



**AGENDA
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 3, 2023 – 6:00 PM
CITY HALL - 519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY, ROB WIGGINS

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I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING DECEMBER 6, 2022

IV. ZONING PUBLIC HEARING

- a. **ZONING TEXT AMENDMENT** - REQUEST TO AMEND THE GOOSE CREEK CODE OF ORDINANCES, TITLE 15: LAND USAGE, CHAPTER 151: ZONING, § 151.083 (LANDSCAPING REQUIREMENTS), § 151.086 (PARKING AND LOADING SPACE), AND § 151.197 (ARCHITECTURAL REVIEW DESIGN GUIDELINES)

V. CLOSING REMARKS AND ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING DECEMBER 6, 2022

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 6, 2022, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Edwards called the meeting to order at 6:00 p.m.

Present: Judie Edwards; Heather Byrd; Lisa Burdick (6:11); Gena Glaze; Anthony Jenkins (6:05); Josh Lilly; Rob Wiggins

Absent: None

Staff Present: Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: None

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

III. APPROVAL OF MINUTES: NOVEMBER 1, 2022

Motion: A motion was made to approve the November 1, 2022 minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

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

IV. ZONING PUBLIC HEARING

A. MAP AMENDMENT PLANET ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS #222-00-00-124 (PLANET ROAD) FROM HIGH DENSITY RESIDENTIAL (R-3) TO TOWNHOME DISTRICT (R-4).

Mrs. Wise stated the proposal was to rezone one parcel currently within the City of Goose Creek from High Density Residential (R-3) to Townhome District (R-4). The Townhome District (R-4) zoning would demand adherence to specific design requirements, and any project would need review/approval by the Architectural Review Board. The purpose of the district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture. Staff recommendation is for approval. Mrs. Wise stated the parcel was included in a prior proposal which was part of a Planned Development (PD). That proposal did not go forward. No site plan was attached to this current rezoning request.

A representative from STYO Development was present to answer questions from the Commission. He stated he understood traffic is a concern, and a traffic study was submitted to SCDOT. He stated SCDOT recommended widening a portion of Meyers Road down the southern entrance and to create a turn lane. He also stated that a new roadway connection will be created on the north side to connect to the others parcels that are fronting HWY 176.

Mrs. Wise noted for the record that Commissioner Jenkins arrived (6:05 pm).

Mr. Bumgarner, the landowner of 115 Planet Road, was interested in how this development would affect him with specific concerns about he how he enters and exits his property.

Mr. Michael Welch stated he owns land on both sides of this development and inquired what would be going in this area. Commissioner Edwards stated the proposal is for a townhome development.

Mrs. Moneer noted for the record that Commissioner Burdick arrived at 6:11 pm.

The applicant stated they plan to adjust the Planet Road right-of-way to align with Vicksburg Drive in order to create a safer intersection. The applicant answered questions from the Commission.

Motion: A motion was made to approve the map amendment for Planet Road TMS #222-00-00-124 (Planet Road) from High Density Residential (R-3) to Townhome District (R-4). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: Commissioner Josh Lilly recused himself from the vote.

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

B. MAP AMENDMENT PLANET ROAD AND HIGHWAY 176/ST. JAMES AVENUE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCELS IDENTIFIED AS TMS #222-00-00-026, 222-00-00-070, 222-00-00-071, 222-00-00-105, 222-00-00-108, 222-00-00-123, 222-00-00-146, 222-00-00-147 LOCATED ON PLANET ROAD TO ASSIGN A ZONING OF TOWNHOME DISTRICT (R-4) AND TMS #223-00-00-007, 223-00-00-008 LOCATED ON HIGHWAY 176/ST. JAMES AVENUE TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Mrs. Wise stated the first eight (8) parcels are currently within Berkeley County. The request was to annex and assign a zoning of Townhome District(R4). She stated the other two (2) parcels for TMS# 223-00-00-007 and TMS# 223-00-00-008 are proposing a rezoning of General Commercial (GC). Staff is recommending approval. Mrs. Wise stated R4 zoning permits twelve (12) units per acre with no more than six (6) units attached. A maximum of four hundred and fifty-six (456) townhome units could be developed. However, these figures are based on maximum gross density and may be reduced by infrastructure requirements and additional restricting factors. The parcels which would be zoned as General Commercial (GC) would also require review/approval by the Architectural Review Board in addition to staff review. She stated this was not a formal site plan review.

