



Planning Commission Meeting
Tuesday, November 1, 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: November 26, 2016

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, November 1, 2016, at 6:30 p.m. at City Hall. Enclosed please find agenda material for the 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, NOVEMBER 1, 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 October 4, 2016 Meeting
- IV. Public Hearing - Change to Land Use Map – Cobblestone Village
- V. Street Name Approval – Central Ave Extension
- VI. Discussion – Suggested Ordinance Amendments
 - a. Flood Hazard Controls
 - b. ARB Approval
 - c. Automobile Sales Lots – Parking Requirements
- VII. Reorganization of Commission – Election of Chairperson and Vice Chairperson for calendar year 2017
- VIII. Approval of Commission Calendar 2017
- 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, OCTOBER 4, 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: Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry Washington

Absent: Gary Berenyi, Paul Connerty

Staff Present: Sarah Hanson

II. Approval of Agenda

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

Discussion: There was none.

Vote: All voted in favor. (5-0)

III. Review of Minutes from August 2, 2016

Discussion: Mr. Johnson stated a correction under section VI.

Motion: Mr. Johnson made a motion to accept the minutes as corrected to section VI. Mr. Smith seconded.

Discussion: There was none.

Vote: All voted in favor. (5-0)

IV. Review of Minutes from September 6, 2016

Discussion: Mr. Johnson stated a correction under section III.

Motion: Ms. Fowler made a motion to accept the minutes as corrected. Mr. Washington seconded.

Discussion: There was none.

Vote: All voted in favor. (5-0)

V. Public Hearing - Street Naming – Prescott Court to Prescott Way

Chairman Wall opened the public hearing and opened the discussion to Staff. Ms. Hanson mentioned the name of Prescott Way had been previously approved to address a new commercial development. Staff suggested adding Prescott Way and leave Prescott Court as is. She opened the

discussion to the Commission. There was a brief discussion about keeping the names, Way and Court, and what is required with a street name change. There was a detailed discussion in regards to the new development off this road, and the access/egress location for the property. Chairman Wall inquired if Staff had a recommendation. Ms. Hanson stated if the Commission was leaning to one name, she would suggest Prescott Way to keep it simplified.

- Motion:* Mr. Smith made a motion to change Prescott Court to Prescott Way and to name the new portion of the road Prescott Way. Mr. Washington seconded.
- Discussion:* Chairman Wall inquired if Staff would clarify if the access road currently had a name. Staff stated it did not, with the original intent to be access. Ms Hanson also added that the street will be required to be named, and the parcel addressed for the new development.
- Vote:* All voted in favor. (5-0) the motion carried.

Chairman Wall closed the public hearing.

VI. Public Hearing – Approval of Street Name Change – Village Market Drive to Comet Creek Lane

Chairman Wall opened the public hearing, and requested Staff to provide a brief history, along with information for changing the street name. Ms. Hanson presented the Commission with an overhead showing the location of the development of Comet Creek Lane. Staff mentioned there was a pre-existing name that had been recorded as Village Market Drive, and would require being renamed with the development of the Comet Creek apartment community. She stated the original intent for the access was most likely to bi-sect the property, which has never happened.

Chairman Wall inquired if there was public input. There was none. Chairman Wall closed the public hearing, opening the floor to the Commission for comments or questions.

There was discussion about the original development, along with the street names as recorded, and the current development with new street naming as required. There was discussion about the adjacent bi-section, and if the name Comet Creek Lane would continue. Staff stated that would not be the case, as Comet Creek Lane is specific to the development of the Comet Creek apartment community, with the adjacent area intended for commercial development. Staff recommended keeping the current name for the other access as originally named, as future development would involve street naming changes if necessary.

- Motion:* Ms. Fowler made a motion to change Village Market Drive to Comet Creek Lane. Mr. Smith seconded.
- Discussion:* There was none.
- Vote:* All voted in favor. (5-0) the motion carried.

Chairman Wall inquired with Staff in regards to the party responsible for street signage. Staff stated it would depend on the location of the sign as to whether it would be the developer or the County.

VII. Discussion – Carnes Crossroads – Street Side Parking

Chairman Wall mentioned he requested Staff add this discussion to the agenda due to receiving complaints from resident within the Carnes development. There was discussion in regards to the parking on both sides of the street, and the concerns for emergency responders to pass thru the narrow alley ways. Chairman Wall also added concerns for the depth of the driveways. Chairman Wall opened the discussion to Staff. Ms. Hanson presented the Commission with plats and described the language of the development agreement to include two off street parking spaces per single family home. There was some discussion about the City ordinance language, POA (Property Owners Association) requirements, and if the Commission should recommend an amendment to the ordinance to City Council. It was decided to leave the matter to the POA. Staff suggested the Commission members drive through the various developments to get a feel for the communities.

