



**Planning Commission Meeting**  
**Tuesday, September 5, 2017**  
**6:30 p.m.**

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



## MEMORANDUM

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**TO:** Members of the Planning Commission

**FROM:** Brenda Moneer  
Planning and Zoning Specialist

**DATE:** August 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, September 5, 2017, at 6:30 p.m. at City Hall.

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

**AGENDA  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, SEPTEMBER 5, 2017, 6:30 P.M.  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519N. GOOSE CREEK BLVD.**

- I. Call to Order - Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from August 1, 2017
- IV. **Street Name Approval** - New Roper St. Francis Hospital Site -  
State Road: Callen Boulevard (1<sup>st</sup> preference); or Callen Drive
- V. **Discussion** – Storage Facility Design Guidelines
- VI. Comments from the Commission
- VII. Comments from Staff
- VIII. Adjournment

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

## **§ 151.082 DESIGN STANDARDS.**

(K) The design guidelines below apply to mini-warehouses where storage units are fully enclosed within a single building structure and access to all units is from a common entrance into the building and where the proposed development will occur on a parcel zoned General Commercial (GC).

The intent of the following guidelines is to encourage aesthetically pleasing development which should be designed to be in harmony with surrounding commercially zoned properties.

- 1) The first floor frontage of the structure shall be designed to accommodate retail/office space consisting of no less than 30 square feet and not be occupied as mini-warehouse/self/storage space.
- 2) The façade of the structure facing the street shall be designed to appear as retail/office space and blend with surrounding properties.
- 3) The site shall incorporate interesting architectural features such as a water fountain, flag pole, or decorative wrought iron fencing to the front of the site at the entryway.

(L) The design guidelines below apply to mini-warehouses with units having access from exterior of unit and where the proposed development will occur on a parcel zoned Commercial Industrial (CI) and General Industrial (GI).

- 1) The main office building shall be located to front of the mini-warehouses thus screening the storage activity.
- 2) All loading bays shall be oriented so as not to be seen from any street unless screened by fencing or landscaping materials.
- 3) The mini-warehouses shall be oriented perpendicular to the street so as not to have clear visibility of loading/unloading activities.

*Notes:*

*Presently the City permits mini-warehouses where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building in the GC, CI, and the LI zoning districts.*

*The City also permits warehousing, mini-warehouses with units having access from exterior of unit in the CI and GI zoning districts.*