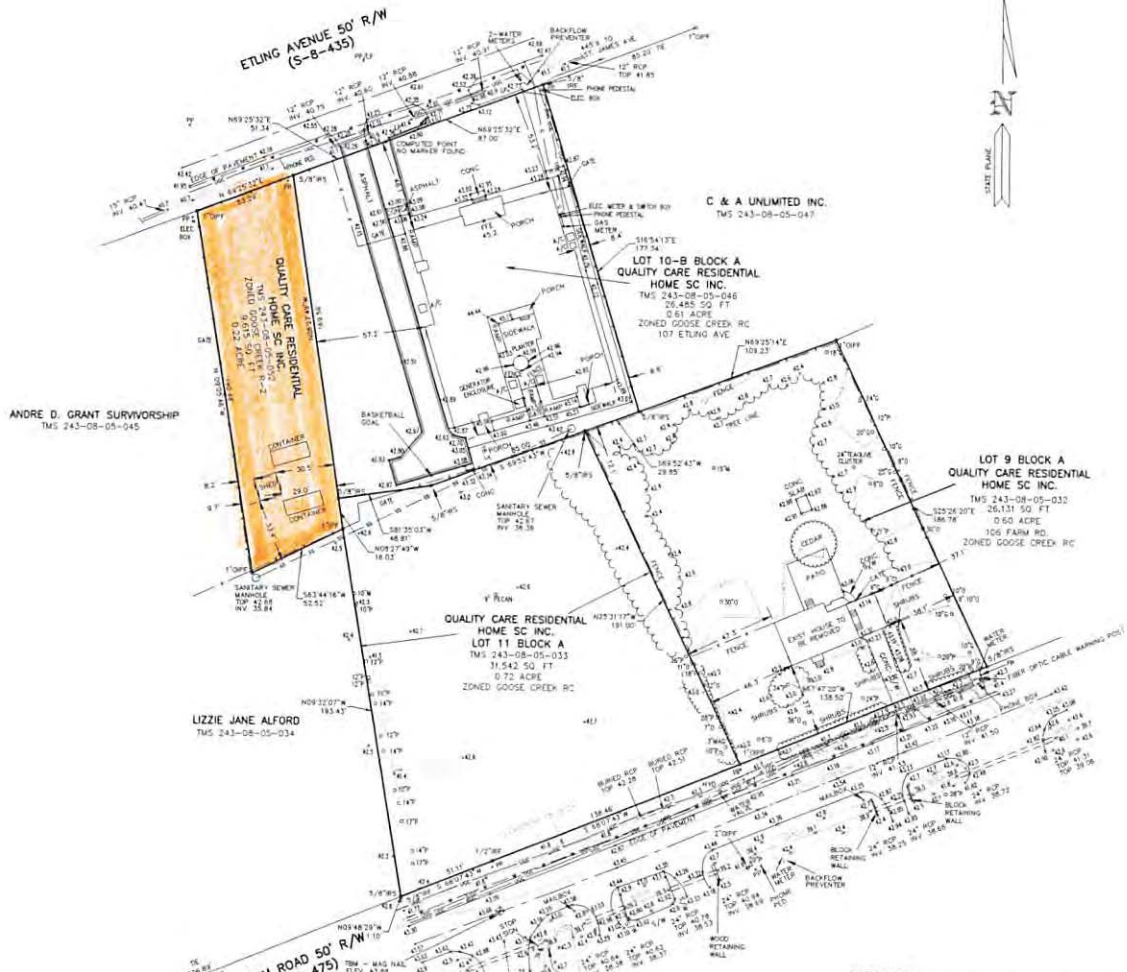
PORCH

80'

MEMORY CARE  
4,592 sq ft

65'

1 5 10 20 30



**PINEVIEW TERRACE**  
 BERKELEY COUNTY, S. C.  
 SURVEY OF LOT 10-B BLOCK A CONTAINING 0.51 ACRE,  
 LOT 11 BLOCK A CONTAINING 0.72 ACRE AND  
 LOT 9 BLOCK A CONTAINING 0.60 ACRE  
 TMS 243-08-05-052 CONTAINING 0.22 ACRE  
 ALL OWNED BY QUALITY CARE RESIDENTIAL HOME, S. C., INC.