A representative from STYO Development was again present and answered questions from the Commission. No one from the public spoke for or against this proposal.

Motion: A motion was made to approve the request for the parcels identified as TMS #222-00-00-026, 222-00-00-070, 222-00-00-071, 222-00-00-105, 222-00-00-108, 222-00-00-123, 222-00-00-146, 222-00-00-147 located on Planet Road to assign a zoning of Townhome District (R-

4) and TMS #223-00-00-007, 223-00-00-008 located on Highway 176/St. James Avenue to assign a zoning of General Commercial (GC). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: Commissioner Josh Lilly recused himself from the vote.

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

V. OTHER BUSINESS

A. 2023 CALENDAR APPROVAL

Mrs. Wise stated July 4th is a holiday, and the meeting date has been rescheduled for Monday, July 10th.

B. ELECTION OF CHAIR AND VICE-CHAIR

Motion: A motion was made to nominate Commissioner Edwards as Chair. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None

Vote: Commissioner Edwards did not participate in this vote. All other Commissioners voted in favor. The motion carried (6-0).

Motion: A motion was made to nominate Commissioner Byrd as Vice Chair. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Edwards.

Discussion: None

Vote: Commissioner Byrd did not participate in this vote. All other Commissioners voted in favor. The motion carried (6-0).

VI. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise thanked the Commission for all their hard work.

Motion: A motion was made to adjourn. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Byrd.

Discussion: None

Vote: All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 6:29 pm.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning and Zoning Director

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

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ZONING TEXT AMENDMENT - REQUEST TO AMEND THE GOOSE CREEK CODE OF ORDINANCES, TITLE 15: LAND USAGE, CHAPTER 151: ZONING, § 151.083 (LANDSCAPING REQUIREMENTS), § 151.086 (PARKING AND LOADING SPACE), AND § 151.197 (ARCHITECTURAL REVIEW DESIGN GUIDELINES)

Background Summary

In an effort to ensure quality site design for commercial projects in the GC, RC, NC, BPO zoning districts, Planning Staff proposes to amend the zoning text to require a landscape buffer (transition yard) between commercial lots; not permit surface parking in the front yard setback, nor between buildings and right-of-way; surface parking placement consideration/screening, interconnectivity between adjacent parcels, and rear of building aesthetics-design continuity.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

§ 151.083 LANDSCAPING REQUIREMENTS.

(A) Design principles.

(1) Landscape design and planning shall be integrated with the overall project design concept. Proposed landscaping shall be evaluated in relation to the existing natural landscape and to existing and proposed landscaping, including the landscape elements existing on adjacent properties and street rights-of-way, and in relation to adjacent buildings, existing or proposed.

(2) The existing natural landscape character shall be preserved whenever possible. Greatest diligence and care shall be exercised to retain and protect existing trees in the proposed landscape design.

(3) All landscape areas shall provide an attractive transition to adjoining properties. The landscaping plans for the proposed development shall provide visually harmonious and compatible settings for structures on the development, with adjacent properties, and shall blend with the surrounding natural landscape. Natural appearing landscape forms are strongly preferred.

(4) Landscape design based on groupings of trees is preferable. Saving existing trees between the building and the street is a top priority. Tree masses are a valuable means of defining outdoor spaces and visually linking a site development to the larger community landscape. For streetscaping, trees planted in rows along roads and in site boundaries are preferred, except in road rights-of-way; Trees planted for streetscaping shall be a minimum of two and one half inch caliper and eight feet to ten feet in height.

(5) Landscaping shall be required between buildings and sidewalks and/or buildings and curbing, and between parking lots and driveways.

(6) Location of trees should be coordinated with the location of exterior lighting, security cameras and overhead power lines in order for trees to have room to mature and not conflict with these items.

(7) The clear cutting of trees and vegetative cover on any lot, parcel, tract or acreage in any district is specifically prohibited.

(8) Removal or cutting of trees in any public right-of-way shall not be permitted.

(B) Residential design requirements.

(1) In all single family residential properties, the area to be landscaped shall be seven percent of the total available area in a manner approved by the Zoning Administrator.

