



THE CITY OF
GOOSE CREEK

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

PLANNING COMMISSION

TUESDAY, DECEMBER 4, 2018

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: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: NOVEMBER 30, 2018

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, December 4, 2018, 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 Daniel Moore, Interim Planning Director(x.1112) at 843-797-6220.



**CITY OF GOOSE CREEK
PLANNING COMMISSION**

AGENDA

TUESDAY, DECEMBER 4, 2018

6:30PM

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 2, 2018, and November 12, 2018
- IV. Discussion – Proposal to Amend the Zoning Ordinance Section 151.028;
Definitions of Words and Terms: specifically those terms outlining signs
- V. Discussion – Proposal to Amend the Zoning Ordinance Section 151.084;
Sign Regulations in its entirety
- VI. Discussion – Tree Ordinance
- VII. Comments from the Commission
- VIII. Comments from Staff
- IX. Adjournment

Minutes

City of Goose Creek

Planning Commission

Tuesday, October 2, 2018

6:30 pm

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 2, 2018, 6:30
P.M. GOOSE CREEK MUNICIPAL
CENTER 519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Chairman Wall called the meeting to order at 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry Washington
Absent: Jeanette Fowler
Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by** Jeffrey Smith; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

III. Review of Minutes from September 4, 2018

Discussion: Mr. Johnson stated that Ms. Fowler had recused herself from the vote on the Public Hearing for the rezoning at 441 Liberty Hall. Mr. Smith stated he thought that it had been clarified that she did not need to recuse herself. Staff agreed. Mr. Johnson stated that Ms. Fowler still did not vote.
Motion: A motion was made to approve the minutes as corrected, **Moved by** Paul Connerty, **Seconded by** Barry Washington
Discussion: There was none.
Vote: All Voted in favor. The motion carried. (6-0)

IV. Public Hearing – Request to Establish a Planned Development at: 254 Skeet Road, designated as TMS#222-00-00-043.

Chairman Wall opened the Public Hearing. He then opened the floor to Staff. Ms. Browder referenced the staff report, land use application and the planned unit development application from Thomas and Hutton, along with the traffic impact analysis that was done by Short Engineering and Consultant. She outlined the specifics of the parcel to be located behind the Cobblestone community with access via Cobblestone Village Drive, off 176. Ms. Browder stated that it consists 75.6 acres, and was annexed into the City in August of 2006, with an immediate

zoning classification of Planned Development (PD). She noted that the applicant, TJ Jarvis, was requesting to complete the 2006 annexation and rezoning by adopting a PD Master Plan and associated ordinances. She added that the PD proposed to construct a maximum of 300 single-family residential units and a maximum of 10,000 square feet of neighborhood commercial. The PD is anticipated to be constructed in approximately three (3) phases over a period of seven (7) years. She added that the applicant had submitted a traffic study which was reviewed by the SC Department of Transportation (SCDOT) at the request of staff. She cited the SCDOT comments from the staff report. Ms. Browder outlined the mixed use of the planned development to include 10,000 square feet of commercial use. Staff suggested discussion be given on how and what type of commercial would be targeted along with a timeline of when the commercial uses(s) would be established and opened.

Chairman Wall invited the representative to the floor. TJ Jarvis, of Thomas and Hutton, representative for the Developer of the project: Hoyer Investment Group, introduced the project to the Commission. He noted the land use text amendment as submitted on August 3, 2018.

Chairman Wall invited the representative for the Marrington community to come forward with any questions, comments or concerns. Staff requested any speakers would be required to sign in. Mr. Richard Fritz came forward to speak on behalf of the community of Marrington. Chairman Wall inquired if Mr. Fritz was speaking for or against the issue. Mr. Fritz stated they were not speaking in favor of, nor against it. He added that they would like some clarification on questions pertaining to the project and the impact on the community. Mr. Fritz stated there are approximately 98 homes within the Marrington community. Mr. Fritz inquired where the construction entrance/exit would be located? Mr. Jarvis stated the construction entrance would be along Skeet Rd. located to the Southeast of the development. Chairman Wall inquired if this would be made an official road. Mr. Jarvis stated that traffic concerns would be determined, dependent on moving forward and working with the City, SCDOT staff, the overall impacts will be based on what the lot count that comes in for this development. Mr. Fritz inquired if Horton intended to buy or buy the rights to use Skeet Road, as they understood it to be private property. Mr. Jarvis stated that it is a privately maintained access to the Cannon tract. He added that the long-term plans for that road are currently unknown. Mr. Jarvis stated that it is currently being proposed as an emergency access for the Cannon Tract. Chairman Wall inquired if the rest of the property was under one builder. Mr. Jarvis stated he represents the developer for the land. Chairman Wall inquired if the road would be wide enough to handle the traffic. Mr. Jarvis stated it currently is wide enough to handle emergency access, and if it becomes a secondary access it would then be assessed. There was discussion regarding the current state of Skeet being a dirt road, and private property. Mr. Jarvis stated that the current developer that is purchasing the Cannon tract is also purchasing that portion which contains Skeet Rd. Ms. Browder clarified that the property that contains Skeet Rd. is not contained by Mr. Welch such as the Marrington community had originally thought. There was a discussion pertaining to the improvements of Skeet Rd that would be determined as the development moved forward, along with the traffic analysis, SCDOT, and working with the City. There was a brief discussion about using Planet Rd. Mr. Jarvis pointed out there was no direct connection from Planet Rd. to the proposed property. Mr. Fritz inquired about the entrance to the subdivision, specifically for homeowners and construction. Mr. Jarvis stated the entrance for the homeowners would be through the Cobblestone community, with construction traffic coming through the Skeet Rd. access. There was some discussion about the Cobblestone Village Drive and the access for the volume of future

