



Planning Commission Meeting
Tuesday, May 3, 2016
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sarah Hanson
Planning Director

DATE: April 28, 2016

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, May 3, 2016, at 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

Included in your packet is a proposed revision for Appendix D of the zoning ordinance whereby we have added the required zoning information for the proposed Commercial Industrial and General Industrial zoning classifications. Also included in your packet are the proposed buffer requirements for these new proposed zoning classifications. Please take a few minutes to review this information, and we will discuss during Tuesday evening's meeting.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact me at 797-6220 ext. 1118. I look forward to seeing you Tuesday evening.

AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 3, 2016, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

- I. Call to Order - Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from April 5, 2016 Meeting
- IV. Discussion – Appendix D Zoning Districts
- V. Discussion – Section 151.085 Land Use Buffer
- VI. Discussion – Section 151.235 Parking Requirements
- VII. Street Naming Approval – Comet Creek Lane
- VIII. Street Name Approval – Levis Song Ct.
- IX. Comments from the Commission
- X. Comments from Staff
- XI. Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, APRIL 5, 2016, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Chairman Wall called the meeting to order at 6:32 p.m.

Present: Paul Connerty, Jeffrey Smith, Allen Wall, Barry Washington

Absent: Darrell Williams

Staff Present: Jake Broom, Sarah Hanson

II. Approval of Agenda

Motion: Mr. Connerty made a motion to accept the Agenda as posted. Mr. Washington seconded.

Discussion: There was none.

Vote: All voted in favor. (4-0)

III. Review of Minutes from March 1, 2016

Motion: Mr. Smith made a motion to accept the minutes as written. Mr. Connerty seconded.

Discussion: There was none.

Vote: All voted in favor. (4-0)

IV. Street Name Approval – Charger Drive, Carnes Crossroads

Chairman Wall opened the floor to Staff. Ms. Hanson presented the location of the Street to be named within the Carnes Development. Staff described the status of the development in the area, and how the roads are connected. She mentioned the Church had requested the street name to be Charger Drive, because the school is known as the Northwood Chargers. Ms. Hanson stated the street name needed to be approved by the Planning Commission if they deemed it an appropriate name, and that it had not been a street name previously approved.

Motion: Mr. Smith made a motion to accept the request to name the street Charger Drive. Mr. Connerty seconded.

Discussion: There was none.

Vote: All voted in favor. (4-0)

There was a brief discussion about the names of the road within Carnes on the opposite side of N. Main Street. Chairman Wall expressed the importance of the consideration to review the zoning district regulations.

V. Public Hearing – Proposed Ordinance Amendment: Appendix B – Table of Land Uses, Section 151.125 – Zoning District Regulations

Chairman Wall opened the public hearing, and opened the discussion to Staff. Ms. Hanson stated the importance for the need of various types of Industrial zoning with the growth and economic development of the City. She outlined the task for each zoning classification which blended the language into the body of the zoning language with the definition and land use for each district. Staff added the table had also been updated. She highlighted the proposed zoning classification additions new to the ordinance and described their use. Ms. Hanson also mentioned the definitions, the body of the ordinance and the amended Appendix “B” that had been added.

Staff opened the discussion to the Commission. Chairman Wall invited anyone from the public to speak for the issue. There was none. Chairman Wall invited anyone from the public to speak against the issue. There was none.

Chairman Wall closed the public hearing, and opened the discussion to the Commission. Chairman Wall highlighted the size of the acreage for the proposed zoning classifications. Chairman Wall inquired if the Commission had any questions or comments. There were none.

Motion: Mr. Connerty made a motion to recommend the proposed ordinance amendment Appendix B – Table of Land Uses, Section 151.125 – Zoning District Regulations. Mr. Washington seconded.

Discussion: There was none.

Vote: All voted in favor. (4-0)

VI. Comments from the Commission

Chairman Wall inquired if there were any plans for training with the COG this year. Staff stated there would be training. She inquired if the Commission preferred to attend one 3 hour session, or two 1.5 hour sessions. There was a brief discussion about the vacancies for the Commission.

VII. Comments from Staff

Ms. Hanson stated that Connie Myers would be leaving the Commission. There was an inquiry about DOT access for Mt. Holly and Hwy. 52. Mr. Smith inquired about any updates with new business. Staff mentioned the redevelopment of 208 St. James Avenue with an interior storage facility and pet supply store, with planned development of outparcels within phase II. Ms. Hanson mentioned current developments to include an assisted living facility, dental office, and apartment complex at Carnes. She also added the addition of an assisted living facility off of Bridgetown Road

with a memory care facility to be developed within phase II. Staff mentioned the development of two new apartment complex's off of St. James Avenue within the Cobblestone Development.

VIII. Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Washington seconded. All voted in favor. The meeting adjourned at approximately 7:05 p.m.