(2) The natural landscape character shall be preserved in every reasonable instance. Existing trees shall be incorporated into the landscaping plan where feasible.

(3) Materials shall be planted at regular intervals along the front and both sides of new residential units. Other natural or newly planted landscaping material shall be planted in various areas of the property to meet the seven percent requirement.

(4) At least one canopy tree shall be planted or preserved in the front yard of a residential lot, with a maximum distance of 50 feet between trees.

(C) Commercial, institutional, industrial, and/or multi-family residential design requirements. All commercial, institutional, industrial, and/or multi-family residential development shall incorporate the following design principles into a comprehensive landscaping plan for all new development, for projects involving substantial improvements as defined in § 151.028, projects involving structural improvements, and/or upon reusing a property where its use has been abandoned for 30 or more days.

(1) In all commercial, institutional, industrial, and/or multi-family developments the area to be landscaped shall be 12% of the total available area. The total available area shall be calculated by subtracting the area covered by buildings and structures from the total land area of the site and then multiplying this difference by 12%. This amount of land shall be devoted to vegetative landscaping which includes trees, shrubs, ground covers, and other plants. At a minimum, 10% of this landscaping shall be trees, whether existing or newly planted trees, or 12 trees per acre, whichever is greater. However, this requirement may be modified by the Zoning Administrator when strict application will seriously limit the function of the area.

(2) A comprehensive landscaping plan for each parcel located within commercial, institutional, industrial, and multi-family uses and districts is required based on the following design standards and guidelines. The plan shall detail the areas to be reserved for landscaping, indicating dimensions of landscaped areas, plant materials, decorative features, and site lighting. It is up to the discretion of the applicant to combine different types of landscaping methods in their proposal provided that at least 12% of the development is devoted to landscaping.

(3) In addition, the site plan for the development detailing the proposed building footprint(s) and parking arrangements shall include an overlay of the tree survey at the same scale showing the location of any protected trees and grand trees as defined in § 151.080 Use of Land or Building.

(4) When any commercial, institutional, industrial, or multi-family residential use shall be established or reestablished in an existing building or structure, landscaping shall be provided in accord with this section. When a property is reestablished for use or expanded or enlarged by 50% or more, the minimum landscaping required by the provisions of this section shall be provided throughout the building site. Enlargements of 20% to 49% of building area shall meet the minimum requirements for the enlargement only.

(5) A strong emphasis shall be placed on the appearance of the streetscape. Three canopy trees of a minimum of two and one half inch caliper shall be required for each 100 linear feet of street frontage using species approved during the Design Review Process.

Such tree types shall be consistent with each block and evenly spaced, with exceptions made for curb cuts, utilities, and other obstructions.

New

(6) A landscaped transition yard, minimum of 10 feet, shall be required between adjoining commercially zoned lots. Two canopy trees of a minimum of two- and one-half inch caliper, 4 understory trees, and 20 shrubs shall be required for each 100 linear feet of yard length using species approved during the Design Review Process.

(D) Design for roadway and road edge planting.

- (1) The lot shall be clearly separated from adjacent uses such as roads and sidewalks.
- (2) A planted strip a minimum of six feet in width will delineate the edge.

(E) Landscape for parking lot.

(1) To create shade over the majority of a paved surface, the majority of the trees shall be canopy trees. Tree canopies soften the visual impact of parking areas and relieve them from heat build-up.

(2) To provide a canopy, a planted island or break at least five feet wide with at least one tree and two shrubberies, or two trees shall be installed for every ten spaces of parking area.

(3) Parking islands shall extend the full length of the adjacent parking aisles.

(4) Parking lots shall provide a minimum ten percent net area of landscaping on the interior or exterior of parking lots.

(5) Tree islands shall be placed along the perimeter of the parking area at each end of the drive aisles and interspersed as needed.

(6) Where vehicles overhang a foundation planting strip, the width of the planting strip must be expanded to six feet.

(7) For parking lots exceeding 75,000 square feet, linear planting strips are required every 250 linear feet which shall include, in addition to the required trees, 15 shrubs per 100 linear feet. These are minimum standards; additional landscaping is encouraged.

(8) Where shrubs and ground covers are used, their use should reflect a design aesthetic that is commercial, not residential. Planting design will consist predominantly of mass plantings of shrubs and ground covers in arrangements that are simple in geometry and form do not require significant maintenance and are appropriate in scale for their specific context.