residents, along with landscaping, and if the development would have an HOA. Mr. Fritz inquired about what type of commercial development would go in. Mr. Jarvis stated this is unknown at this time and will be driven by market needs. It was discussed that a builder had not yet committed to this project. Mr. Fritz inquired about the buffer that shares the property line with Marrington. Mr. Jarvis stated it would be a 20' landscaped buffer, to include existing vegetation.

Chairman Wall inquired if there was anyone present to speak for the issue. There were discussions regarding water runoff. There were concerns about emergency responders, and schools. Staff and the Commission noted the review for this evening was the for the concept of a planned development, not who the builder would be. There was clarification of Mr. Jarvis's position of representation of the preliminary layout for the property.

Chairman Wall inquired if there was anyone that would like to speak against the issue. Mr. Bertilson stated concerns about Skeet Rd. and Cobblestone Village Drive being too narrow. Mr. Frisk stated Skeet road should be made as the primary access for the development to alleviate traffic. Mr. Dobbins of Marrington inquired who the community should state road concerns to. Mr. Berenyi stated that this meeting was to establish how the property could be used. There were concerns about the construction traffic and the wear on Skeet Rd.

Chairman Wall asked Staff to summarize and provide a recommendation. Ms. Browder stated no recommendation would come from staff. She added that this property has been zoned PD since 2006, and it has not been developed since that time. Ms. Browder stated the comprehensive plan for that area shows that it should be a neighborhood mixed use district to encourage the integration of commercial and residential land uses.

Chairman Wall closed the Public Hearing.

Mr. Johnson inquired since this property was already zoned PD, what exactly was the Commission reviewing at this Public Hearing. Ms. Browder stated that the Commission was being asked to review the concept of the land use as a single-family development and layout. There was a detailed discussion about the layout, lot sizes, average house size, and the concept of the PD, along with the traffic study.

Motion: A motion to recommend to City Council the establishment of the PD for 254 Skeet Road, TMS#222-00-00-043 **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty

Discussion: Mr. Johnson suggested favor for the use of the commercial component. He stated reservation and concerns for the development agreement. Chairman Wall restated that the recommendation would require the development of Skeet Rd. Mr. Jarvis stated that it would be used for construction access and at a minimum it would be used for emergency access, and ultimately if fully developed would be determined by the traffic analysis. Mr. Johnson noted that the motion did not contain these development details, only recommendation as submitted.

Motion: Amended motion to include recommendation for Skeet Rd. to be developed, **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty

Discussion: Mr. Jarvis requested clarification of the term “developed”. Mr. Berenyi stated improved and dedicated right of way. Chairman Wall reiterated as part of the agreement, the Commission would like to stipulate that Skeet Road be developed as a construction road.

Motion: A motion to go back to the original recommendation to City Council the establishment of the PD as presented for 254 Skeet Road, TMS#222-00-00-043 **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty

Discussion: Mr. Johnson stated that he recused himself from the vote; specifically related to the traffic elements of the proposal. He noted that this had no conflict of interest or potential for monetary gain.

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

V. Discussion – Sign Regulations; Specifically, §151.084

Chairman Wall opened the discussion to staff. Ms. Browder stated that staff had received some feedback from the Architectural Review Board. Mr. Connerty suggested that all suggestions be incorporated into one document for review prior to the public hearing. Ms. Browder stated she was also waiting on comments from the Commission. There was discussion regarding the portable sign regulations and recent activity for businesses and permitting. Mr. Johnson noted his suggestions.

