



THE CITY OF
GOOSE CREEK

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

PLANNING COMMISSION
TUESDAY, SEPTEMBER 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: AUGUST 27, 2018

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, September 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 Kara (x.1118) at 843-797-6220.



**CITY OF GOOSE CREEK
PLANNING COMMISSION**

AGENDA

TUESDAY, SEPTEMBER 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 August 7, 2018
- IV. **PUBLIC HEARING** – Request for Rezoning for property located at:
99 Beverly Drive, designated as TMS# 235-13-02-018 from Conservation Open Space (CO) to Medium Density Residential (R2).
- V. **PUBLIC HEARING** – Request for Rezoning for property located at:
441 Liberty Hall Road, designated as TMS# 244-06-00-066 from Conservation Open Space (CO) to Planned Development (PD).
- VI. **DISCUSSION** – Sign Regulations; Specifically §151.084
- VII. **COMMENTS FROM THE COMMISSION**
- VIII. **COMMENTS FROM STAFF**
- IX. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, AUGUST 7, 2018, 7:30 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 7:30 p.m.
Present: Paul Connerty, Jeanette Fowler, Joshua Johnson,
Jeffrey Smith, Allen Wall, Barry Washington
Absent: Gary Berenyi
Staff Present: Daniel Moore, 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.

III. Review of Minutes from July 3, 2018

Discussion: Capitalize the Chairman’s name on page 2.
Motion: A motion was made to accept the minutes as corrected, **Moved by**
Paul Connerty, **Seconded by** Jeffrey Smith
Discussion: There was none.
Vote: All Voted in favor. The motion carried.

**IV. Public Hearing – Request for Rezoning for property located at: 349 Price Street,
designated as TMS# 252-01-03-030 from Conservation Open Space (CO) to General
Commercial (GC)**

Chairman Wall opened the Public Hearing noting there was no public present. He then opened the floor to Staff. Mr. Moore outlined the request, explaining the intent, location and surrounding properties. Chairman Wall inquired if the parking plan intended to have egress onto Price Street. Mr. Moore stated that would be addressed during the design phase of the parking plan, along with including a buffer to screen the parking lot from the residential area. Chairman Wall inquired if Staff had a recommendation. Mr. Moore stated there was no recommendation and added that it is in alignment with the comprehensive land use map and is within the super incentive zone.

Chairman Wall closed the public hearing.

Mr. Johnson stated there was a conflict with the comprehensive plan map and the document provided. He added the comprehensive plan does appear to show this area as commercial, but the document provided shows future land use Low Density Residential. Mr. Moore yielded to the comprehensive land use map. There was a brief discussion regarding the surrounding properties and their zoning. Mr. Johnson stated concern for commercial development expanding onto Price Street. Mr. Moore noted the church is zoned general commercial that fronts Price Street. He added that the intent would be to abandon the property line to create one parcel for this use. Chairman Wall inquired about the neighboring property and the use for parking behind it. Mr. Moore stated that property is in Berkeley County, zoned residential. Mr. Johnson stated favor for the business, with reservation of commercial expanding onto Price Street should the business change hands. There was a brief discussion for the use to include a pizza shop and a small bike shop. Mr. Moore addressed Mr. Johnson's concern to be cognizant of future commercial development to keep the business portion fronting Red Bank Road.

Chairman Wall reopened the Public Hearing as the applicants were now present.

Chairman Wall invited the applicant to come forward with any additional information. The applicant, Mr. Nick D'Allesandro, stated they were requesting the property be zoned General Commercial. He mentioned this parcel would serve as parking for the business they intended to open in front of this property that fronts Red Bank Road. Mr. D'Allesandro explained the intent for the use of the property. He added that this would be the second location for their business. There was a brief discussion about the bike shop within the Pizza Shop. Chairman Wall addressed the location of the parking lot and Price Street. The applicant stated they would take the parking into consideration with directing traffic back out to Red Bank Road and not onto Price Street. The applicant added the other location neighbors a residential area as well and has been open for twelve years.

Chairman Wall closed the public hearing.

- Motion:** A motion to approve to recommend the request to rezone 349 Price Street, designated as TMS#252-01-03-030 from Conservation Open Space (C0) to General Commercial (GC), **Moved by** Paul Connerty, **Seconded by** Jeanette Fowler
- Discussion:** There was none.
- Vote:** 5 members voted in favor, 1 was in opposition. The motion carried.

V. Comments from the Commission

Mr. Johnson noted there was no public hearing this evening regarding the language for temporary signs as previously discussed for business relocation. There was discussion about the road repairs on Red Bank Road. There was some discussion regarding hearing a rezoning request prior to the completion of annexation.

