



**Planning Commission Meeting**  
**Tuesday, April 3, 2018**  
**6:30 p.m.**

City of Goose Creek  
Marguerite H. Brown Municipal Center  
519 N. Goose Creek Blvd.  
Goose Creek, South Carolina



## MEMORANDUM

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**TO:** Members of the Planning Commission

**FROM:** Brenda Moneer  
Planning and Zoning Specialist

**DATE:** March 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, April 3, 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 797-6220. We look forward to seeing you Tuesday evening.

**AGENDA**  
**CITY OF GOOSE CREEK**  
**PLANNING COMMISSION**  
**TUESDAY, APRIL 3, 2018, 6:30 P.M.**  
**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 March 6, 2018
- IV. **Public Hearing** - Rezoning Request for property located off Blossom Street designated as TMS#235-13-03-021; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2).
- V. **Public Hearing** – Rezoning Request for property located off Blossom Street designated as TMS#235-13-03-042; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2).
- VI. **Public Hearing** – Rezoning Request for property located off Hollywood Drive and Blossom Street designated as TMS#235-13-03-043; Request to Rezone from Conservation Open Space (CO) to Restricted Commercial (RC).
- VII. **Public Hearing** – Rezoning Request for property located off N. Goose Creek Boulevard and Carol Drive designated as TMS#234-00-00-019; Request to Rezone from Residential Low Density (R1) to Business Professional Office (BPO).
- VIII. **Public Hearing** – Rezoning Request for property located off Carol Drive designated as TMS#234-00-00-074; Request to Rezone from Residential Low Density (R1) to Business Professional Office (BPO).
- IX. Comments from the Commission
- X. Comments from Staff
- XI. Adjournment

*Please note this Agenda was posted at City Hall and on the City Website prior to meeting.*



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 01-25-18

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Subdivision Plan, Plat Review, Variance, Rezoning, Conditional Use Permit

PART II. GENERAL INFORMATION

- Development Name: HERNDON
Street Address: BLOSSOM/HOLLYWOOD
TMS #: 235-13-03-001 CURRENT - TO BE CHANGED
Zoning Classification: CO
Requested Classification: R2
Total Site Acres:

Table with 2 columns: Zoning Districts (CO, LI, R-1, R-2, R-3) and their descriptions (Conservation Open Space, Light Industrial, Residential Low/Medium/High Density, General Commercial, Neighborhood Commercial, Restricted Commercial, Planned Development, PD for Mobile Home).

PART III. CONTACT INFORMATION

Owner/Developer Name: RICKY HERNDON
Street Address: 1400 EAGLELAND BLVD. City: HAWAIIAN St: S.C. Zip: 29410
Telephone: Cell Phone: 843-349-9292 Fax:
E-mail Address: HERNDON MOTOR SPORTS @ GMAIL - COM

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: 1 RESIDENTIAL HOME ON EACH LOT / LOT 1 - LOT 2
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: 1 STORY Total Number of Buildings/Units/Lots: 1 BUILDING / LOT 1, 2
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate N/A to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: RICKY HERNDON Date: 01-25-18
Signature: [Handwritten Signature]



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 01-25-18

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Subdivision Plan, Plat Review, Variance, Rezoning, Conditional Use Permit

PART II. GENERAL INFORMATION

- Development Name: HERNDON
Street Address: BLOSSOM/HOLLYWOOD
TMS #: 235-13-03-001 CURRENT - TO BE CHANGED
Zoning Classification: CO
Requested Classification: R2
Total Site Acres:

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH.

PART III. CONTACT INFORMATION

Owner/Developer Name: RICKY HERNDON
Street Address: 1400 EAGLELAND BLVD. City: HANAHAN St: S.C. Zip: 29410
Telephone: Cell Phone: 843-343-9292 Fax:
E-mail Address: HERNDONMOTORSPORTS@GMAIL.COM

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: 1 RESIDENTIAL HOME ON EACH LOT/LOT 1 - LOT 2
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: 1 STORY Total Number of Buildings/Units/Lots: 1 BUILDING/LOT 1, 2
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate N/A to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: RICKY HERNDON Date: 01-25-18
Signature: Ricky Herndon



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 01-25-18

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Plat Review, Rezoning\* (checked), Subdivision Plan, Variance\*, Conditional Use Permit\*

PART II. GENERAL INFORMATION

- Development Name: HERNDON
Street Address: Blossom / Hollywood
TMS #: 235 - 13 - 03 - 021 CURRENT - TO BE CHANGED
Zoning Classification: CO
Requested Classification: RC
Total Site Acres:

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH.