VI. Comments from the Commission

Chairman Wall opened comments to the Commission. Mr. Johnson mentioned he had researched the tree ordinance and proposed to meet with staff. Staff mentioned they made copies for the Commission members to review. Mr. Johnson mentioned it was in its preliminary stages.

VII. Comments from Staff

Staff had no additional comments.

VIII. Adjournment

Mr. Smith made a motion to adjourn, and Ms. Connerty seconded. All voted in favor. The meeting adjourned at approximately 8:20pm.

Allen Wall, Chairman

Date: _____

Minutes

City of Goose Creek

Planning Commission

Monday, Nov. 12, 2018

6:30 pm

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
MONDAY, NOVEMBER 12, 2018, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Acting Chairman Josh Johnson called the meeting to order at 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson
Absent: Jeffrey Smith, Allen Wall, Barry Washington
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by**
Paul Connerty; **Seconded by** Jeanette Fowler
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)

III. Review of Minutes from October 2, 2018

October minutes were not completed for review at this time. Staff confirmed that they would prepare October 2, 2018 minutes to be reviewed at the next meeting.

IV. Street Name Approval: Lilly Grace Lane, Medway Phase III

Acting Chairman Johnson requested the location from Staff. Ms. Moneer provided a map on the overhead with a description of the location, stating the location of this street would be in the final phase of Medway. There was discussion about the location of Hyrne Drive. She added that the county had approved of the use of the name.

Motion: Made a motion to accept the street name of Lilly Grace Lane for
Medway Phase III as requested., **Moved by**
Jeanette Fowler; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)

V. Public Hearing – Zoning Ordinance §151.028 Definitions of Words and Terms; and §151.081 Flood Hazard Controls, specifically to refer to the Preliminary Flood Rate Insurance Maps (FIRM)

Acting Chairman Johnson noted there were no public present and opened the public hearing. He requested a briefing from Staff. Mr. Moore outlined the need for the adoption of the new flood insurance rate maps for our citizens noting that this would need to be adopted no later than December 7, 2018 to meet the FEMA requirements. He added that this language is the same across the state. There was discussion about the importance of the need to adopt the definitions and the new FIRMS to prevent suspension from the flood insurance programs. Mr. Berenyi inquired about the dates referenced in the language. Mr. Moore stated these date requirements were requested by FEMA.

Acting Chairman Johnson closed the public hearing.

- Motion:** Made a motion to recommend approval of the Zoning Ordinance §151.028 Definitions of Words and Terms; and §151.081 Flood Hazard Controls, specifically to refer to the Preliminary Flood Rate Insurance Maps (FIRM), **Moved by** Paul Connerty; **Seconded by** Jeanette Fowler
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (6-0)

VI. Reorganization of Commission – Election of Chairperson and Vice Chairperson for Calendar year 2019

Acting Chairman Johnson opened the floor for nominations of Chairman.

Mr. Connerty made a motion to nominate Mr. Johnson as Chairman. Mr. Johnson accepted the nomination. Acting Chairman Johnson inquired if there were any additional nominations. Hearing none he closed the nominations and requested a vote. All voted in favor of Mr. Johnson as Chairman of the City of Goose Creek Planning Commission for the 2019 Calendar year. (4-0) The nomination carried.

Acting Chairman Johnson opened the floor for nominations of Vice Chairman.

Mr. Connerty made a motion to nominate Ms. Fowler as Vice Chairman. Ms. Fowler accepted the nomination. Acting Chairman Johnson inquired if there were any additional nominations. Hearing none he closed the nominations and requested a vote. All voted in favor of Ms. Fowler as Vice Chairman of the City of Goose Creek Planning Commission for the 2019 Calendar year. (4-0) The nomination carried.

Acting Chairman Johnson announced he would Chair the City of Goose Creek Planning Commission and Ms. Fowler would be the Vice Chairman for the 2019 calendar year.

VII. Approval of Commission Calendar for 2019

Acting Chairman Johnson noted the January meeting would be scheduled for Wednesday, January 2, 2019 due to the New Year's holiday. He inquired if any members had any reservations with that date, or the remainder of the calendar.

Motion: Made a motion to accept the Calendar as presented., **Moved by** Gary Berenyi; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)

VIII. Comments from the Commission

Acting Chairman Johnson inquired if there were any comments from the Commission. Acting Chairman Johnson commented on the outstanding amendment to the Sign Ordinance with all suggestions incorporated into the proposal. Mr. Moore stated that would be presented at the time of the December meeting for the Planning Commission to review.

Acting Chairman Johnson mentioned he would like to see further review of the tree ordinance language. He asked if any Commission members had an opportunity to review his proposal. There was a lengthy discussion regarding the tree fund, drip line, survey, site plan, buildable and non-buildable areas, grand trees, grand protected in lieu of significant and regulated.