VI. Comments from Staff

Mr. Moore thanked the Commission. Ms. Moneer stated there would be two upcoming public hearings for rezoning requests. Mr. Johnson inquired about the public hearing for the sign ordinance addressing the temporary language for business relocation. Mr. Moore mentioned that Council wanted to address the sign ordinance in its entirety. Chairman Wall mentioned he would check with Ms. Browder on the status of a future discussion regarding the sign ordinance language.

VII. Adjournment

Mr. Johnson made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:57pm.

Allen Wall, Chairman

Date: _____



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

For reference, the City of Goose Creek Code of Ordinances are available online at <https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
Applicant:	AMH Development LLC
Location/Address:	99 Beverly Drive
Request:	Rezone from Conservation/Open Space (CO) to Medium Density Residential (R-2)

Subject Parcel	
Property Owner:	Same as applicant
Tax Map Number:	235-13-02-018
Approximate Acreage:	0.48
Plat Book & Page:	CAB N – 300H
Comprehensive Plan Future Land Use Map Designation:	Neighborhood Mixed Use

Property Zoning to the		Property Uses to the	
North:	Berkeley County (GC)	North:	Vacant
South:	Berkeley County (R1)	South:	Vacant
East:	Medium Density Residential (R-2)	East:	Single Family Residential
West:	Berkeley County (R1)	West:	Vacant

