



Planning Commission Meeting
Tuesday, February 7, 2017
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: Brenda Moneer
Planning and Zoning Specialist

DATE: January 31, 2017

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, February 7, 2017, at 6:30 p.m. at City Hall. Enclosed please find agenda material for the meeting.

You will note we have scheduled four public hearings to discuss amending the zoning ordinance. Enclosed in your packet is the draft language for the four sections of the zoning ordinance being considered for modification.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself x.1116 or Sarah x.1118 at 797-6220. We look forward to seeing you Tuesday evening.

**AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, FEBRUARY 7, 2017, 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 January 3, 2017, Meeting
- IV. Street Name Approval – Liberty Village Phase 5
 - Daniels Creek Circle
 - Chaste Tree Drive
 - Sumac Drive
- V. Public Hearing – Zoning Ordinance § 151.082 Design Standards: Prohibiting Barbed Wire Fencing
- VI. Public Hearing – Zoning Ordinance §151.108 Accessory Structures: Requiring Dumpsters Construction Dumpsters to be Permitted in Residential Zones
- VII. Public Hearing – Zoning Ordinance § 151.084– Signage Reducing the Maximum Allowable Height for Freestanding Signs and Prohibiting Vehicles From Being Used as Signage
- VIII. Discussion – Appendix B – Restricted Commercial Approved Uses
- 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, JANUARY 3, 2017, 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 6:35 p.m.

Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Josh Johnson, Allen Wall, Barry Washington

Absent: Jeffrey Smith

Staff Present: Sarah Hanson

II. Approval of Agenda

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

Discussion: There was a brief discussion in regards to the items for discussion as outlined on the agenda.

Vote: All voted in favor. (6-0)

III. Review of Minutes from December 6, 2016

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

Discussion: There was none.

Vote: All voted in favor. (6-0)

IV. Discussion – Zoning Ordinance – Barbed Wire

Chairman Wall mentioned concerns that had been reported in regards to the use of barbed wire, and opened the floor to Staff for further details. Ms. Hanson presented the concerns to the Commission, and invited the Commission to discuss language to regulate the use of barbed wire, and fencing regulations. There was discussion in regards to adding the language to the fencing requirements portion of the ordinance, and if existing barbed wire would be grandfathered in. There was a lengthy discussion about different materials that would be appropriate for fencing use, and if barbed wire is deemed necessary in residential or commercial areas. Ms. Hanson suggested some language to amend the ordinance requirements. Chairman Wall inquired about a reasonable timeframe to amortize any existing nonconforming structures on residential properties. There was an extensive discussion in regards to the timeframe for amortization and the permitted materials to specify.

The Commission tasked Staff with phrasing the language as per the discussion with an amortization of six months. Staff clarified the exact specifics with the Commission to detail the language to propose at the next public hearing.

V. Discussion – Zoning Ordinance - Dumpsters

Chairman Wall opened the floor to Staff. Ms. Hanson addressed the Commission with concerns in regards to the use of dumpsters for residential properties. She outlined the current process for permitting a dumpster, which are presently within the current guidelines of a portable storage unit. There was a brief discussion about the allowed locations for dumpsters.

Mr. Berenyi suggested separating the dumpster ordinance language from the POD ordinance language, and add language that would require a building permit in order to have a dumpster. There was discussion about adding the word “dumpster” to the POD ordinance language, with the approval of the Zoning Administrator to extend the permit past the 30 days if needed, and 30 additional days before the POD could be located at the same address with a new permit.

VI. Discussion – Zoning Ordinance – Accessory Structures

Chairman Wall addressed the Commission with the inquiry of how many accessory structures per residential property may be reasonable. Ms. Hanson cited the current ordinance language that pertains to the allowance requirements for accessory structures. She added that per the State building code any structure 200 square feet or more requires engineered, stamped plans. Staff noted this creates the use of smaller structures with less costly requirements, which may entail having 3 smaller accessory structures on one property. Ms. Hanson stated the ordinance is silent when regulating the limitation of the number of accessory structures, specifying only the maximum square footage, and lot coverage within the ordinance language.

Chairperson Wall stated concerns for over regulating, and also mentioned the need for some type of guidelines. There was a lengthy discussion about setting reasonable limitations on types, sizes and quantities of accessory structures. Chairman Wall inquired if the Commission wished to continue the discussion. Commission and Staff agreed to research the topic and come back to it at a future date.

VII. Discussion – Zoning Ordinance – Signage; Specifically, Freestanding Sign Height, and Vehicles used as Signage

Chairman Wall opened the floor to Staff. Ms. Hanson addressed the Commission with current questions pertaining to the height of freestanding signage, and if the current regulations allow for more than is necessary. Staff mentioned that research shows other municipalities are leaning toward signs with lower height restrictions such as 8, 10, and 12 feet. She asked the Commission for feedback as to what they feel is an appropriate height for future development. Chairman Wall stated favor for the current 20’ height limitation.