Mr. Connerty inquired about training. Staff stated that Mr. Connerty had met the yearly requirement, and training would be made available with various opportunities throughout 2019. Mr. Moore also mentioned the appointed Liaison would be working to fill vacancies for the Commission.

IX. Comments from Staff

Staff had no additional comments.

X. Adjournment

Ms. Fowler made a motion to adjourn, and Ms. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:14pm.

Mr. Josh Johnson, Acting Chairman

Date: _____

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: NOVEMBER 6, 2018

SUBJECT: DISCUSSION OF:
s151.084 SIGN REGULATIONS

Attached please find the sign ordinance definitions and regulations in their entirety.

This is a proposed amendment. Please review and prepare to discuss any suggestions you may have to prepare a finished proposal for Public Hearing.

§ 151.028 WORKING TERMS AND DEFINITIONS

Proposed amendments

~~Omitted language will be highlighted and have a strike-thru,~~

New/Additional language will be shown in red.

SIGN. A name, identification, image, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business and which is visible from any street, right-of-way, sidewalk, alley, park or other public property.

SIGN, AREA OF. For free standing signs (exclusive of supports), cabinet signage (single or double faced) or signage prepared on material subsequently intended for attachment to supports or a building structure which is removable as one piece, or signage painted upon the building surface, the sign area is that area contained within a single continuous perimeter enclosing the extreme limits of the structure. Where two sides of a double-faced sign are not more than 24 inches apart at the widest point and display identical writing or other representation, the sign area shall be computed by measuring one face only. For signs designed of uniformly colored individual raised letters separately attached to a building wall or facade surface, the sign area shall be the sum of the areas of each individual letter as circumscribed by the outer limits of each letter, provided the spacing between letters does not exceed one half the median height of letters used, and spacing of words does not exceed the height of the largest letter used.

(a) **BANNER** and **PENNANT SIGN.** Usually made of cloth or paper and suspended across streets, display lots or building fronts.

(b) **BENCH SIGN.** Painted or attached to the backrest of a bench.

(c) **PORTABLE SIGN.** A sign which is easily moved from one location to another. Usually rests on the ground, on wheels or metal legs and may be temporarily anchored by weights, stakes or cables to the ground. Common examples include **A-FRAME** or **SANDWICH BOARD** signs. **This was recently added in 2018**

SIGN, OFF-PREMISE. A sign that advertises activities, goods, products and the like, that is available elsewhere than within the building or on the lot where the sign is located (i.e., billboards, off-premise outdoor advertising and the like).

SIGN, ON-PREMISE. A sign that advertises activities, goods, products and the like, that is available within the building or on the lot where the sign is located.

SIGN, PERMANENT. A sign which is permanently attached to a building, the ground or other structures and which meets the structural and installation standards of the **Standard International** Building Code and the electrical standards of the National Electric Code.

(a) **AWNING SIGN.** On or attached to a retractable shelter that is supported entirely from the exterior wall of a building.

(b) **CANOPY SIGN.** On or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by the building.

(c) **COMBINATION WALL/ROOF SIGN.** A double faced, projecting wall sign which projects above the roofline of a building and which is wholly or partially supported by the building.

(d) **FASCIA SIGN.** Affixed in any manner to any exterior wall of a building and which projects not more than 18 inches and does not extend more than six inches above the parapet, eaves or building facade.

(e) **FREE-STANDING SIGN.** Supported by one or more columns, uprights or braces in the ground.

(f) **MARQUEE SIGN.** On or attached to a permanent over-hanging shelter which projects from the face of a building and is entirely supported by the building.

(g) **PAINTED WALL SIGN.** Painted on any externally visible surface (wall or window) of a building which advertises a product or service.

(h) **PROJECTING WALL SIGN.** A double-faced sign, mounted to the wall of a building, which projects out from that building for more than 18 inches.

(i) **ROOF MOUNT SIGN.** Erected on or above the roof line of a principal building and which is wholly supported by the building.

(j) **TEMPORARY SIGNS.** Not permanently attached to a building, the ground or other structures and which may not meet the structural and installation standards of the **Standard International Building Code** or electrical standards of the National Electrical Code. **TEMPORARY SIGNS** include “For Sale/Rent” signs, contractor/builder/developer signs and trailer type signs used to announce a new business. (See § [151.084](#)(C)(1)(c).)

SIGN PERMIT. Permit required prior to erection of, or change in, any sign or sign structure in the city.