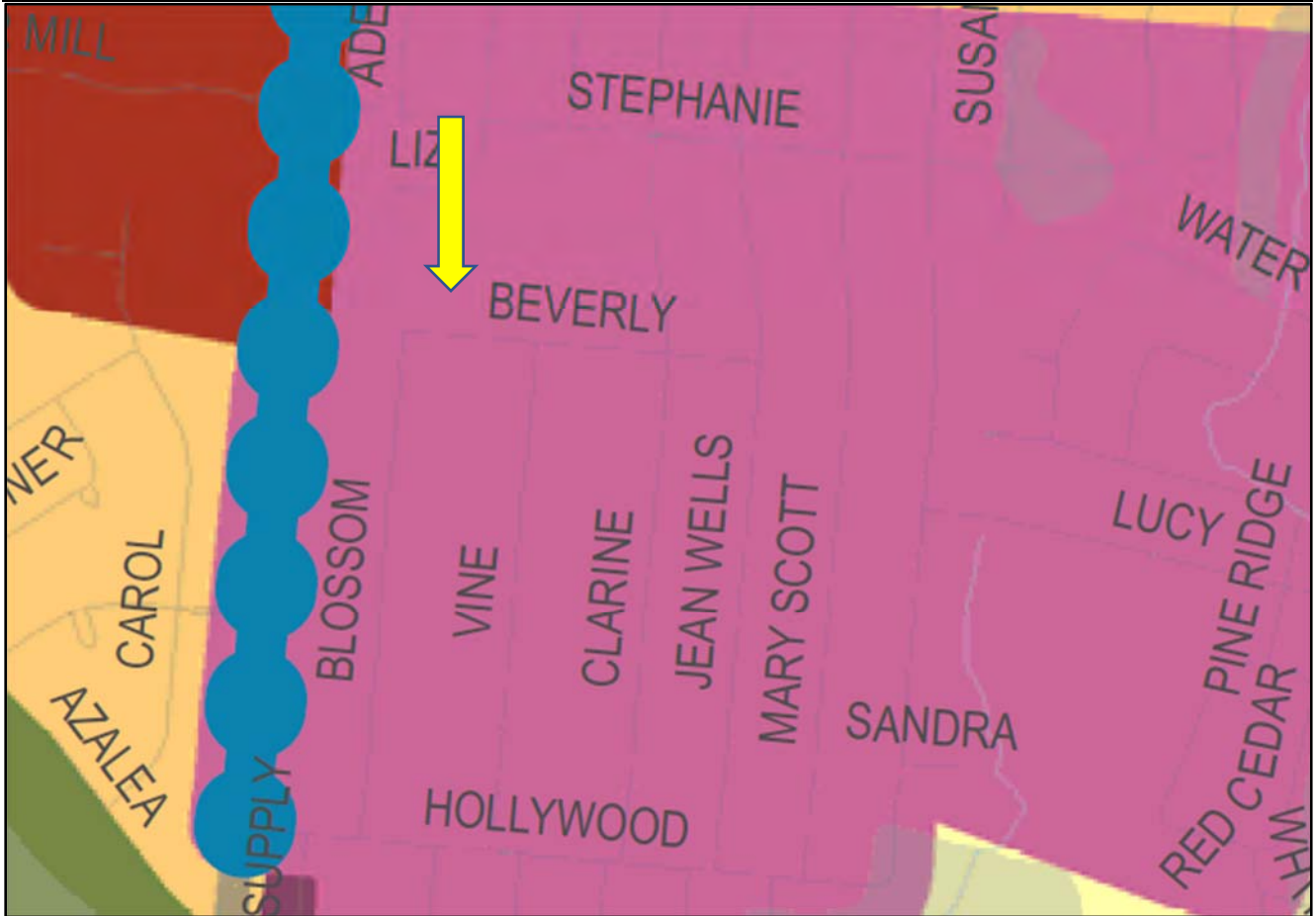
Aerial Map



Zoning Map



Comprehensive Plan



Comprehensive Plan Key

Future Land Use Districts

- Commercial District
- Conservation/Recreation
- Developed
- Downtown Mixed Use
- Employment
- Institutional
- Low Density Residential
- Moderate Density Residential
- Neighborhood Mixed Use

Corridors

- Commercial
- Limited Access
- Community Oriented
- Development Constraints
- Goose Creek Planning Area
- Interstate
- US Highway
- SC Highway
- Local road
- Lakes & Rivers

Relationship to Comprehensive Plan
The Neighborhood Mixed Use District is intended to encourage the integration of commercial and residential land uses. This District promotes neighborhood service-oriented businesses and residential land uses. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, financial services, senior housing and religious institutions. Residential land uses such as, townhomes, rowhouses, duplexes, single-family housing, and accessory dwelling units are encouraged in the NMU District. Medium to high residential densities are recommended for the NMU District.

History of Property		
Date	Type of Request	Decision
August 14, 2018	Annexation	Approved
NA	NA	NA

Staff Comments/Additional Information
The applicant wishes to rezone this recently annexed property from the Conservation/Open Space (CO) District to the Medium Density Residential (R-2) District. A permit to construct a single-family residence on this parcel was issued by Berkeley County. At some point it was realized the only water available to the single-family residence would be through the City of Goose Creek. As a result, the property owner petitioned to annex this parcel into the City which was approved on August 14, 2018.
The property was posted on August 21, 2018 and the Public Hearing ad ran in the legal section of <i>the Gazette</i> on August 16, 2018. Staff did not receive any calls or inquiry's regarding this request.

Anticipated Meeting Schedule		
Body	Meeting Date	Action
Planning Commission	September 4 ,2018	
City Council Meeting	September 11, 2018	
City Council Workshop	September 25, 2018	
City Council Meeting	October 9, 2018	
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

Planning Commission Voted to _____ to _____ to _____ the request.	
Planning Commission Comments:	
Planning Commission Chair Signature:	Date:
Allen Wall	



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

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Agenda Item	
Applicant:	Berkeley County Water and Sanitation Pump Station 002
Location/Address:	441 Liberty Hall Road
Request:	Rezone from Conservation/Open Space (CO) to Planned Development (PD)

Subject Parcel	
Property Owner:	Same as applicant
Tax Map Number:	244-06-00-066
Approximate Acreage:	0.28
Plat Book & Page:	CAB H - 346
Comprehensive Plan Future Land Use Map Designation:	Development Constraints

Property Zoning to the		Property Uses to the	
North:	Planned Development (PD)	North:	Vacant
South:	Conservation/Open Space (CO) and Berkeley County (R2) across Liberty Hall Road	South:	Goose Creek Rec Comm – Dogwood Park and Berkeley County – Vacant across Liberty Hall Road
East:	Planned Development (PD)	East:	Vacant
West:	Berkeley County (R2) across Hooks Lane	West:	Single Family Residential across Hooks Lane