Allen Wall, Chairman

Date: _____

APPENDIX D: ZONING DISTRICTS

<i>Zoning Districts</i>									
<i>Zoning Districts</i>	<i>Area</i>	<i>Width</i>	<i>Depth</i>	<i>Front</i>	<i>Minimum Yards Side Minimum/ Total⁵</i>	<i>Rear⁵</i>	<i>Height Ft/ Stories</i>	<i>O/O Coverage</i>	<i>Accessory Buildings/ Uses</i>
R-1 Low-Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% ^{1 2}	§ 151.108 and App. C
R-2 Medium-Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% ^{1 2}	§ 151.108 and App. C
R-3 High-Density Residential									§ 151.108 and App. C
Single-Family	6,500	60	80	20	7/15	20	35/2.5	40% ^{1 2}	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% ^{1 2}	
Multi-family	§ 151.135	70	80	30 ³	15/35 ³	25 ³	50/4.0	40% ^{1 2}	
RC Restricted Commercial	5,000	50	70	20 ³	7/15 ³	20 ³	40/3.0	40% ^{1 2}	§ 151.108 and App. C
NC Neighborhood Commercial	15,000 ⁴	65	70	25 ³	8/20 ³	20 ³	35/2.5	40% ¹	§ 151.108 and App. C

GC General Commercial	10,000	70	100	20 ³	10/20 ³	20 ³	40/4.0	40%	§ 151.108 and App. C
CI Commercial Industrial	10,000	70	100	40	10/20	30	40/4.0	40%	§ 151.108 and App. C
LI Light Industrial	2 Acres	200	200	50 ³	20/40 ³	30 ³	50/4.0	50%	§ 151.108 and App. C
GI General Industrial	5 acres	200	200	50	20/40 ⁵ 2 nd Street 30'(5)	40 ⁵	70/5	50%	§ 151.108 and App. C
CO Conservation	Variable	Variable	Variable	Site Dependent	Site Dependent		35/4.0	30%	§ 151.108 and App. C
PD Planned District	3 Acres	Requirements for planned districts are site and situation dependent and are specified by the zoning administrator and the planning and zoning commission, as appropriate, and must be approved by city council as an amendment to the zoning ordinance. (See the appropriate procedures manual for more information.)							
PD-MH Planned Dist. Mobile Home	5 Acres								
Notes:									
(1) Percentage of lot coverage by both principal and accessory uses/buildings.									
(2) If enclosed parking is provided, coverage may be 50%.									
(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second									
(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.									

(5) Setback requirement subject to meeting land use buffer requirement, if applicable

(1985 Code, Annex D)

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a. Buffer 5

A buffer in depth equal to two times the height of the building, with the minimum depth as noted in the chart below. The buffer is to be planted as follows:

- i. A buffer 30' wide that shall consist of at least 4 canopy trees, 6 understory trees, and 15 shrubs per 100 feet of buffer yard.
- ii. A buffer 50' wide that shall consist of at least 4 canopy trees, 4 understory trees, and 10 shrubs per 100 feet of buffer yard. In addition, a structural element shall be required.
- iii. A buffer 100' wide that shall consist of at least 10 canopy trees, 15 understory trees, and 60 shrubs per 100 feet of buffer yard. In addition, a structural element shall be required; or
- iv. A buffer 125' wide that shall consist of at least 8 canopy trees, 10 understory trees, and 30 shrubs per 100 feet of buffer yard. In addition, a structural element shall be required; or
- v. A buffer 150' wide that shall consist of at least 8 canopy trees, 8 understory trees, and 20 shrubs per 100 feet of buffer yard. In addition, a structural element shall be required.

PROPOSED USE	ADJACENT USE							
	Single-Family Residential	Multi-Family Residential	Restricted Commercial	General Commercial and Institutional	General Commercial and Institutional Over 5 acres	Commercial Industrial	Light Industrial	General Industrial
Single-Family Residential (R1, R2, R3)	NA	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 3 50' – 75'	Buffer 4 100' – 150'	Buffer 4 100' – 150'	Buffer 5 minimum 100'
Multi-Family Residential (R3)	Buffer 1 15'-30'	N/A	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 2 30' – 50'	Buffer 3 50' – 75'	Buffer 3 50' – 75'	Buffer 5 minimum 100'
Restricted Commercial	Buffer 1 15'-30'	Buffer 1 15'-30'	N/A	Buffer 1 15'-30'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 5 minimum 100'
Neighborhood Commercial	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 5 minimum 100'
General Commercial & Institutional (GC)	Buffer 1 15'-30'	Buffer 1 15'-30'	Buffer 1 15'-30'	NA	NA	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 5 minimum 50'
General Commercial and Institutional Over 5 acres	Buffer 3 50' – 75'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	NA	NA	Buffer 1 15' – 30'	Buffer 1 15' – 30'	Buffer 5 minimum 50'
Commercial Industrial (CI)	B4 100- - 150'	Buffer 3 50' – 75'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 1 15' – 30'	N/A	Buffer 1 15' – 30'	Buffer 5 minimum 50'
Light Industrial (LI)	Buffer 4 100' – 150'	Buffer 3 50' – 75'	Buffer 2 30' – 50'	Buffer 2 30' – 50'	Buffer 1 15' – 30'	Buffer 1 15' – 30'	NA	Buffer 2 30'-50'
General Industrial (GI)	Buffer 5 minimum 50'	Buffer 5 minimum 50'	Buffer 5 minimum 50'	Buffer 5 minimum 50'	Buffer 5 minimum 50'	Buffer 5 minimum 50'	Buffer 2 30' – 50'	N/A