VIII. Comments from the Commission

Chairman Wall opened the floor to the Commission. There were no additional comments.

IX. Comments from Staff

Ms. Hanson clarified the spelling of the street named Dunmoor, and that the Commission could decide the spelling. After some discussion, the Commission decided to keep the street spellings as Dunmoor, and Claymoor.

Staff presented the Commission with language for the new flood zone ordinance in two parts. Ms. Hanson stated she had pulled, and added, the definitions to the existing Section 151.028 containing definitions, and then reorganized the flood zone ordinance model on its own. She mentioned the material was provided as a preliminary review for the Commission. There was a brief discussion in regards to the manner in which the new information would be incorporated into the existing ordinance. A timeline for the first public hearing was discussed for December.

Chairman Wall inquired about training. Ms. Hanson stated Staff was able to facilitate the training, in lieu of having to schedule a facilitator. She mentioned she would send out dates to all Boards and Commission members in order to get a general consensus on dates that would work best for the majority. Staff also noted there would be a separate training for the new members.

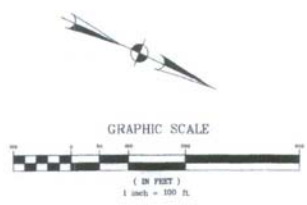
X. Adjournment

Mr. Smith made a motion to adjourn, and Mr. Washington seconded. All voted in favor (5-0). The meeting adjourned at approximately 7:38 p.m.

Allen Wall, Chairman

Date: _____

IV. Public Hearing - Change to Land Use Map – Cobblestone Village



NO.	DATE

THOMAS & HUTTON ENGINEERING CO.
 855 HOUSTON NORTHCHURCH BLVD
 POET OFFICE BOX 1022
 MT. PLEASANT, SC 29586 (843) 844-0500
 SAVANNAH, GA • MYRTLE BEACH, SC