(9) All landscaped areas shall be protected from vehicular encroachment by concrete curb and gutter unless planted per best management practices for Low Impact Development site design.

(F) Landscape for large open spaces. Lawn areas utilized in buffers and open space areas shall be used sparingly, and ground covers and mulched areas are preferred.

(G) Landscape for building foundations.

(1) Where building foundations are visible from the public street or from adjacent uses, foundation landscaping is required. Landscaping of this area shall complement the building elevations, connect the building to the site and increase continuity.

(2) Planters may be required as a design element to soften the building exterior and enhance the streetscape appearance.

(3) Shrubs maturing to a two foot minimum shall be planted at five feet on center maximum for the length of the building facing the public right-of-way. To soften and screen a blank building facade, shrubs maturing to a minimum of four feet in height shall be planted eight feet on center (maximum), and small maturing trees shall be planted within 15 feet of the building facade.

(4) No shrub smaller than those in three gallon containers shall be planted. Understory trees

shall be no smaller than six feet in height at the time of planting. Canopy trees must be at minimum two and one half calipers and eight feet to ten feet in height at time of planting.

(5) A two inch to four inch layer of chipped wood, bark, pine straw, or mulching materials shall be used only in connection with plant materials and shall not stand alone as ground cover.

(6) Arcades across a building's front facade accompanied by tree planting may be used in lieu of shrub plantings and satisfy the requirements for foundation plantings.

(7) Lawn areas within 50 feet of a building or adjacent to public roadways require sodding. Other lawn areas may require sodding depending upon slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations.

(H) Landscape for retention areas.

(1) Retention ponds shall be landscaped with appropriate plants and materials as recommended by best management practices for bioretention areas.

(2) Plant materials shall be compatible with the use.

(3) The slopes of these areas shall be regulated.

(4) Large areas for retention shall be designed to eliminate small unusable areas.

(I) Landscaping or architectural treatment of free-standing signs. All freestanding signs shall be landscaped or installed on a wood, stone or other base structure that is at least two feet high.

(J) Fencing as landscaping mechanism.

(1) Long, solid fences shall contain offsets or other architectural treatments to break up the appearance of a continuous mass. Vertical lines of trees help to break the often monotonous horizontal line of a fence.

(2) Any fence design shall include detailed plans for planting. Shrubbery and trees shall be used in fence plantings.

(K) Landscaping maintenance.

(1) All plant materials installed must be in healthy growing condition and remain so within the first year of planting.

(2) The owner, occupant, tenant, and the respective agent of each, if any, shall be jointly and

severally responsible for the maintenance of all landscaping. Landscaping shall be maintained in a good condition so as to represent a healthy, neat, and orderly appearance at least equal to the original development, and shall be kept free of refuse, with dead vegetation promptly replaced. All landscaping shall be inspected by the Zoning Administrator or designee one year after issuance of certificate of occupancy to ensure it is surviving in a healthy condition. Any plants found to be declining shall be replaced by the owner of the development within 30 days of notification from the Zoning Administrator or designee. If replacement is necessary there shall be reinspection six months after the replacement planting.

(L) Garages and parking decks. Parking structures must be heavily screened from the public right-of-way or adjacent property. Grading and additional landscape planting may be used independently or combined to visually separate the structure from its public neighbors.

(Ord. 19-007, passed 6-11-2019)

§ 151.086 PARKING AND LOADING SPACE.

Paved off-street automobile parking shall hereafter be required in all zoning districts at the time of initial construction of any principal building, or when changes in a principal building require more parking. Off-street parking shall have direct access to a street and shall in all respects conform to this chapter.

(A) Required space. The minimum number of off-street parking spaces, or loading spaces, shall be calculated on the basis of land use, or use of the principal building, as specified in Columns 2 and 3 of Appendix A. The number of off-street parking spaces shall not exceed 150% of the required minimum number of spaces. The parking spaces which are above 125% of the required minimum are to be made of a semi-pervious material approved by the Zoning Administrator. For those uses not specifically identified in the annexation, required space shall be determined by the Zoning Administrator.

(B) Application of parking requirements.

(1) All required parking spaces shall be located on the same lot with the principal building or use, except as provided in division (D) below.