~~—(E)— *Parking requirements.*~~

~~—(1)— Parking requirements within the Downtown Development Area shall not be applied as per the underlying zoning for each specific land use. The parking requirements for the underlying zoning serve as a guide only and are not the minimum requirements for any particular use.~~

~~—(2)— Shared parking between various uses is assumed to be in effect for all uses and off-street parking provided is subject to approval by the ARB. Applicants are encouraged to minimize the land set aside for parking and also encouraged to develop integrated parking lot layouts with adjacent landowners.~~

~~—(3)— All parking areas within the Downtown Development Area shall be considered public parking regardless of ownership. That is, businesses or landowners shall not impose restrictions on the use of a parking area. All parking areas shall be considered shared parking with other uses and properties.~~

~~—(4)— The city reserves the right to create a Downtown Parking Fund for the purpose of acquiring land, construction public parking areas and providing for their maintenance. The city further reserves the right to impose impact assessments from applicants with a portion of the assessment going toward this fund.~~

~~—(5)— No parking shall be required for new uses to be located in existing structures, or when existing structures are remodeled.~~

~~—(6)— No parking shall be required for residential uses.~~

~~—(7)— No parking, either long term or short term, shall be required for the first 7,500 square feet of retail sales and service use on lots in other areas.~~

~~—(8)— No parking shall be required for the first 2,500 square feet of any nonresidential use that is not a retail sales and service use.~~

~~—(9)— No parking shall be required when an existing structure is expanded by up to 2,500 square feet or less, provided that this exemption may be used only once by any individual structure.~~

~~—(10)— No parking shall be required for any gross floor area in human service or childcare use.~~

~~—(11)— Required parking may be provided on the lot, and/or within 800 feet of the property on which the use is located.~~

~~—(12)— If parking is provided on a lot other than the lot of the use for which it is required, the owner of the parking spaces shall be responsible for notifying the city should the use of the lot for the required parking cease. In this event, the principal use must be discontinued, other~~

~~parking meeting the requirements of this code must be provided within 30 days, or a variance must be applied within 15 days, and subsequently granted. A covenant between the owner of the parking spaces, the owner or operator of the principal use and the City of Goose Creek stating the responsibilities of the parties, shall be executed.~~

~~——(13)—— In lieu of providing required long-term parking, payment may be made to the Downtown Parking Fund as approved by the City of Goose Creek.~~

~~——(14)—— Corner parking lots, parking adjacent to street rights-of-way or parking lots that are visible to the street should be avoided. Where parking is adjacent to a street, a landscape screening/planting strip at a minimum of six feet in width is recommended.~~

~~——(15)—— The City of Goose Creek reserves the right to develop city-owned parking lots or structures and may set the hours of operation, fees and permit schedules.~~

~~——(F)—— *Off-street parking.*~~

~~——(1)—— Off-street parking shall be convenient in location and layout with an emphasis on the needs of the pedestrian.~~

~~——(2)—— Off-street parking may utilize 90-degree, angled or parallel parking layouts. Dimensions of parking shall be as per current industry standards. Design of parking areas shall be subject to approval by the ARB.~~

~~——(3)—— The design elements of paving, curbs, green space, planting, fencing, lighting and cars should be arranged with thought for the aesthetics, the users and the surroundings.~~

~~——(4)—— The flow of pedestrians for lots of over 100 cars shall be channeled through a clear hierarchy of routes that bring pedestrians to central walkways. Reinforce this hierarchy through the design of planting and lighting.~~

~~——(G)—— *On-street parking.* The city shall provide on-street parking as deemed practical and necessary along Main Street and other streets. Availability of on-street parking shall be a consideration in determining the needs for off-street parking for uses within the district.~~

~~——(H)—— *Service and loading areas.* All service areas and loading areas shall be located to minimize their visual impact on the adjacent streets and properties. All service and loading areas shall be screened with permanent features that relate architecturally to the primary use.~~