PART III. CONTACT INFORMATION

Owner/Developer Name: RYCKY HERNDON
Street Address: 1400 EAGLE LANDING BLVD. City: MANASSAS St: S.C. Zip: 29410
Telephone: Cell Phone: 849-343-9892 Fax:
E-mail Address: HERNDONMOTORSPORTS@GMAIL.COM

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: RESTRICTED COMMERCIAL
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: Total Number of Buildings/Units/Lots: 1 Building/LOT 3
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use:

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate N/A to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: RYCKY HERNDON Date: 01-25-18
Signature: [Handwritten Signature]



**REZONING PROFILE**  
DEPARTMENT OF PLANNING AND ZONING

ADDRESS:	101 Hollywood Drive	LOT/BLOCK	21A, 21B, 21C
OWNER/DEVELOPER:	201, 203 Blossom Street	SITE SIZE	Total Apprx. .55 acres
TMS NUMBER:	Herndon, Richard	EXISTING STRUCTURE	None
LOCATION:	2351303043, 2351303042, 2351303021	SITE SETBACKS:	Per Appendix "D"
PROPOSED LAND USE:	Intersection of Hollywood/Blossom	YEAR BUILT:	N/A
CURRENT ZONING:	Residential, Restricted Commercial	FLOOD ZONE:	Zone X
	(CO) Conservation Open Space		