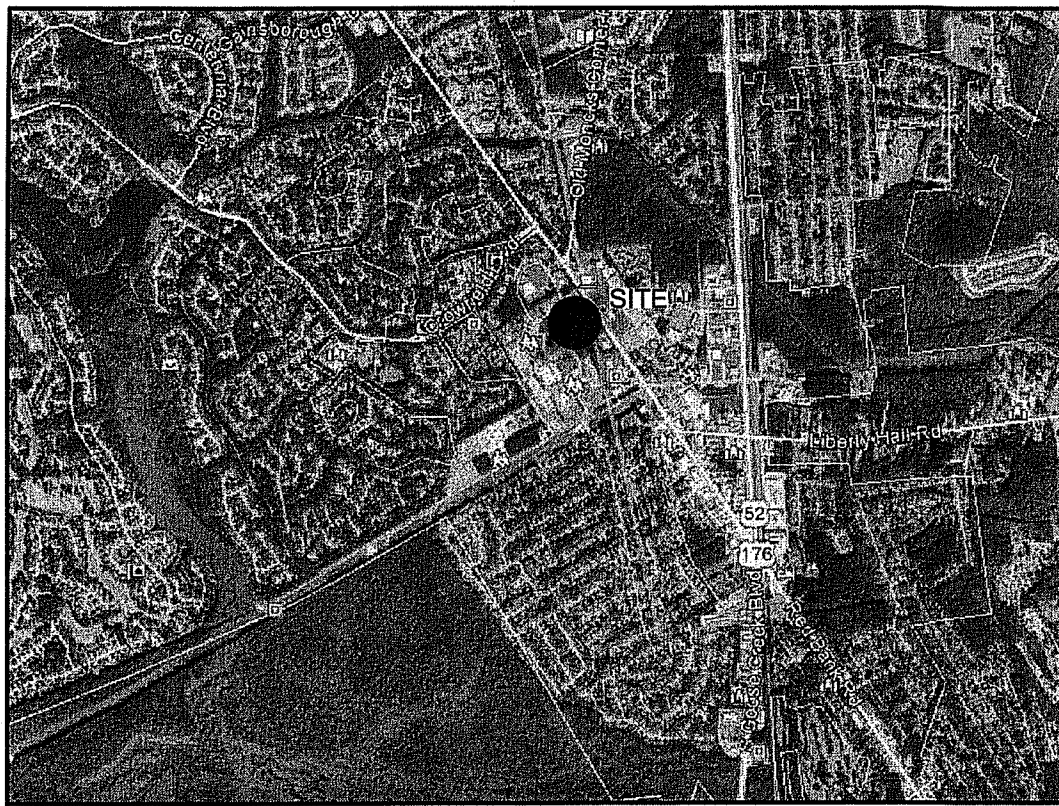
F S AND S
 CITY OF FIDDLE CREEK, SC
COBBLESTONE VILLAGE
SKETCH MASTER PLAN

JOB NO.	270706
DATE	1/15/06
DRAWN	JAC
DESIGNED	JAC
REVIEWED	JAC
APPROVED	JAC
SCALE	" = 60'

C1

SHEET

V. Street Name Approval - Central Avenue Extension



Vicinity Map
(Not To Scale)

TMS #243-00-00-054
TWISTER 104 LLC

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA
C1	25.00'	36.25'	33.16'	S73°42'13"E 83°04'40"
C2	183.40'	173.91'	165.82'	S84°35'40"E 60°58'56"
C3	110.00'	123.01'	116.70'	S86°11'38"E 64°04'28"
C4	159.72'	146.63'	141.54'	N80°25'43"W 52°36'10"
C5	113.40'	120.70'	115.08'	N84°35'40"W 60°58'56"
C6	25.00'	42.36'	37.47'	S16°23'00"W 97°04'46"

NOTES:

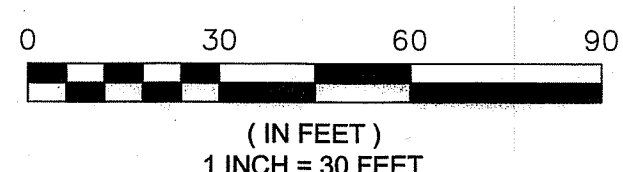
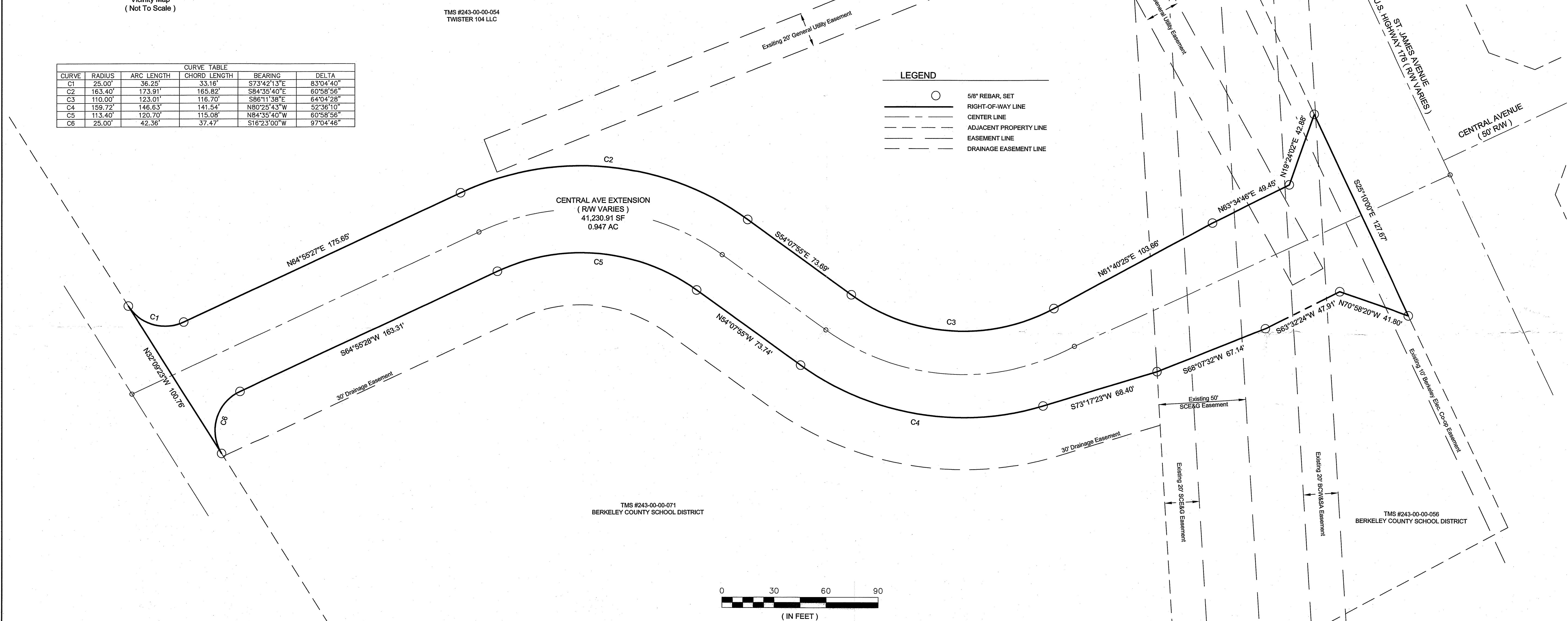
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS ARE BASED ON SOUTH CAROLINA STATE PLANE GRID 1983.
5. PROPERTY IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL 45015C 0995D, REVISED OCTOBER 16, 2003.
6. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
7. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.