(2) In the case of mixed or joint use of a building or lot, the required spaces shall be equal to the sum of the spaces required for each use individually. However, where the peak operating hours of adjoining uses do not overlap, the uses may share up to 50% of required parking spaces.

(3) Uses not specifically listed in Appendix A shall require parking spaces equal to a listed use of similar parking demand generation, as determined by the Administrator.

(4) The total number of spaces required may be reduced up to 10% when the reduction is warranted by unusual circumstances, as determined by the Administrator.

(5) The number of employees used for determining parking requirements shall be the average number on the shift of greatest employment.

(6) If fractional numbers result from parking space computations, the next highest whole number (as to number of spaces required) shall be used.

(C) Area and paving required for parking spaces. Each automobile parking space shall measure nine feet by 18 feet minimum (162 square feet), excluding any aisle or maneuvering space. However, the paved length of a 90-degree parking stall may be reduced to 17 feet, provided that the curbing or anchored concrete wheel stops are furnished at the edge of paving to allow the vehicle to overhang a landscaped area of at least five feet in width. Parking stall length shall not be reduced where the vehicle would overhang a sidewalk. Areas in public rights-of-way shall not be used in providing parking or maneuvering space. Curb cuts shall be specified in § 151.082(F)(2). Parking plans shall be submitted in the form of a scale drawing of the proposed parking and loading spaces,

with landscaped areas and demonstrated conformance with these regulations. Approved parking spaces shall be paved.

(D) Exceptions to off-street parking areas. Required off-street parking for one and two-family residences shall be located on the same lot as the principal building served. In unusual circumstances or hardships, however, the Commission may approve off-site parking for all other permitted areas, provided the parking area is not more than 300 feet from the principal building or use served, and that the owner of the parking site relinquishes development rights of the property until parking is provided elsewhere. Where the off-site parking is proposed, recorded covenants as to parking use and development rights shall be provided.

(E) Joint use off-street parking areas. Two or more principal uses may utilize a common off-street area in compliance with divisions (B)(2) and (D) above. Total spaces required may be reduced by the Commission if a reduction is warranted by the particular grouping of uses.

(F) Off-street loading area required. Areas suitable for loading and unloading motor vehicles in off-street locations, and specifically designated for this purpose, shall be required upon initial construction, alteration or conversion of any building intended for commercial, industrial or governmental purposes. The off-street loading area shall have access to a public street and be provided as specified in Appendix A in addition to the preceding off-street parking requirements.

(G) Area required per loading space. Each off-street loading space shall be at least 12 feet wide, 40 feet long and 14 feet high, maintained clear of obstructions at all times.

(H) Location of off-street loading areas. Off-street loading areas shall be located on the same lot as the structure served, and in no case counted as part of the off-street parking requirements.

(I) Adequacy of off-street loading area. Whether specified in this chapter or not, all uses shall provide off-street loading areas sufficient for their requirements that no vehicle being loaded or unloaded shall stand in, nor project into, any public way.

(J) Fire lanes required. Commercial or light industrial facilities which have a floor area greater than 7,000 square feet or whose setback is 100 feet or greater from the road right-of-way, are required to establish and maintain fire lanes in compliance with § 3-2 of the State Fire Code. Fire lanes must be a minimum of 20 feet in width and be posted with signs which specifically state "No Parking - Tow Away Zone".

(K) Parking requirements for the disabled person(s). All governmental buildings, public buildings, commercial facilities and places for public uses, including churches and private clubs, with the exception of single-family and two-family residences, shall have parking spaces designated and signs posted in accordance with the following requirements.

(1) The international symbol of access to the physically disabled person(s) shall be permanently displayed (marked) on the ground for parking spaces that are reserved for such use. In addition, a sign bearing the international symbol of access to the physically

disabled person(s) shall be posted facing each reserved parking space for the disabled person(s). Examples of the signs included one foot by one and one half foot in dimension, with the international symbol and "reserved parking" clearly marked on the sign.

(2) Parking spaces shall measure 13 feet by 18 feet minimum (234 square feet), including a five feet minimum access aisle. Parking spaces for the disabled person(s) shall be near main building entrances. Parking spaces and passenger loading zones for the disabled person(s) shall be as follows.