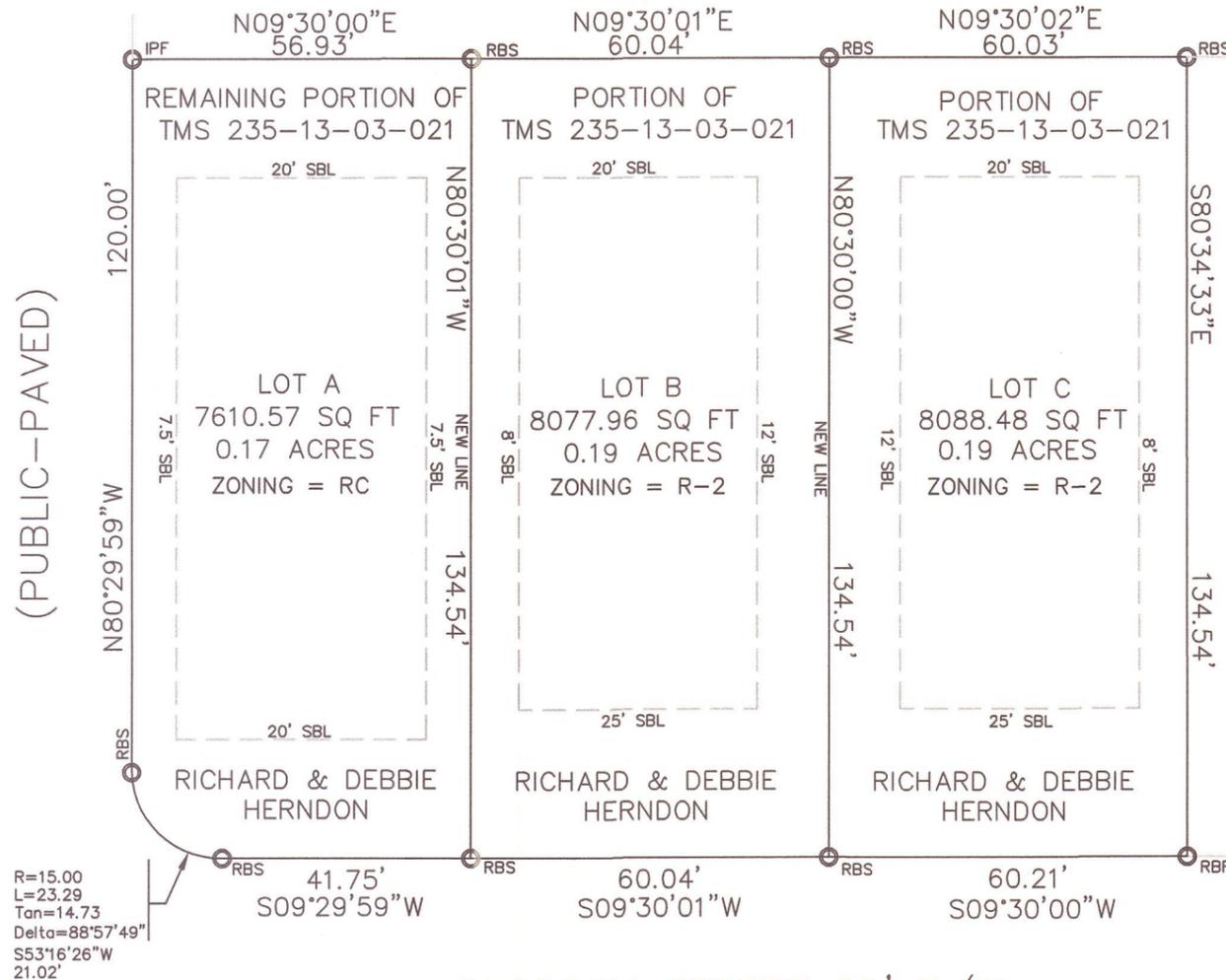


**STATUS REPORT**

The applicant requests a rezoning for the property located at 101 Hollywood Drive from (CO) Conservation open space to (RC) Restricted Commercial; and the two properties located at 201 & 203 Blossom Street from (CO) Conservation Open Space to (R2) Medium Density Residential. Should the request be granted the applicant plans to develop the two residential lots with single family homes and construct a martial arts studio on the (RC) Restricted Commercial property. These properties were recently annexed into the City and subdivided to create three parcels for development. Mr. Herndon would like to ask the Planning Commission to consider his request.

HOLLYWOOD DRIVE 66' R/W  
(PUBLIC-PAVED)

COASTAL WATER COMPANY



R=15.00  
L=23.29  
Tan=14.73  
Delta=88°57'49"  
S53°16'26"W  
21.02'

BLOSSOM STREET 66' R/W  
(PUBLIC-PAVED)

NOTES:

FLOOD ZONE LOCATIONS ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"=500 TO 1"=2,000 AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. CREWS LAND SURVEYING, LLC DOES NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.

FIRM MAP #: 450029-0595-D  
DATED: 10-16-03. ZONE: "X"

ZONING = R-2 & RC

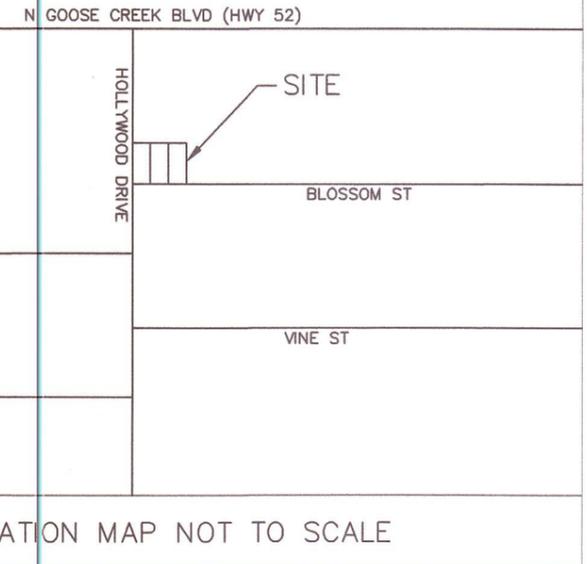
SETBACKS AND ZONING WERE OBTAINED FROM THE CITY OF GOOSE CREEK. OTHER SETBACKS MAY APPLY.

TMS 235-13-03-019  
GEORGE E II & JOY E BEEMER

0' 30' 60' 90'

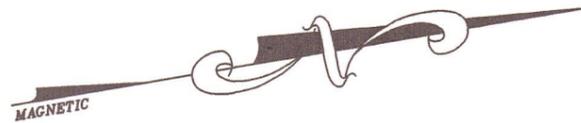
SCALE 1"= 30'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA. NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF WETLANDS. THIS IS A SURVEY OF A PIECE, PARCEL OR LOT OF LAND PREVIOUSLY RECORDED IN DEED BOOK 2631 PAGE 155. ALL DIMENSIONS RELATING TO STRUCTURES ARE TO OUTSIDE WALLS. THIS PLAT IS THE PROPERTY OF CREWS LAND SURVEYING, LLC AND IS CERTIFIED ONLY TO THE PERSONS OR ENTITY NAMED HEREIN, AND MUST HAVE AN ORIGINAL SIGNATURE AND RAISED SEAL TO BE VALID.



