



THE CITY OF  
**GOOSE CREEK**

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

**PLANNING COMMISSION**  
**TUESDAY, FEBRUARY 5, 2019**  
**6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER**  
**CITY HALL COUNCIL CHAMBERS**  
**519 N. GOOSE CREEK BLVD.**  
**GOOSE CREEK, SOUTH CAROLINA**

# MEMORANDUM

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**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** BRENDA M. MONEER  
PLANNING TECHNICIAN

**DATE:** JANUARY 29, 2019

**SUBJECT:** NOTIFICATION OF FEBRUARY  
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, February 5, 2019, 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, FEBRUARY 5, 2019 AT 6:30PM  
MARGUERITE BROWN MUNICIPAL CENTER  
CITY HALL COUNCIL CHAMBERS  
519 N. GOOSE CREEK BLVD.**

- I. Call to order – Chairman Josh Johnson
- II. Approval of Agenda
- III. Review of Minutes from January 7, 2019
- IV. Discussion – Zoning Ordinance Section 151.080 USE OF LAND OR BUILDINGS, specifically tree ordinance language.
- V. Election of Vice Chair
- VI. Comments from the Commission
- VII. Comments from Staff
- VIII. Adjournment

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, DECEMBER 4, 2018, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Chairman Allen Wall**

**Action:** Chairman Allen Wall called the meeting to order at 6:30 p.m.  
**Present:** Paul Connerty (6:32), 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** Barry Washington  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (5-0)

**III. Review of Minutes from October 2, 2018, and November 12, 2018**

Mr. Johnson noted a minor correction to the October minutes, under section IV, should state a vote of 5-1 due to his recusal.

**Motion:** Made a motion to accept the modified minutes from October 2, 2018 as recommended by Mr. Johnson., **Moved by** Jeffrey Smith; **Seconded by** Jeanette Fowler.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (6-0)

Mr. Johnson noted a minor correction to the November minutes, under section V, should state a vote of 4-0.

**Motion:** Made a motion to accept the modified minutes from November 12, 2018 as recommended by Mr. Johnson., **Moved by** Jeanette Fowler; **Seconded by** Jeffrey Smith.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (6-0)

**IV. Discussion – Proposal to Amend the Zoning Ordinance Section 151.028; Definitions of Words and Terms; specifically, terms outlining signs**

Chairman Wall opened the discussion. The Commission reviewed, discussed, and made modifications to the language as presented by Staff.

**V. Discussion – Proposal to Amend the Zoning Ordinance Section 151.084; Sign Regulations in its entirety**

Chairman Wall opened the discussion. The Commission reviewed the proposed changes to include language for shopping centers, industrial areas, temporary signs, number of signs allowed per business, and overall allowed sign height. There was a detailed discussion regarding shopping center signage criteria. There was also discussion regarding banners and the quantity allowed per year, per business, and the number of days each banner could be displayed.

- Motion:** Made a motion to accept the proposed ordinance modifications for §151.028, Definitions of Words and Terms; and §151.084, Sign Regulations for Public Hearing in January of 2019; **Moved by** Jeffrey Smith; **Seconded by** Jeanette Fowler.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (6-0)

**VI. Discussion – Tree Ordinance**

Chairman Wall opened the floor to discuss the language of the tree ordinance. Mr. Johnson stated that he had discussed and suggested some modifications with Ms. Browder, Planning Director for the tree ordinance. He added that a summary along with the proposed changes had been sent to all Commission members for feedback. He stated that Mr. Berenyi had stated he would come up with some proposed language for drip lines and the tree fund. Mr. Johnson stated he felt the tree fund should be a separate discussion. Mr. Johnson also mentioned the discussion from the last meeting included determining the diameter at breast height by taking the sum of the two largest trunks to determine the diameter of the tree. Chairman Wall stated he felt developers would be able to get what they needed from the current ordinance, or by discussing it with the City Planner. There was discussion regarding fines, clear cutting, and mitigation.

Mr. Moore, Interim Planning Director, stated that review and enforcement of the current ordinance is being looked at closely on a case by case basis. He added that language to add sampling would be beneficial for large projects. There was a brief discussion regarding the suggested methods used for sampling. Mr. Moore stated Staff could use this as an opportunity to give the current ordinance a chance to work in order to identify the gaps, along with what deficiencies may arise.

Mr. Johnson stated concerns for clear cutting with past, current, or future projects. Mr. Moore stated the importance of Staff's responsibility to ensure the language is currently being utilized to its fullest capacity, and to analyze any gaps to make future improvements. Mr. Connerty inquired if Staff felt that additional time to utilize the current ordinance and enforce it to its fullest capacity would help identify any shortfalls within the language. Mr. Moore stated yes. There was discussion to keep the tree ordinance as a standing discussion item until it is resolved.