SCALE: 1" = 30' JUNE 5, 2018



- REFERENCES:**
1. PLAT BY W. P. TOMPKINS, JR. INC. DATED FEB. 24, 1987. RECORDED IN BERKELEY COUNTY REC. OFFICE IN PLAT BOOK "C" PAGE 123

- TREE LEGEND**
- CL CHERRY LAUREL
  - DM DOGWOOD
  - MA MAHONIA
  - MC MUCKLEBERRY
  - OR OAK
  - PI PINE

- LEGEND**
- CLIFF OPEN TOP IRON PIPE FOUND
  - IRF IRON REBAR FOUND
  - IRB IRON REBAR SET
  - LP LIGHT POLE
  - PH POWER POLE
  - ELV EXISTING ELEVATION
  - F FENCE
  - G GAS
  - SE SEWER
  - UC UNDERGROUND CABLE
  - UE UNDERGROUND ELECTRICAL
  - W WATER

- RC ZONING:**
- LOT AREA: 5000 SF
  - WIDTH: 50 FEET
  - DEPTH: 10 FEET
  - MINIMUM SETBACKS: FRONT 20 FEET, SIDE MIN. TOTAL 7 1/2 FEET, REAR 20 FEET
  - COVERAGE: 40%
  - MAXIMUM HEIGHT: 40' / 3 STORIES

- R-2 ZONING:**
- LOT AREA: 8000 SF
  - WIDTH: 60 FEET
  - DEPTH: 100 FEET
  - MINIMUM SETBACKS: FRONT 25 FEET, SIDE MIN. TOTAL 8/20 FEET, REAR 20 FEET
  - COVERAGE: 40%
  - MAXIMUM HEIGHT: 35' / 2.5 STORIES

- NOTES:**
1. AREA DETERMINED BY COORDINATES
  2. BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 4502C 0202 D DATED NOVEMBER 17, 2004. THE PROPERTY SHOWN HEREIN LIES IN FLOOD ZONE A (AREA OUTSIDE 500 YEAR FLOODPLAIN)
  3. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS SURVEILLATIONAL METEOROLOGICAL DATA DETERMINED BY THIS SURVEY
  4. THERE IS NO GUARANTEE OR WARRANTY OF THE LOCATION OF UNIDENTIFIED OR BURIAL GROUNDS ON THIS PROPERTY. SURFACE CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING UNDERGROUND GRAVE SITES THAT MAY AFFECT THE USE OR FURTHER DEVELOPMENT OF THIS PROPERTY.
  5. UNDERGROUND UTILITY LINES SHOWN ON THIS SURVEY WERE LOCATED IN RESPONSE TO SC811 LOCATE NOTICE REQUESTS #180240738, #180240739, #180240784, AND #180240888

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEWIS E. SEABROOK  
 CIVIL ENGINEER & LAND SURVEYOR  
 S. C. REG. NO. 20966  
 P. O. BOX 96  
 MOUNT PLEASANT, S. C. 29505  
 (843) 884-4496

**E.M. SEABROOK**  
 Engineers & Surveyors  
 1037 Camp Green Way  
 Building #, Suite 200  
 Post Office Box 49  
 Mount Pleasant, SC 29465  
 Phone (843) 264-4488  
 www.emseabrook.com