APPROVED  
CITY OF GOOSE CREEK  
DATE: 02/15/18

2018005137  
BK: PLAT CABQ  
PG: 130j  
PRESENTED & RECORDED:  
02-15-2018 01:28:20 PM  
CYNTHIA B FORTE  
REGISTER OF DEEDS  
BERKELEY COUNTY, SC



PLS: MICHAEL CREWS  
NO: 30294

SOUTH CAROLINA  
PROFESSIONAL LAND SURVEYOR  
No. 30294  
02-05-2018  
MICHAEL L CREWS

STATE OF SOUTH CAROLINA  
BERKELEY COUNTY

BOUNDARY AND SUBDIVISION OF  
TMS 235-13-03-021  
LOT 21 - GOOSE CREEK  
SURVEY FOR  
RICHARD HERNDON  
DEBBIE HERNDON

CREWS LAND SURVEYING, LLC  
837 BIG DAM SWAMP DRIVE  
ANDREWS, SC, 29510  
(843) 240-9333  
CREWSSURVEY@FTC-I.NET

REF. PLAT CAB	Q-400H
REF. DEED BOOK	2631-155
TAX MAP	235-13-03-021
PARTY CHIEF	ANH
DRAWN	DMC
DATE	02-05-2018
DWG. NO.	422

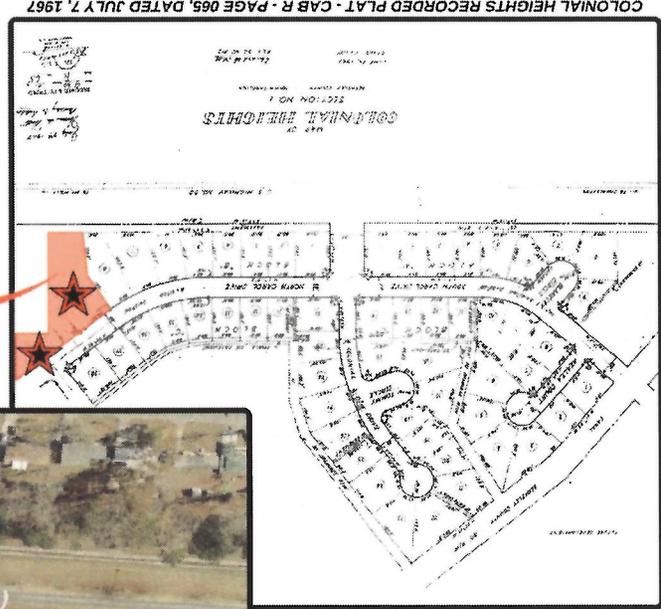
LEGEND  
RBS = 1/2" REBAR SET  
RBF = 5/8" REBAR FOUND  
IPF = 1.5" IRON PIPE FOUND

**CITY OF GOOSE CREEK  
REZONING REQUEST  
TMS# 234-00-00-019 & -074**

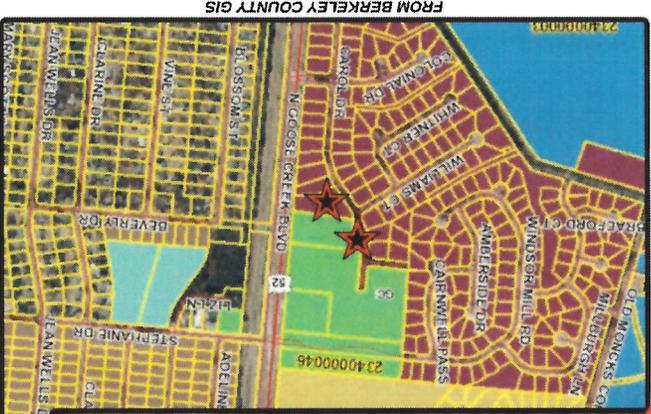
**PROPERTY PROPOSED FOR  
REZONING FROM R-1 TO BPO**

