



THE CITY OF
GOOSE CREEK

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

PLANNING COMMISSION
TUESDAY, FEBRUARY 4, 2020
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: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: February 4, 2020

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, February 4, 2020, 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 Brenda Moneer at (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



MINUTES

Tuesday, January 7, 2020

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JANUARY 7, 2020, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Heather Byrd; Paul Connerty; Judie Edwards; Josh Johnson; Jeffrey Smith; John Starzyk
Absent: Gary Berenyi
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer
Council Present: Councilmember McSwain

II. APPROVAL OF AGENDA

Motion: A motion was made to accept the agenda as presented. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES - NOVEMBER 5, 2019

Chairman Johnson stated the curb was used instead of curve.

Motion: A motion was made to approve the November 5, 2019 minutes with corrections. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PUBLIC HEARING – REZONING REQUEST FROM CONSERVATION OPEN SPACE(CO) TO MEDIUM DENSITY RESIDENTIAL(R2); FOR THE PARCEL IDENTIFIED AS A PORTION OF TMS#2440501032.

Mrs. Moneer stated the applicant (the City of Goose Creek) would like to rezone this parcel to R2. She stated the City previously requested and received a rezoning of R2 for a parcel located north of the property being discussed tonight. She stated the northern property is currently undeveloped and if TMS 244-05-01-032 is rezoned, it would allow for the two properties to be join by abandoning the property line and increase the joint property by ½ acre. This would allow for the developer to work around the wetlands. Chairman Johnson confirmed that the City would like to rezone the property before selling it to a potential buyer.

Chairman Johnson inquired if anyone from the public would like to speak in favor of the rezoning. Mr. Anthony Myers of Lindy Creek inquired what is going in the area. Chairman Johnson stated the property is up for a potential rezoning to an R2 which is a medium density residential zoning.

Chairman Johnson inquired if anyone from the public would like to speak in opposition to the rezoning. No one from the public wished to speak.

Chairman Johnson inquired if the Commission had any questions for the applicant. Commissioner Byrd inquired if this is going to be a residential property. Mrs. Moneer stated it will be a small residential development of six (6) lots. She stated due to the wetlands, it has forced the interested developer to request a rezoning from a potential R1 use to an R2. Chairman Johnson closed the public hearing. He stated the adjacent parcel did come before the Commission in April of 2019 and the vote at that time to rezone to R2 was in favor three(3) to two (2). He stated he was one of the dissenting votes because he felt it should remain R1, however he supports this request because it is contiguous to the property that has already been rezoned.

Chairman Johnson inquired if the Commission would like to act.

Motion: A motion was made to approve the rezoning request for the property 244-050-1032 from Conservation Open Space (CO) to Residential Medium Density (R2). **Moved by** Commissioner Smith; **Seconded by** Commissioner Connerty.

Discussion: There was none

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

V. PUBLIC HEARING - MURALS; SPECIFICALLY, REGARDING THE LANGUAGE TO PROVIDE REGULATIONS AND GUIDELINES FOR MURALS WITHIN THE CITY OF GOOSE CREEK ZONING ORDINANCE.

Mr. Brodeur stated this topic came before the Commission two (2) times prior as a discussion item. He stated following the last discussion, it was brought before the Cultural Arts Commission for their input. He stated a modification the Cultural Arts Commission made was to designate the subject areas of all murals to Creek Life or Goose Creek's natural beauty and environment. Additional modifications the Cultural Arts Commission made were to have the applicant include a maintenance plan and eliminate text from murals with the exception of the artist's signature.

Chairman Johnson inquired if anyone from the public would like to speak in favor or in opposition to the proposed change of the Zoning Ordinance.

Mr. Louis Hassell of Loganberry Circle spoke in favor of murals and agreed that text should be eliminated.

Ms. Sharina Haynes of the Cultural Arts Commission came to show her support for the murals.