§ 151.084 SIGN REGULATIONS

It is the city's intent to reduce the proliferation of signs, reduce distractions and obstructions to motor vehicle operators and pedestrians that might lead to accidents or traffic congestion, enhance and preserve the natural scenic beauty or aesthetic features of highways, streets and adjacent areas and beautify the community by removing obstructions to light, air and open space.

(A) *Definitions.* Specific definitions of types of signs and related terminology is contained in the definitions of sign **above**. **As outlined in §151.028**

(B) *General provisions.* All signs shall comply with the following.

(1) *Traffic.* No advertising sign shall interfere with motorists' vision, nor simulate traffic control or emergency vehicle lighting.

(2) *Hazard and directional signs.* Signs less than four square feet in area, consisting of arrows, name and colors of the business, graphics or such words as "Step", "Fire", "Escape", "Danger" or similar symbols, shall not be included in computing maximum allowable sign area.

(3) *Illumination.*

(a) No sign lighting is allowed which switches on and off intermittently, changes intensity and/or color or otherwise creates an illusion of flashing or movement;

(b) All bare light bulbs, except bulbs less than 15 watts, shall be directed toward the face of the sign;

(c) Signs within 50 feet of a residential district shall be shielded from casting glare into the district; and

(d) Signs within residential districts shall be shielded from casting illumination into residences within 100 feet.

(4) *Height, setback and location.*

(a) A projecting wall sign shall project no more than five feet from a building, have bottom ten feet (minimum) above grade and top **no more than** 25 feet above grade or height of the building, whichever is lower and have no exposed guy wires;

(b) Free-standing signs, awning signs, canopy signs, marquee signs and temporary signs shall have a minimum setback of ten feet from the street curb, and shall not be installed within, nor project into the vertical plane of, the street right-of-way;

(c) Fascia signs may project no more than 18 inches from a wall, and extend no more than 18 inches above the parapet, eaves or building facade;

(d) Roof mounted signs may project no more than ten feet above the highest point of the roof or parapet;

(e) Combination roof/wall mounted signs must comply with points of divisions (B)(4)(a) and (d) above;

(f) No sign shall be attached to or obstruct any fire escape or opening intended as a fire fighting point of ingress or egress, interfere with any opening required for legal ventilation or prevent free passage from one part of a roof to another;

(g) Street furniture, such as benches, waste receptacles, fountains and the like shall not be used for advertising purposes; and

(h) When a sign extends over sidewalks, walkways or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least eight feet above the ground.

(5) *Construction of signs.* All permanent signs shall conform to International Building Code and National Electrical Code requirements as to design, materials, support, installation, fixtures and wiring. Specifically, all permanent signs must be able to withstand a pressure of 24 pounds per square foot, which is equivalent to 110 mph wind. The Administrator may require certification by an engineer when he or she is uncertain that the proposed method of construction is adequate.

(C) *Administration and enforcement.*

(1) *Sign permit required.* Except for signs described in division (D)(1) below, a permit must be obtained prior to placing a sign within the city limits:

(a) A new petition for a sign permit must be obtained if an owner wishes to alter a sign for which a permit has been issued;

(b) At the time of passage of this chapter, the existence of a permanent sign not conforming to these regulations constitutes a vested right; however, the sign shall not be replaced if removed or renovated at a cost over 50% of the sign replacement cost, except that it be replaced in conformity with these regulations;

(c) A temporary sign shall be allowed only once, and only for 30 days, to advertise the establishment of a new business. In addition, temporary signs are only allowed if the business has a new owner, or has changed its business name, or has relocated. Relocation of a business shall not qualify the business owner for a temporary sign. The temporary sign permit (protected from weather) shall be attached to the sign structure during its permitted use; and

~~(d) Pennants or bench signs are prohibited.~~

(e) Portable Signs. Portable signs, as defined in **PORTABLE SIGN**, shall be permitted in the **Business**, Commercial and **Light**-Industrial zoning districts and shall comply with the following:

1. There shall be only one (1) portable sign permitted per business.
2. The portable sign shall be located within ten (10) feet of subject business **main building** entrance.
3. The portable sign **panel insert** shall not exceed 24 inches in width or 36 inches in height, **with the framing not to exceed 25 inches in width or 45 inches in height.**
4. The portable sign shall be heavy enough or otherwise weighted to prevent being blown over.
5. The portable sign shall not be internally or externally illuminated.
6. The portable sign shall only be displayed during the hours of operation of the subject business and shall be removed daily after close of business.
7. The portable sign shall employ a high level of traditional design and material and shall not include reader boards, changeable letter copy, **plastic** or similar material.

(2) *Petition for sign permit.* A petition for the permit required by this section shall be filed with the Zoning Administrator, and prepared in the form required, to include a scale drawing of the proposed sign(s), a plat of the property the sign is to be located on or a rendering of subject building elevation, to illustrate proposed sign location(s).