**PROPERTIES CURRENTLY ZONED  
GENERAL COMMERCIAL**

**PROPERTIES CURRENTLY ZONED  
R-1 RESIDENTIAL**



**SUBJECT PROPERTIES  
NOT INCLUDED IN  
THE ORIGINAL  
COLONIAL HEIGHTS  
SUBDIVISION**





CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 2/17/18

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Plat Review, Rezoning, Subdivision Plan, Variance, Conditional Use Permit

PART II. GENERAL INFORMATION

- Development Name: North Goose Creek Blvd. BPO Rezoning
Street Address: North Goose Creek Blvd.
TMS #: 234 - 00 - 00 - 019

Zoning Classification: R-1
Requested Classification: BPO (For rezonings only)

GOOSE CREEK ZONING DISTRICTS
CO: Conservation Open Space GC: General Commercial
LI: Light Industrial NC: Neighborhood Commercial
R-1: Residential Low Density RC: Restricted Commercial
R-2: Residential Medium Density PD: Planned Development
R-3: Residential High Density PD-MH: PD for Mobile Home
Business and Professional Office (BPO)

Total Site Acres: 1.55

PART III. CONTACT INFORMATION

Owner/Developer Name: Edge of Folly, LLC / Randy Bates
Street Address: 864 Lowcountry Blvd Ste B City: Mt. Pleasant St: SC Zip: 29464
Telephone: 843 608 5300 Cell Phone: 843 608 5300 Fax:
E-mail Address: randy@evergreenendeavors.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use:
Proposed Total Building Area (gross sq. ft.):
Max. Building Height: Total Number of Buildings/Units/Lots:
Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use:

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate Rhetta Reidenbach to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

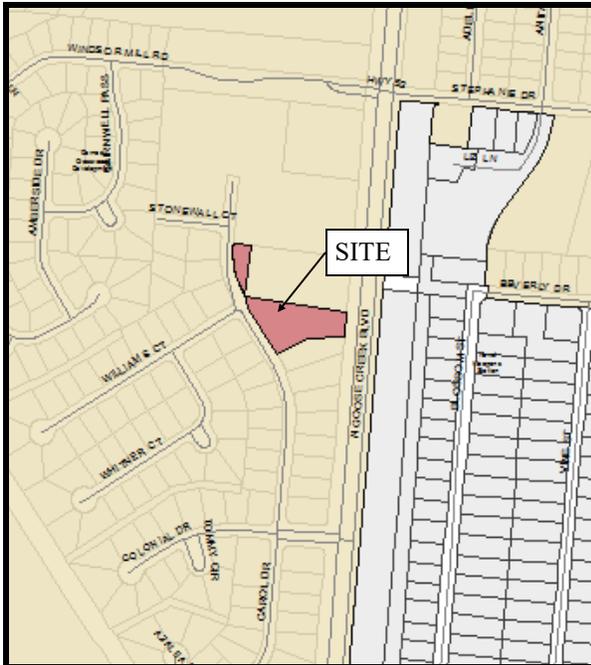
Print Name: Randy Bates for Edge of Folly LLC Date: 2/17/18
Signature: [Handwritten Signature]



**REZONING PROFILE**  
DEPARTMENT OF PLANNING AND ZONING

**ADDRESS:** No Site Address Available  
**OWNER/DEVELOPER:** Edge of Folly LLC (The)  
**TMS NUMBER:** 234-00-00-019  
**LOCATION:** N Goose Creek Blvd./Carol Drive  
**PROPOSED LAND USE:** Office  
**PROPOSED ZONING:** BPO Business Professional Office  
**CURRENT ZONING:** Low Density Residential (R1)

**LOT/BLOCK** N/A  
**SITE SIZE** 1.18 +/- Acres  
**EXISTING STRUCTURE** None, vacant  
**SITE SETBACKS:** 20/7,15/20  
**YEAR BUILT:** N/A  
**FLOOD ZONE:** Zone X



**STATUS REPORT**

The applicant proposes to rezone TMS#234-00-00-019 from Low Density Residential (R1) to Business Professional Office (BPO).



CITY OF GOOSE CREEK LAND USE APPLICATION

TODAY'S DATE: 2/17/18

PART I. PURPOSE OF SUBMITTAL

- Site Plan, Plat Review, Rezoning, Subdivision Plan, Variance, Conditional Use Permit

PART II. GENERAL INFORMATION

1. Development Name: North Goose Creek Blvd. BPO Rezoning

2. Street Address: North Goose Creek Blvd.

3. TMS #: 234 - 00 - 00 - 074

4. Zoning Classification: R-1
Requested Classification: BPO (For rezonings only)

Table with 2 columns: Zoning District Name and Description. Includes CO, LI, R-1, R-2, R-3, GC, NC, RC, PD, PD-MH, and BPO.