(3) Parking spaces and passenger loading zones for the disabled person(s):

Total Spaces Or Zones Required Number To Be Reserved For The Disabled Persons(s)

Total Spaces Or Zones

Required Number To Be Reserved For The Disabled Persons(s)

1-25

1

26-50

2

51-75

3

76-100

4

101-150

5

151-200

6

201-300

7

301-400

8

401-500

9

501-1,000

2% of total

Over 1,000

20 plus 1 for each 100 over 1,000

One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (eight feet) wide minimum and shall be designated "van accessible".

NEW

(L) Surface parking placement. Surface parking shall not be located in the front yard setback, nor between buildings and public right-of-way. Surface parking shall not be permitted on the outside of corner lots. Where surface parking is adjacent to a public right-of-way, a low seat wall, with landscaping, shall be integrated with the architecture of the building. Screening shall be provided adjacent to the right-of-way for drive-through services. This section shall only be applicable on lots that have frontage along U.S. 52, U.S. 176, or U.S. 17A.

(1985 Code, Art. V, § 507) (Ord. 90-16, passed 9-11-1990; Ord. 96-009, passed 9-10-1996; Ord. 2021-004, passed 2-9-2021)

§ 151.197 ARCHITECTURAL REVIEW DESIGN GUIDELINES.

Goose Creek is a suburban community that is committed to enhancing its small town character by integrating varied and architecturally interesting commercial development within its extensive green spaces.

Design standards and guidelines. Commercial structures shall incorporate the following basic elements and characteristics. These characteristics are general in nature; however, it is not the intent to exclude other elements that are compatible with the general characteristics described herein.

(A) Site design.

(1) Site considerations. The siting of the building and its accessory elements shall be carefully planned from both a placement and an architectural perspective.

(a) Site improvements shall integrate the architectural forms and the open spaces around them so to enhance the quality of the environment.

(b) Where it is reasonably practical, proposed site improvements (including all structures, features and amenities) shall not impede scenic views and special vistas.

(c) Areas whose physical site conditions make them unsuitable for development shall be set aside as conservation areas or as open space.

(d) Projects that contain other attributes that improve the functional and visual enjoyment of the properties of the city are strongly encouraged.

(e) Wooded sites shall be developed with careful consideration for the site's natural characteristics.

(f) When portions of the woods must be developed, wooded perimeters or the most desirable natural site features shall be protected to retain the visual character of the site.

(g) Isolated pockets of existing trees shall be protected, and used to enhance the site's visual impact.

NEW

(h) Interconnectivity between adjacent parcels shall be required where practical.

(B) Architectural theme. The following architectural theme is preferred:

(1) Proposed structures shall contribute to the image of the city as a unique place of visual character, integrity and quality;

(2) New developments shall incorporate the existing natural setting into their overall design concept;

(3) In a schematic design, adjacent structures, site design and site densities of the adjacent areas should be incorporated in the design process. If adjacent buildings are of different architectural styles, scales, height, spacing, bulk, proportion, detail, material and color, site and building compatibility of the proposed development may be achieved through materials, plant variations, screens and sight breaks; and

(4) The architectural design, color and materials of a proposed structure shall create variation and interest in the built environment by using a mix of building materials, colors and architectural features.

(C) Architectural interest.

(1) Care shall be given to incorporate a mix of quality design elements and materials which will provide architectural interest to the structure and any accessory structures.

(2) Building facades shall incorporate facade variations a minimum of every 30 feet, or for buildings larger than 20,000 square feet, a minimum of every 50 feet, incorporating such architectural features as:

(a) Storefront bays; wall offsets; columns; pilasters;

(b) Changes in materials, colors;

(c) Changes in roofline;

(d) Changes in plane no less than 12 inches in width and four inches in depth or an equivalent element that subdivides the facade;

(e) Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions and other treatments are encouraged; and

(f) Enhanced shadow lines around openings by recessing window frames two inches minimum from face of building.

(3) Architectural details that enrich the building's character such as brick molding, quoins, corbels, racking, band courses, soldier bricks, water table, and the like shall be incorporated in the design of the building facade.

(4) Colors shall be harmonious, and only compatible accents shall be used. Color combinations of paints or stains shall be complimentary to the proposed structure(s), or provide an improved palette than any existing structure(s) and the adjacent environment. Color and texture for architectural finishes shall be selected to provide visual unity. Unpainted, bright metal, reflective, bright or garish colors, or garish contrasting surfaces are prohibited.