(3) *Action on petition.* The petition shall be promptly investigated by the Zoning Administrator, and action taken for approval or denial.

(4) *Sign permit issuance, refusal or appeal.* If a sign is authorized as described in the petition, a sign permit will be issued. The permit expiration date of a temporary sign permit will be indicated on the permit:

(a) If not authorized as described in the petition, the petitioner will be promptly informed; and

(b) Appeals of refused petition shall be made to the Zoning Board of Appeals.

(5) *Sign permit records.* A duplicate of the permit shall be attached to the petition and maintained on file in the city offices.

(6) *Enforcement.* Violation of these sign regulations shall be a misdemeanor, punishable as described in division (C)(8) below and § [151.192](#).

(7) *Penalty.*

(a) *Abandonment.* Obvious lack of maintenance or abandonment shall be reported to the property owner by the Administrator, with a request for sign removal within 30 days. After 30 days, the city shall have the sign removed and the owner shall be responsible for expenses incurred.

(b) *Appeal.* Appeal of a decision by the Administrator that a sign has been abandoned shall be made to the Zoning Board of Appeals, who shall instruct the Administrator in writing of the disposition of the matter.

(8) *Fees.*

(a) Fees shall be paid upon filing a petition for a sign permit, in the amount established in the fee schedule on file in the City Clerk's office. Signs erected, or work begun, without obtaining a permit, shall be subject to penalty, as described in § [151.061](#);

(b) Signs in division (D)(1) below are exempt from fees, but shall conform in all other respects to these regulations; and

(c) A sign confiscated in violation of the city's sign ordinance may be reclaimed upon payment of a \$25 fee. Any sign confiscated by the city will not be kept more than 30 days from the date the sign was confiscated.

(D) *Regulations by zoning district.*

(1) *Residential.* Only the following signs are allowed in any residential district:

(a) One sign, no more than three square feet in area, attached to a rod or post not more than five feet high, or attached to the building, stating only the street number or occupants name, or both. Separate street numbers attached to the building shall not be included in computing sign area;

(b) One sign, bulletin board or entrance marker not exceeding 32 square feet in area for each church or institution, however, if building street frontage exceeds 100 feet, up to three signs may be placed, one sign per 100 feet of frontage, or portion thereof;

(c) One "For Sale", "Sold" or "For Rent" sign not over eight square feet in area, advertising the lot on which the sign is placed, for each licensed realtor listing the property, to be removed within 30 days after sale;

(d) One builder's or developer's sign not over 20 square feet in area, on a lot where the building is under construction, and one sign not over eight square feet per subcontractor, all to be removed within 30 days after project completion; and

(e) Subdivision entrance sign(s), ~~to be approved as part of Planning Commission's subdivision review procedure.~~ **not to exceed ten feet in height above grade, with sign face not to exceed fifty square feet, subject to approval from Planning Director.**

(2) *Multi-Family, Business, Commercial, and Light Industrial.* Only the following signs are allowed:

(a) Signs allowed in division (D)(1) above, or, for any lot or parcel of two acres or larger and lots or parcels with a front footage exceeding 199 linear feet, one “For Sale”, “Sold” or “For Rent” sign not over 20 square feet in area, advertising that lot or parcel on which the sign is placed. All signs are to be removed within 30 days after sale, rental or lease;

(b) ~~One freestanding sign,~~ No more than one (1) freestanding sign per tax lot. Corner lots may be permitted two (2) freestanding signs, with each road frontage exceeding 299 linear feet, no more than 50 square feet in area per sign, nor exceeding ten feet height above finished grade, and of a monument design. A business may substitute a freestanding 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;

(c) Reader board signs may be mounted onto the free-standing sign provided that the signs have been approved by the Architectural Review Board for aesthetic purposes, the signs are within the 50 square feet limit and are permanently attached as close to the free-standing sign as possible in order to provide a unified appearance;

(d) The size, area and numbers of all signs to be located in Business, Commercial and Light Industrial Districts of the city shall be governed by the following table. This shall include any combinations of building, projecting wall, painted wall and/or window, roof mounted, marquee or illuminated signs which are located interior to a business and visible from the exterior of a business establishment:

Distance From Front Property Line To Business Front:	Business Frontage Multiplied By:	Total Area (Square Feet) Not To Exceed:	Total Number Of Signs Not To Exceed:
0-99 feet	1	200	2
100-399	1.5	300	3
400 feet or more	2	400	4

Note: The intent of this section is to not have a sign dominating the overall size of the building. Any sign is subject to the aesthetic review of the Architectural Review Board.