5. Total Site Acres: .44

PART III. CONTACT INFORMATION

Owner/Developer Name: Edge of Folly, LLC / Randy Bates

Street Address: 804 Lowcountry Blvd. Ste B City: Mt. Pleasant St: SC Zip: 29464

Telephone: 843 608 5300 Cell Phone: 843 608 5300 Fax:

E-mail Address: randy@evergreenendeavors.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use:

Proposed Total Building Area (gross sq. ft.):

Max. Building Height: Total Number of Buildings/Units/Lots:

Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use:

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate Rhett Reidenbach to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: Randy Bates for Edge of Folly LLC

Date: 2/17/18

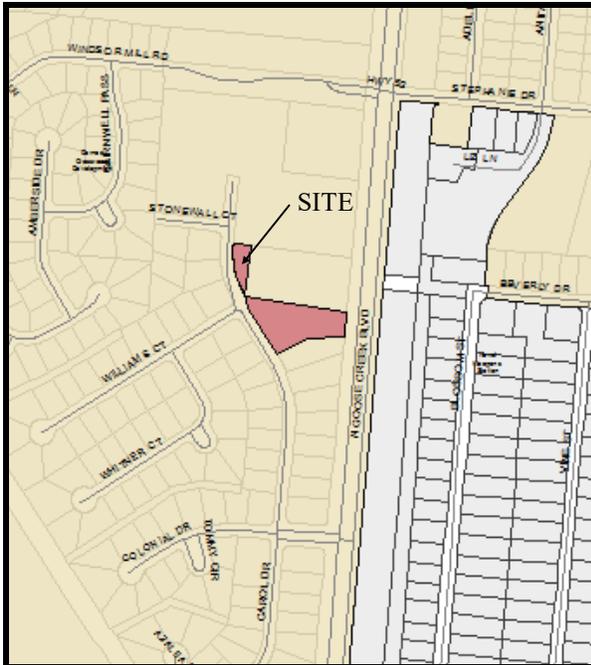
Signature: [Handwritten Signature]



**REZONING PROFILE**  
DEPARTMENT OF PLANNING AND ZONING

**ADDRESS:** No Site Address Available  
**OWNER/DEVELOPER:** Edge of Folly LLC (The)  
**TMS NUMBER:** 234-00-00-074  
**LOCATION:** Carol Drive  
**PROPOSED LAND USE:** Office  
**PROPOSED ZONING:** BPO Business Professional Office  
**CURRENT ZONING:** Low Density Residential—R1