REFERENCES:

PLAT BOOK	PAGE
CABR	323P
CABR	358P

LEGEND

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TMS #243-00-00-001
BERKELEY COUNTY SCHOOL DISTRICT

TMS #243-00-00-071
BERKELEY COUNTY SCHOOL DISTRICT

TMS #243-00-00-056
BERKELEY COUNTY SCHOOL DISTRICT

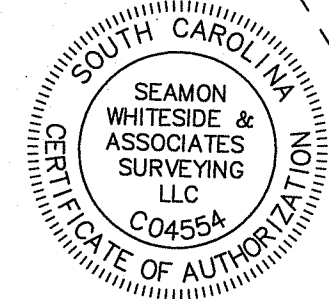
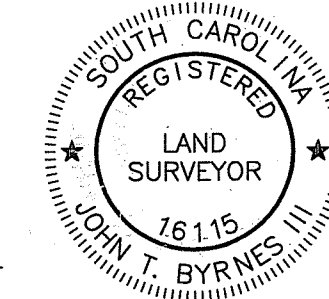
DEDICATION STATEMENT

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY BERKELEY COUNTY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY BERKELEY COUNTY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.

Brenda Blackburn

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

JOHN T BYRNES II
S.C.P.L.S. No. 16115



APPROVED. RMC USE ONLY

CITY OF GOOSE CREEK

OFFICIAL: *[Signature]*

DATE: 10.20.16

2016035568
BK: PLAT CABS
PG: 273i
PRESENTED & RECORDED:
10-21-2016 12:44:27 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

NO.	DATE	DESCRIPTION	BY
1	09-21-2016	BERKELEY COUNTY COMMENTS	MAS

1035-B Jenkins Road
Charleston, SC 29407
(843) 795-9330

A RIGHT-OF-WAY PLAT OF
CENTRAL AVENUE EXTENSION
AT WESTVIEW PRIMARY
OWNED BY BERKELEY COUNTY SCHOOL DISTRICT
LOCATED IN THE TOWN OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA

DATE:	09-14-2016
DRAWN:	MAS
CHECK:	JTB
CC:	JTB
JOB:	15250R-W
DWG:	15250
SHEET:	1 OF 1

VII. Reorganization of Commission – Election of Chairperson and Vice Chairperson for calendar year 2017

VIII. Approval of Commission Calendar 2017



CITY OF GOOSE CREEK

PLANNING COMMISSION
2017 MEETING SCHEDULE

DATE	DAY	TIME	PLACE
January 3	Tuesday	6:30 P.M.	Goose Creek City Hall
February 7	Tuesday	6:30 P.M.	Goose Creek City Hall
March 7	Tuesday	6:30 P.M.	Goose Creek City Hall
April 4	Tuesday	6:30 P.M.	Goose Creek City Hall
May 2	Tuesday	6:30 P.M.	Goose Creek City Hall
June 6	Tuesday	6:30 P.M.	Goose Creek City Hall
*July 5	Wednesday	6:30 P.M.	Goose Creek City Hall
August 1	Tuesday	6:30 P.M.	Goose Creek City Hall
September 5	Tuesday	6:30 P.M.	Goose Creek City Hall
October 3	Tuesday	6:30 P.M.	Goose Creek City Hall
November 7	Tuesday	6:30 P.M.	Goose Creek City Hall
December 5	Tuesday	6:30 P.M.	Goose Creek City Hall

*Changed due to 1st Tuesday of July is July 4th.