(D) Building design.

(1) Scale and proportion. The height, width and general proportions of a building shall conform with or be better than other buildings in the area. The scale and massing of a structure shall be a primary consideration. The scale of the project shall not overwhelm any adjacent buildings. All features and details shall be in proportion with the buildings.

(2) Building walls shall be subdivided and proportioned using a variety of architectural features to prevent long monotonous facade walls.

(3) The building design shall incorporate a definite base, body and cap along the facade.

AMENDED

(4) Rear elevations of buildings that are exposed to parking lots, private drives, ~~and provide an alternate "front door"~~ or right-of-way shall be aesthetically similar to the primary elevation. All sides of the building shall exhibit design continuity.

(5) Continuous foundation walls are required on all structure(s), preferably of stone-faced, exposed aggregate concrete, vinyl, stucco or brick.

(6) Building materials suggest the quality of the environment and promotes a comfortable feeling. Inexpensive building materials create a temporary feeling to the city's inhabitants. Building materials selected should be durable, attractive, low-maintenance and have natural color. A defined palette of materials will unify the streetscape and encourage the perception of performance.

(7) Building additions shall be designed to reflect existing buildings in scale, materials, window treatment and color. A change in scale may require a transitional design element between the addition and the existing building.

(8) The following materials are recommended:

- (a) Natural materials: wood, brick, terra cotta, stone (cast or cut);
- (b) Decorative concrete block (CMU), textured with integral color;
- (c) Stucco (cement plaster); decorative;
- (d) Fiber cement siding; and
- (e) Exterior insulation and finishing system (EIFS) when used above storefront height.

(9) The following materials are prohibited:

- (a) Vinyl, metal, or aluminum siding;
- (b) Exposed concrete masonry units;
- (c) Reflective materials that cause glare;
- (d) Materials that artificially simulate natural materials;
- (e) Diagonal siding; and
- (f) Exaggerated swirled stucco.

(10) Typically, franchise architecture is generic design for buildings used in multiple locations without consideration for a specific site or climate. It is the intent of these guidelines to create buildings that are sensitive to the community and its environment. While franchise merchants are not discouraged, prototypical design must be carefully modified to represent the character of the community.

(11) Rooftop mounted mechanical equipment must be screened from view at all sides in a manner that is architecturally compatible with the building. Mechanical equipment on the ground shall be screened with a fence or plant materials or housed in a structure that is in harmony with the surroundings. Utility meters should be screened from public view to the greatest extent possible.

(12) The use of security bars, roll down grilles, and other such security features establishes a negative environment and will be reviewed on a case-by-case basis and alternate options may be required. When allowed, they must not be visible during opening hours.

(E) Site elements.

(1) Fences and walls shall be minimized along public streets and shall be designed to be compatible with the surrounding landscape and architectural concept. Any fencing located forward of the building front must be decorative and constructed of vinyl, iron, stone, or masonry products.

(2) Service/storage areas shall be oriented away from public right-of-way, and screened, when practical.

(3) Outdoor storage and/or display of equipment and material is strongly discouraged, except on a temporary basis. This section shall not apply to businesses that have a majority of their merchandise stored and displayed in the open environment (examples include, but are not limited to, automobiles, lumber, truck/car rentals); however, for those businesses where there is approved outdoor display, the site shall be planned appropriately in terms of visibility and placement of entrances, parking, and screening.

(4) Parked vehicles used as storage for any purpose shall not be permitted for commercial and light industrial uses.

(5) Refuse areas shall not be the visual focal point of a parking area and shall not be located within the front yard setback or street frontages of corner lots. All exterior trash receptacles shall be sufficient in size to accommodate the trash generated. All trash containers shall be screened from view on all four sides, and shall remain closed except when in use. The screening materials shall be architecturally compatible with its corresponding building. Refuse areas shall be landscaped and, if necessary, screened appropriately. Trash areas shall be located for convenience of trash collection and away from major streets.

(6) Loading areas shall be clear from pedestrian and vehicular traffic.

(1985 Code, Art. X, § 1008) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997; Ord. 15-008, passed 8-11-2015; Ord. 15-016, passed 12-8-2015) Penalty, see § 151.999