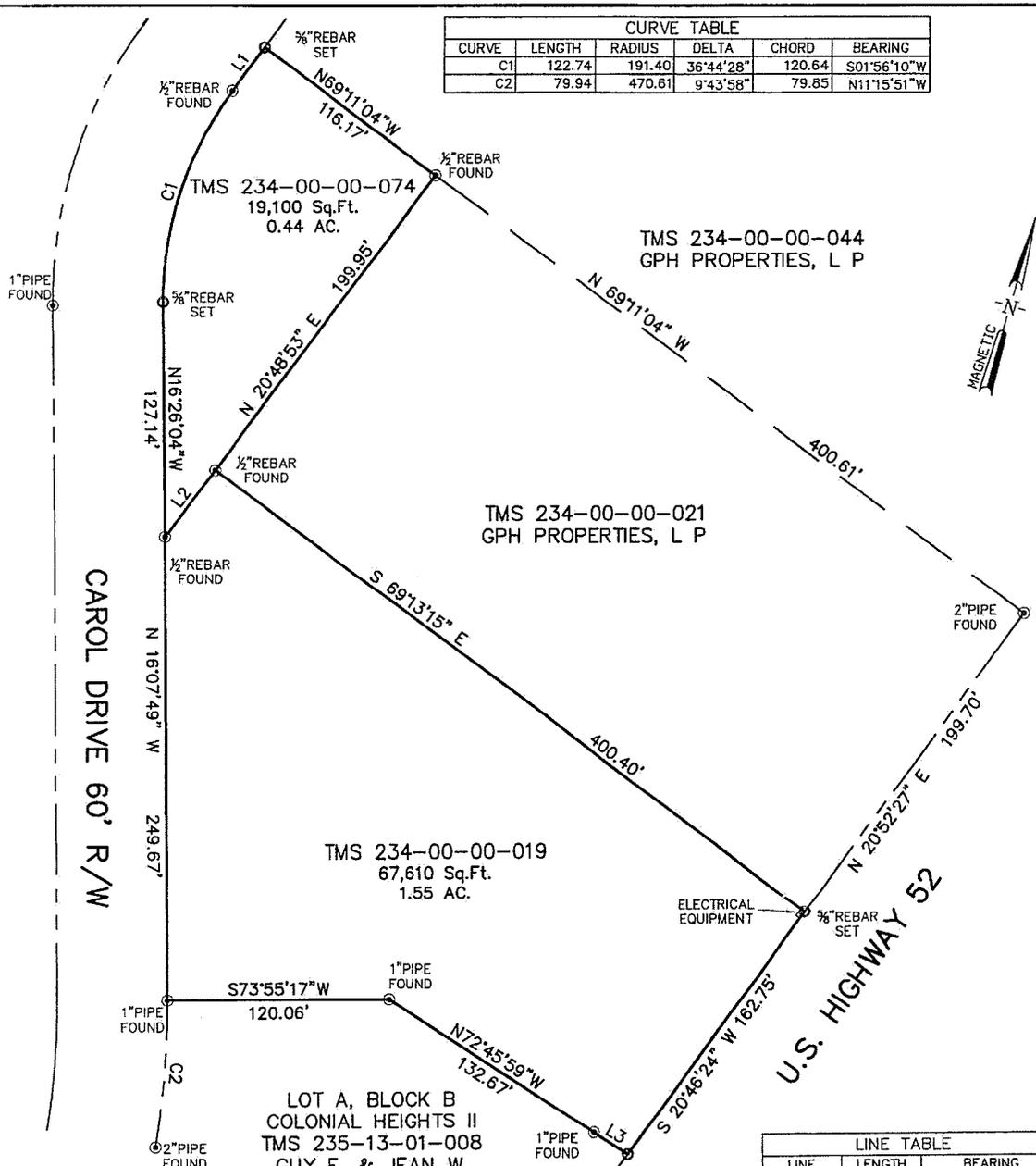
**LOT/BLOCK** N/A  
**SITE SIZE** .21 +/- Acres  
**EXISTING STRUCTURE** None, vacant  
**SITE SETBACKS:** 20/7,15/20  
**YEAR BUILT:** N/A  
**FLOOD ZONE:** Zone X



**STATUS REPORT**

The applicant proposes to rezone TMS#234-00-00-074 from Low Density Residential (R1) to Business Professional Office (BPO).

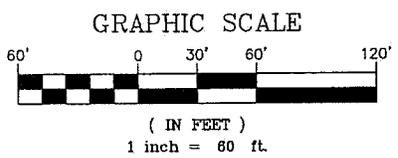
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	122.74	191.40	36°44'28"	120.64	S01°56'10"W
C2	79.94	470.61	9°43'58"	79.85	N11°15'51"W



LINE TABLE		
LINE	LENGTH	BEARING
L1	29.48	S20°18'24"W
L2	44.88	N20°42'38"E
L3	22.00	N73°13'07"W

**NOTES & REFERENCES:**

1. REFERENCE PLATS RECORDED IN THE BERKELEY CO. R.O.D. OFFICE: CABINET H PAGE 88, CABINET L PAGE 299, CABINET G PAGE 237
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PERFORMED AND IS NOT TRANSFERABLE TO OTHER INSTITUTIONS OR FUTURE OWNERS OF THIS PROPERTY.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**BOUNDARY SURVEY**  
**TMS 234-00-00-019 &**  
**TMS 234-00-00-074**  
**CAROL DRIVE**  
**CITY OF GOOSE CREEK**  
**BERKELEY COUNTY, SC**

PREPARED FOR  
**CHARLIE SALMANSEN**  
 DATE: DEC. 15, 2014 SCALE: 1" = 60'  
**ATLANTIC SURVEYING, INC.**  
 1058 GARDNER ROAD  
 P.O. BOX 30604  
 CHARLESTON, SOUTH CAROLINA 29417  
 PHONE (843)763-6669 FAX (843)766-7411  
 JOB #14-16713