~~(e) A shopping center may erect a maximum of two freestanding signs with a maximum total area of one square foot per frontage foot, but not to exceed 500 square feet per sign not exceeding 15 feet in height above finished grade. The freestanding sign(s) shall advertise the shopping center development, and are not considered in the requirements of division (D)(2)(d) above. Businesses located in established shopping centers are not authorized to erect freestanding signs:~~

(3) The size, area and numbers of all signs to be located within a shopping center development within Commercial and Industrial Districts of the city shall be governed by the following table.

Square Footage Of Development Property	Freestanding Signs: (Qty. & Faces) Not To Exceed:	Sign Face Area: Square Feet Not To Exceed:	Sign Height: Maximum Feet Above Grade:
0-1 Acre	1 up to 2 faces	75 SF	10'-0"
1-5 Acres	2 up to 4 faces	150 SF	12'-0"
6 Acres or more	2 up to 4 faces	300 SF	15'-0"
Note: The intent of this section is to establish an allowance for shopping center signage in relationship to the size of the project. Any sign is subject to the aesthetic review of the Architectural Review Board.			

(f) Petroleum product pumps and dispensers shall be permitted to display only information required by law and the brand name and type of product being dispensed. Height of letters for price and information shall not exceed six inches. Pump and dispenser signs shall not exceed ten square feet in surface area per side, and shall not exceed the face of the pump. Pumps and dispenser signs shall not be counted in the maximum number of building signs for a business; however, the designs of the signs shall meet with the approval of the City Planner;

(g) Gasoline canopy signs shall be subject to the maximum size and number of building signs for each business except height-warning signs;

(h) Holiday decorations such as Christmas lights and ornaments may be installed with the exception that the decorations cannot flash, and decorations shall contain no commercial copy or commercial graphics;

(i) Permanent signs on windows or doors (interior or exterior, or a combination thereof) shall not exceed 50% of the gross transparent area of any one window or door, **and is applied to and shall not exceed the total maximum allowable square footage for wall mounted signage as outlined in (D)(2)(d);**

(j) Exterior vending machines, newspaper stands and telephone booths on the property shall not bear advertisements for the businesses and shall advertise only the products or services available from those machines or booths;

(k) Informational signs are permitted provided that no sign shall exceed six square feet. Informational signs shall not count toward the maximum number of signs allowable or the maximum allowable sign area;

(l) Special event sign/banner, professional in appearance that is intended to inform the public of a special event. An applicant is limited to ~~two~~ **four** special event signs/banners during the calendar year and must obtain a permit from the Zoning Administrator. The sign or banner must be located on the property on which the event is being held and be germane to that event. Special event signs/banners are restricted to businesses, churches, schools and governmental entities and are subject to the following conditions:

1. Banners and special event signs do not include pennants, flags or bench signs;
2. Only one banner or special event sign is allowed for each business at any given time;
3. Banners and special event signs may be displayed up to a maximum of 30 days and no more than ~~twice~~ **four times** per year. The frequency of displaying banners by local municipal government entity shall be subject to the permission of the city. Applicants shall indicate on the permit the number of days for banners to be displayed;
4. Banners and special event signs shall be properly secured and maintained at all times, and shall not interfere with pedestrian or vehicular movement. Banners shall not be strewn between buildings or utility poles;
5. Banners and special event signs may be used as temporary signs for the opening of a new business, or to promote special events. Banners shall be treated as temporary in nature, and shall not be perceived as permanent signs;
6. Banners and special event signs are exempt from review by the Architectural Review Board;
7. The maximum size of a banner or special event sign shall be 50 square feet;
8. The design, colors and overall appearance of the banner or special event sign shall be subject to staff review and approval. Gaudy, distasteful or cluttered-looking banners shall not be permitted; and

~~9. Street banners as proposed for the city as part of the strategy of the Downtown Business District shall not be subject to the requirements of this section.~~ **already under prohibited.**

(m) Painted wall and/or window signs, signs painted directly on an externally visible wall or window (including glass doors) to advertise the business in the building may be allowed only in the business, commercial and **light** industrial zoning districts, subject to division (D)(2) above and upon approval by the Zoning Administrator. Painted wall or window signs may be allowed for the purpose of advertising nationally recognized trademarks or logos, or legitimate business names, but shall not display any other pictorial scenes, free-hand advertising creations, "sale" or pricing information. A permit for a painted wall or window sign shall be granted only upon presentation of a guarantee that the sign will be well-maintained, re-painted at

intervals frequent enough to guarantee its professional appearance and painted over or removed upon cessation of the business at that location.

(E) *LED (light emitting diode) signs.* LED signs are permitted within the city under the following restrictions.