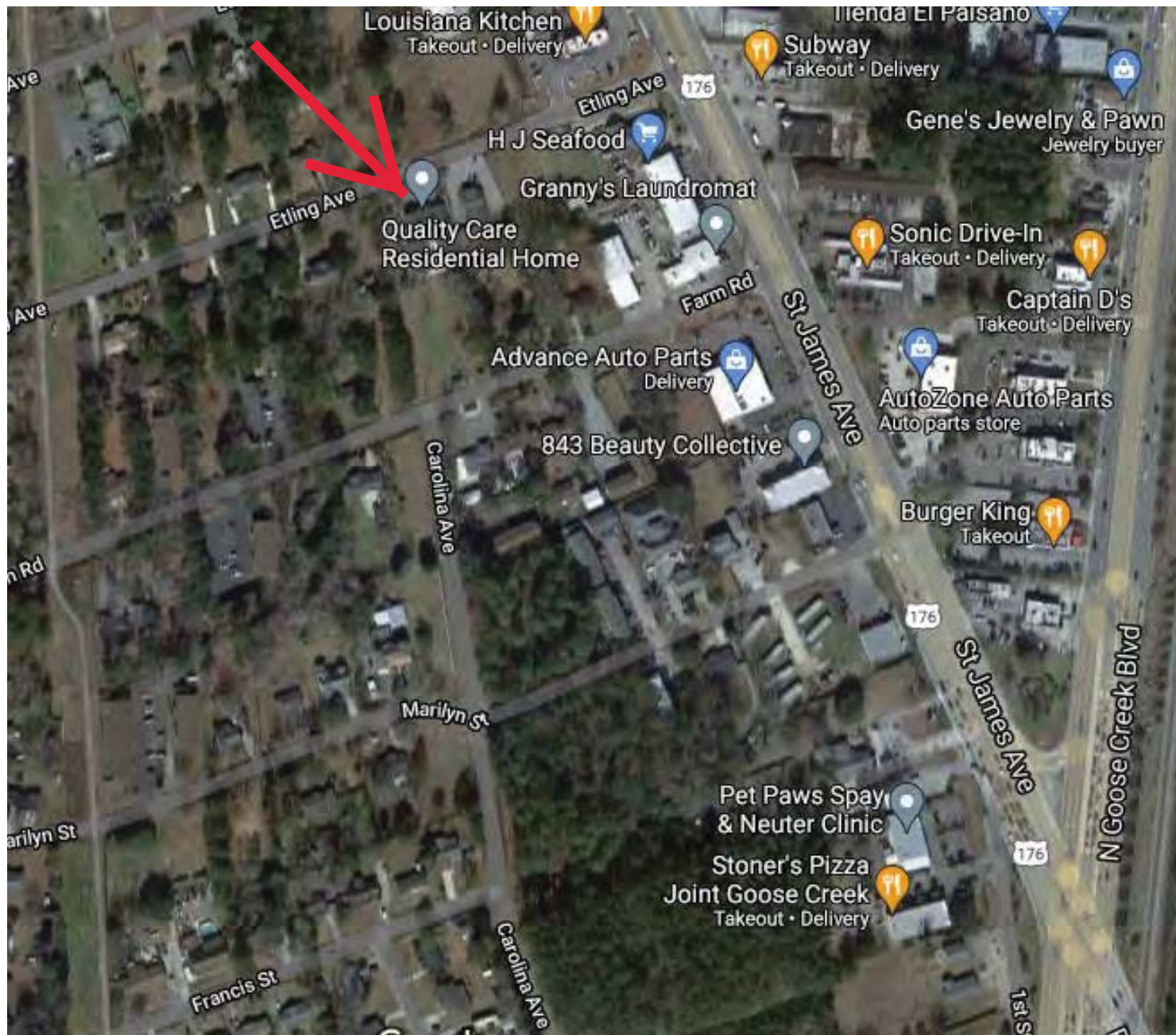
NGVD 29

14142-JONES PROPERTY, 2017



**STREET VIEW PROVIDED BY GOOGLE FEBRUARY 2015**

Aerial Map





**CITY OF  
GOOSE  
CREEK**



**SUBJECT PROPERTY**  
243-08-05-052

107

**Legend**

- REZONE REQUEST
- GOOSE CREEK**
- Zoning Classifications**
- CO
- GC
- GI
- LI
- NC
- PD
- PD-MH
- R-1
- R-2
- R-3
- RC
- STREETS
- BERKELEY COUNTY**
- Berkeley



**REZONE REQUEST  
MAP**  
TMS#243-08-05-052  
GOOSE CREEK, SC

Produced by the City of Goose Creek Planning and Zoning Department. Information provided by Berkeley County GIS. Published 06-07-2021. www.cityofgoosecreek.com

# FUTURE LAND USE

## Legend

- Planning Area
- ▬ City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional



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2021-043

MODIFY MEETING TIMES FOR BOARDS AND COMMISSION

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