**VII. Comments from the Commission**

Chairman Wall thanked Barry Washington for his length of service. He also thanked all those that have served, current members and City Staff for all their efforts. Chairman Wall also mentioned appreciation to the City for the end of year appreciation celebration for Board and Commission members. All Commission members thanked Mr. Wall and Mr. Washington for their service. Mr. Wall wished Mr. Johnson and Ms. Fowler well in their endeavors as Chair and Vice Chair respectively.

**VIII. Comments from Staff**

Staff presented Mr. Wall and Mr. Washington appreciation plaques and thanked them for their dedication and years of service. There was a discussion regarding FEMA.

**IX. Adjournment**

Mr. Connerty made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:38pm.

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Mr. Allen Wall, Chairman

Date: \_\_\_\_\_

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
MONDAY, JANUARY 7, 2019, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Chairman Josh Johnson**

**Action:** Chairman Josh Johnson called the meeting to order at 6:30 p.m.  
**Present:** Paul Connerty, Judie Edwards, Jeanette Fowler, Joshua Johnson, Jeffrey Smith (6:48), John Starzyk  
**Absent:** Gary Berenyi  
**Staff Present:** Daniel Moore

**II. Approval of Agenda**

Chairman Johnson noted the December 4, 2018 minutes would not be available for review at this time.

**Motion:** Made a motion to accept the Agenda with the revision of striking the review of the December minutes., **Moved by** Paul Connerty;  
**Seconded by** Jeanette Fowler  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (5-0)

**III. PUBLIC HEARING – Proposal to Amend the Zoning Ordinance Section 151.028; Definitions of Words and Terms: Specifically, those terms outlining signs**

Mr. Johnson requested to discuss both items simultaneously. Mr. Moore agreed, requesting the motions remain separate.

**IV. PUBLIC HEARING – Proposal to Amend the Zoning Ordinance Section 151.084; Sign Regulations in its entirety**

Chairman Johnson opened the public hearing noting that no public was present. He requested Staff present to the Commission. Mr. Moore presented copies of the ordinance with the modifications as previously discussed to sections §151.028 and §151.084. He noted that the changes, as suggested at the previous meeting, had been incorporated into the language. He highlighted that the freestanding signs for corner properties had been added, while the shopping center criteria was left as originally cited. Mr. Moore stated that gas stations would be required to adhere to the maximum square footage allowance area. He added that this would also be available to ATM kiosk.

There was discussion about what types of signs would qualify. Mr. Moore noted the frequency had been changed from two per year to four per year for special event banners, and the language pertaining to flags.

There was discussion pertaining to lawn signs and illuminated interior signs within a business. Chairman Johnson inquired about the freestanding sign language as presented versus how it was discussed at the last meeting. The Commission agreed to strike the words “per tax lot”. Chairman Johnson also suggested to change “exceeding ten feet” to “exceed ten feet” and add “shall be” before “of a monument design.” Mr. Connerty suggested to change the language under (F)(11) pertaining to wear and tear of flags as follows: “will be immediately replaced” to “shall be immediately replaced”.

Chairman Johnson inquired if there were any further questions from the Commission. There were none. Chairman Johnson closed the public hearing and inquired if the Commission wished to take any action on this tonight, noting the two separate hearings.

**Motion:** Made a motion to accept the proposed ordinance modifications for §151.028, Definitions of Words and Terms; **Moved by** Jeanette Fowler; **Seconded by** Paul Connerty.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (6-0)

Chairman Johnson inquired if the Commission wished to take any action on item V. pertaining to §151.084.

**Motion:** Made a motion to accept the proposed ordinance modifications for §151.084, Sign Regulations as revised; **Moved by** Paul Connerty; **Seconded by** Jeffrey Smith.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried. (6-0)

## V. Comments from the Commission

Chairman Johnson welcomed John Starzyk and Judie Edwards to the Commission as new members. The Commission members each gave a brief introduction to the new members. Mr. Starzyk and Ms. Edwards introduced themselves and gave a brief background.

Ms. Fowler announced her resignation.

## VI. Comments from Staff

Mr. Moore stated that the language for signs would be reviewed by the City Attorney, and then City Council. Chairman Johnson inquired if it would go to a workshop first. Mr. Moore stated if there were discussion items, then it would go to a workshop first. He informed the Commission interviews had begun for the position of Director.



**VII. Adjournment**

Mr. Smith made a motion to adjourn, and Ms. Connerty seconded. All voted in favor. The meeting adjourned at approximately 7:01pm.

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Mr. Josh Johnson, Chairman

Date: \_\_\_\_\_