There was discussion if lower signs create a more aesthetic appearance for the community, and if sign guidelines have an affect attracting businesses to develop within our community. Chairman Wall inquired if the Commission supported the lower sign height requirement. The Commission voted to propose modifying the ordinance language requirements. Staff requested suggestions from the Commission to create the language for the ordinance. The Commission agreed to specify a 10 foot height limitation for freestanding signage within the guidelines of the sign ordinance language for future development, and requested to add it to the upcoming public hearing.

Chairman Wall opened the discussion to the use of vehicles as signage. Ms. Hanson addressed the Commission with suggested language for this ordinance. There was a lengthy discussion about current reported issues of this type of signage within the City limits. The Commission agreed to propose the addition of this language to the ordinance to regulate vehicle signage at the upcoming public hearing.

VIII. Discussion – Appendix B – Storage Facilities

Chairman Wall opened the discussion to Staff. Ms. Hanson stated there had been some concerns on the development of similar types of facilities within a close timeframe. Staff clarified the zoning classifications for a more intense commercial use would require a commercial industrial zoning in lieu of the previous required classification of a general commercial zoning. She added it had been suggested to require all storage facilities to be a permitted use within a commercial industrial zoning classification. She requested the Commission give their feedback.

Chairman Wall inquired about the mini storage facilities that are enclosed within a building, and what classifications would permit this type of use. There was discussion about existing nonconforming structures. There was some discussion in regards to the types of uses within zoning classifications that would create an ideal neighboring property, and how language could be added to incorporate the design guidelines, and requirements within the ordinance. Mr. Berenyi shared language from another municipality. Chairman Wall inquired if Staff would come up with some language as per the discussion. There was a lengthy discussion about varied opinions in regards to types of facilities, aesthetics, guidelines, and permitted use. There was some discussion about economic development. Ms. Hanson stated Staff would research language and the Commission could address it at a future meeting.

IX. Comments from the Commission

Mr. Connerty inquired about the items from previous public hearings. Staff updated the Commission with items for the upcoming City Council Agendas. Chairman Wall inquired to Staff about an update for the Planning Director position. Staff updated the Commission. Chairman Wall inquired about training. Staff stated information would be forthcoming within a few weeks.

X. Comments from Staff

Ms. Hanson had no additional comments.

XI. Adjournment

Mr. Johnson made a motion to adjourn, and Mr. Connerty seconded. All voted in favor. The meeting adjourned at approximately 8:50 p.m.

Allen Wall, Chairman

Date: _____

151.082 Design Standards

(C) Other yard provisions.

(4) Fences, poles . . .

Fencing shall be constructed of traditional fencing materials, that is materials expressly designed for residential fencing. No residential fencing may be constructed of rope, string, barbed and/or razor wire, wire fabric, and/or broken glass. However, chain link fence material is allowed. The building official of the building department or his designee may require the homeowner to provide the manufacturer's standards to establish intended use of a proposed fencing material. No fence may be constructed of damaged or unsafe materials.

For commercial uses, any barbed or razor wire fencing approved for use must be constructed on the inside of opaque fencing and may not be visible from the exterior side of the fence. It shall be the Zoning Administrator's discretion as to whether the circumstances regarding the security of the property warrant the use of such materials.

Fences and/or structures that are nonconforming in regard to the materials used for construction shall have six months (6) to conform after the date of acceptance of the ordinance.

151.108 ACCESSORY USES

(H) Construction Dumpsters. Construction dumpsters must be permitted in conjunction with an approved building permit. The dumpster may remain on site for thirty (30) days, and, at the discretion of the Zoning Administrator, the permit, with additional fees, may be extended for another thirty (30) day period. Upon expiration of a permit the dumpster shall be promptly removed from the property. Once the dumpster has been removed from the property for at least an additional thirty (30) days, the Zoning Administrator may approve a new permit if the project requires it.

151.084 Sign Regulations

(l) *Prohibited signs.* Except as may be hereinafter specifically permitted, it shall be unlawful after the effective date of this chapter, or amendment thereto, for any person to erect, place or use within the City, any of the following signs in addition to the requirements of this chapter:

(8) Signs on parked vehicles. Signs placed on, painted on, or affixed to vehicles and/or trailers or other conveyances that are parked on a public right-of-way, or on private property so as to be visible from a public right-of-way, and where the apparent purpose is to advertise a product or business, or direct people to a business or activity located on the same or nearby property. Such factors as amount of time parked in one location, vehicle registration, location of parked vehicle in relation to availability of alternative parking spaces available on-site and the like may be utilized in making this determination. This does not prohibit identification signs painted on or affixed to vehicles and trailers such as small lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer.

(Other numbered items in this section shall be renumbered appropriately).

151.084 Sign Regulations

(D) Regulations by zoning district

(2) Multi-Family, Business, and Light Industrial

(b) One freestanding sign no more than 50 square feet in area, nor exceeding 10 feet height above grade and must be of a monument design. A business may substitute a free-standing sign for one additional building sign provided that the cumulative square footage does not exceed the maximum allowable area pursuant to division (D)(2)(d) below;