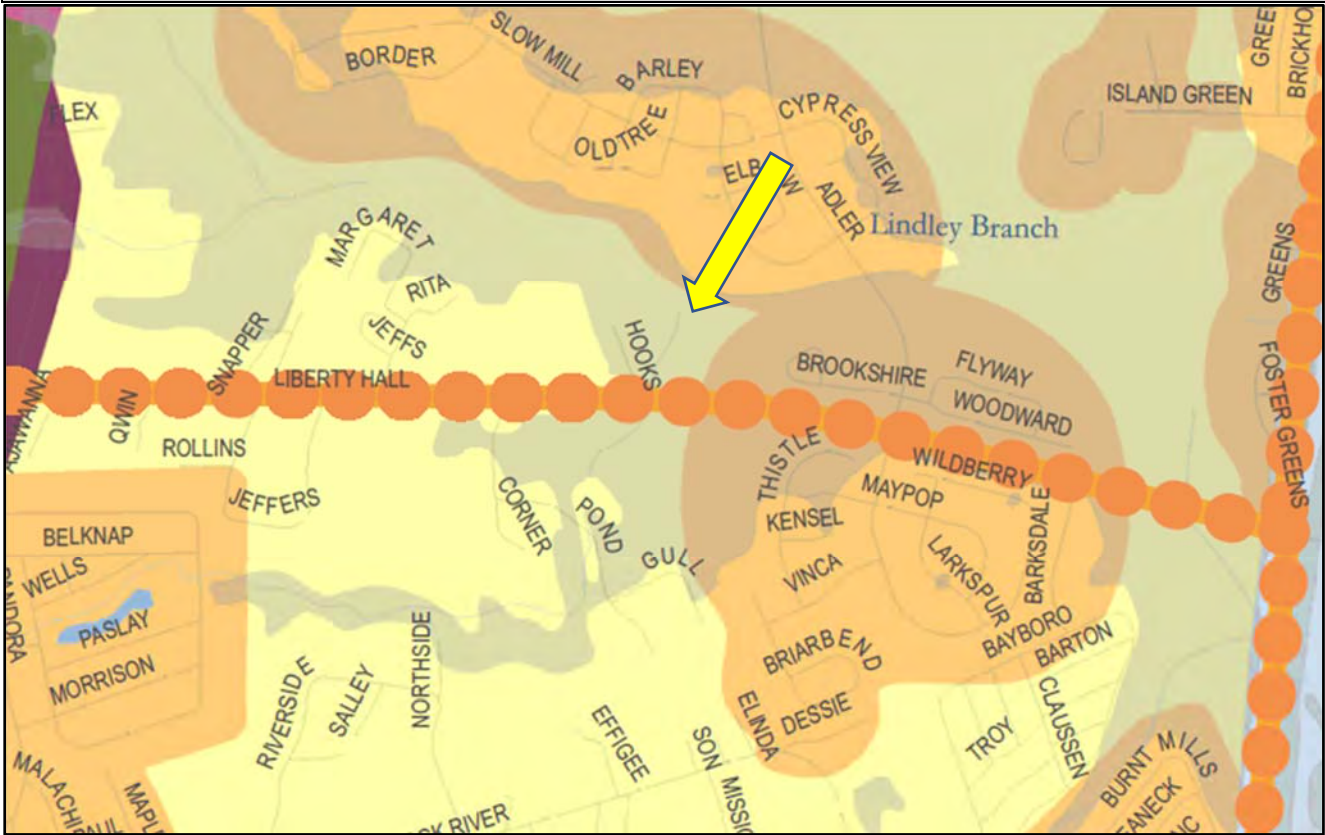
Aerial Map



Zoning Map



Comprehensive Plan



Comprehensive Plan Key

Future Land Use Districts

- Commercial District
- Conservation/Recreation
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- Low Density Residential
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- Neighborhood Mixed Use

Corridors

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- Community Oriented
- Development Constraints
- Goose Creek Planning Area
- Interstate
- US Highway
- SC Highway
- Local road
- Lakes & Rivers

Relationship to Comprehensive Plan
This property is indicated as having Development Constraints. This parcel is bounded to the north and east by property owned by the City of Goose Creek and further identified as TMS #244-07-00-061. This parcel consists of approximately 46.53 acres of which the majority is comprised of wetlands.

History of Property		
Date	Type of Request	Decision
June 12, 2018	Annexation	Approved
NA	NA	NA

Staff Comments/Additional Information
The applicant wishes to rezone this recently annexed property from the Conservation/Open Space (CO) District to the Planned Development (PD) District. The property is owned by Berkeley County Water and Sanitation and is presently occupied by a pump station. Once the property is rezoned, BCWS plans to combine this parcel with an abutting 0.23-acre parcel zoned PD and conveyed to them by the City of Goose Creek to rebuild Pump Station 2.
The property was posted on August 21, 2018 and the Public Hearing ad ran in the legal section of <i>the Gazette</i> on August 16, 2018. Staff received one (1) call regarding the posted sign. This individual did not indicate whether they were in favor or against the request.

Anticipated Meeting Schedule		
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Planning Commission	September 4 ,2018	
City Council Meeting	September 11, 2018	
City Council Workshop	September 25, 2018	
City Council Meeting	October 9, 2018	
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Planning Commission Voted to _____ to _____ to _____ the request.	
Planning Commission Comments:	
Planning Commission Chair Signature:	Date:
Allen Wall	