



STAFF REPORT FOR THE CITY OF GOOSE CREEK ZONING BOARD OF APPEALS

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

Agenda Item	
Applicant:	Drayton-Parker Companies LLC
Location/Address:	538 Red Bank Road
Property Owner:	Drayton-Parker Companies LLC
Tax Map Number:	252-01-03-002
Plat Book & Page:	CAB T, 117A
Current Zoning:	General Commercial (GC)

Description of the request
The applicant is requesting two freestanding signs, monument in style, for the future location of Parkers Convenience store and fuel stations. Currently ordinance allows 1 per section 151.084

Zoning Ordinance Reference			
The applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "In exercising the above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the circuit court having jurisdiction".			
Property Zoning to the:		Property Uses to the:	
North:	Goose Creek – Conservation Open Space (CO)	North:	Undeveloped
South:	Goose Creek – General Commercial (GC)	South:	Metro North Church

East:	Goose Creek – General Commercial (GC)	East:	Undeveloped
West:	Goose Creek – General Commercial (GC)	West:	Developed – Multi-Family

Aerial Map



Zoning Map



History of Property		
Date	Type of Request	Decision
TBD	Property line to be abandoned	Click or tap here to enter text.
	between 252-01-03-002 and	
	252-01-03-047	

Staff Comments
The applicant is requesting two freestanding signs due to the unique nature of the lot at the intersection of Red Bank Road and Old State Road. The applicant feels this would be a safer alternative by having a sign on Red Bank Road, and an additional sign on Old State Road.

VARIANCE
According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:
To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings; and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:
<input type="checkbox"/> (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

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| <input type="checkbox"/> (2) These conditions do not generally apply to other property in the vicinity; |
| <input type="checkbox"/> (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; |
| <input type="checkbox"/> (4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance; |
| <input type="checkbox"/> (5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance; |
| <input type="checkbox"/> (6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and; |
| <input type="checkbox"/> (7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. |
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