(1) *Permitted locations.* Schools, places of worship and municipal complexes.

(2) *Sign, style, height, width and setback.* The LED portion of the sign shall be integrated into a low profile monument sign with a brick or stone base. The sign shall not exceed eight feet in height and ten feet in width, including the base and all brickwork. The sign shall be setback with a minimum of ten feet from the front property line. The LED portion of the sign may display letters only, with a maximum of three lines of text. No characters are permitted.

(3) *LED sign area.* The maximum area of the LED sign component shall not exceed 40 square feet or 50% of the total sign area, whichever is less.

(4) *Color and brightness control.* Message copy shall be limited to one color, white or amber on a black background. The sign shall be equipped with photosensitive equipment which automatically adjusts to the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.

(5) *Minimum interval.* The sign may only display one new message per hour.

(6) *Movement restriction.* The use of animation, flashing, scrolling or blinking characters is prohibited.

(7) **illuminated signs located interior to a business and visible from the exterior of a business establishment shall be included as part of the total square footage of signage authorized by division (D)(2) above. (relocated from (F)(12))**

(F) *Display of national, state and organizational flags.*

(1) Review, approval and permitting;

(2) A permit shall be required for the installation of all flag poles or flag display devices;

(3) Applicant must submit with the permit application a scaled site plan giving the location of flagpole(s) and complete dimensional and installation engineering data;

(4) Applicant must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation;

(5) Height of poles, types of flags, size flags and number of flags;

(6) The maximum height above grade for a ground mounted flagpole shall be 35 feet or 15 feet above the highest point of the roof or parapet of the building for roof/wall mounted installations;

(7) United States national flags, South Carolina state flags and approved organizational flags may be flown in accordance with accepted protocol, however, no flag may be flown except in conjunction with the national flag;

(8) No individual flag may exceed 50 square feet in area;

(9) No more than three flags may be displayed from a single pole or device; no more than three flags may be displayed on a single site, lot or parcel, whether on single or multiple poles;

(10) Inclement weather/hours of darkness display;

(11) All flags to be displayed must be maintained in a neat and clean condition, free of fading colors and/or frayed edges. Flags showing obvious signs of fading or wear will be immediately replaced; and

~~(12) Illuminated signs located interior to a business and visible from the exterior of a business establishment shall be included as part of the total square footage of signage authorized by division (D)(2) above.~~

(G) *Political signs and posters.* Political signs and posters promoting the candidacy of a person or persons for elected public office may be erected or posted within the City of Goose Creek 30 days prior to a general or special election. A candidate shall be limited to one political sign per lot, and signs shall be self supporting. It shall be the responsibility of the candidate for public office, whose name or advertisement appears on the signs and posters, to remove the same within 48 hours after the closing of the polls at the general or special election. Failure to remove the signs or posters constitutes a misdemeanor, and upon conviction, shall be punishable by fine not to exceed \$500 or 30 days of imprisonment. In no case shall political signs or posters be placed, erected or posted upon any public right-of-way, easement, tree or utility pole. Political signs shall be no larger than eight square feet in residential areas, and 32 square feet in commercial and light industrial areas. It is permissible for signage to appear on both sides of the sign.

(H) *Installation of signs in wetland.* In all zoning districts, the installation of signs in wetlands shall not be permitted except by governmental entities or with the permission of governmental entities.

(I) *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:

- (1) Off-premise signs;
- (2) A sign which contains any moving, rotating, animated lights, visible moving or movable parts (with the exception of time and temperature signs), or giving the appearance of animation;
- (3) Stationary or abandoned vehicle signs. The parking in public view of any vehicle not in **operation** **operating** condition or lacking current registration shall be prohibited;
- (4) Any sign which emits a sound, odor or visible matter;
- (5) Signs using the words “Stop”, “Danger” or any word, phrase, symbol or character in a manner that misleads, confuses or distracts a vehicle driver;
- (6) Signs painted on or attached to trees, fences, rocks or natural features, telephone or utility poles or painted on the roofs of buildings visible from any public thoroughfare;
- (7) Any sign towed behind a boat, raft, aircraft, helicopter or recreational vehicle;
- (8) Any sign which exhibits statements, words or pictures of obscene or pornographic subjects;
- (9) Inflatable signs, including balloons;
- (10) Streamers, ribbons, windblown propellers, strung light bulbs, pennants, **feather flags**, bench or furniture signs; and
- (11) Visible angle or other frames supporting projecting signs, roof and canopy signs, as well as chain supports are prohibited.
- (12) **Lawn Signs (also known as yard signs, bandit signs, placards, and road signs, among other names) advertising or promoting an event and/or business; placed on same property of operating business, or any right of way within the city boundaries.**