Commissioner Edwards inquired about the guidelines that the Cultural Arts Commission used when they requested artwork for the traffic boxes. She also inquired how murals compared. A

representative of the Cultural Arts Commission stated they had to make sure they were in compliance with the South Carolina Department of Transportation (SCDOT). She stated the artwork was not allowed to have text and must represent Goose Creek's natural beauty.

Commissioner Byrd stated she was disappointed to see that text on murals will not be allowed according to the proposed ordinance. She stated this is precluding the City from marketing its own brand of #creekrising. Commissioner Byrd asked for clarification regarding digitally printed murals. Mr. Brodeur stated a digitally printed mural would be made of vinyl as opposed to a traditional painted mural. Commissioner Byrd stated not allowing digitally printed murals is limiting art. A Commissioner shared his opposition for not allowing businesses to advertise. He stated there are certain businesses that are synonymous with the City such as Ye Old Fashion Ice Cream and Publix.

Commissioner Edwards asked for clarification regarding **Section H3**: *No part of a mural shall extend more than six (6) inches from the plane of the wall.* Mr. Brodeur stated we are not looking for three-dimensional murals. He stated the Cultural Arts Commission will be the body to decide what is acceptable.

Chairperson Johnson stated the only comment he has regarding the text of the ordinance is under **Section C5**: *The design of such murals will relate to one of two subject areas, including but not limited to "Creek Life" and what it means to live in this town or Goose Creek's natural beauty and environment.* He stated it conflicts itself when it states, "relate to one of two subject areas" and then states, "including but not limited to." It was decided to rewrite **Section C5** to read "the design of such murals will relate to the subject areas creek life, what it means to live in Goose Creek, and it's natural beauty and environment."

Commissioner Byrd recommended a change in **Section H7** and **H8**. She stated those two (2) items limit what the City is able to capitalize on from an artistic perspective. She stated from an artist perspective, it limits their ability to use a material and maintain the artwork in a cost-conscious way.

The Chairman of the Cultural Arts Commission, Marsha Hassel, stated an artist will decide the medium that they would use based upon the canvas they are trying to create. The Commission agreed to strike **Section H7** (*Digitally printed image film murals will not be permitted*) from the proposed ordinance. The Commission agreed to strike **Section H8** (*No part of a mural shall contain words or letters except for the artist's signature*) from the proposed ordinance stating the City will be limiting its scope and brand recognition which is valuable.

Discussion occurred regarding **Section I2**. Commissioner Starzyk stated the last two (2) sentences do not make sense. (*If the mural is timely removed in compliance with the City notice issued, no citation shall issue. If the mural is not timely removed, an administrative citation shall issue with a fine in the amount of five hundred dollars (\$500.00)*). The Commission agreed to rewrite the text to read "If the mural is removed in compliance with the City notice issued, no citation shall be issued. If the mural is not removed, an administrative citation shall issue with a fine in the amount of five hundred dollars (\$500.00)."

Mr. Brodeur stated he would like to send the revised proposed ordinance to the City's Attorney before it is presented to City Council. The Commission agreed.

Commissioner Byrd stated regarding **Section B** (*No Commercial Advertising*), she does not want to limit commercial advertising. Chairperson Johnson stated he would like to leave the text as it is written. He feels citizens are flooded with advertising. A Cultural Arts Commissioner stated the idea for the murals is for beautification not advertising. Chairman Johnson closed the public hearing.

- Motion:** A motion was made to amend the proposed ordinance with the edits in accordance with the City Attorney from the last paragraph, to move forward with Ordinance 151.089 Murals on Private Property to be put before City Council at their next meeting. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.
- Discussion:** There was none
- Vote:** All voted in favor. The motion carried (6-0)

VII. COMMENTS FROM THE COMMISSION

There was none.

VIII. COMMENTS FROM STAFF

There was none.

IX. ADJOURNMENT

Commissioner Smith made a motion to adjourn, Commissioner Edwards seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:40pm.

Mr. Josh Johnson, Chairman

Date: _____



PUBLIC HEARING

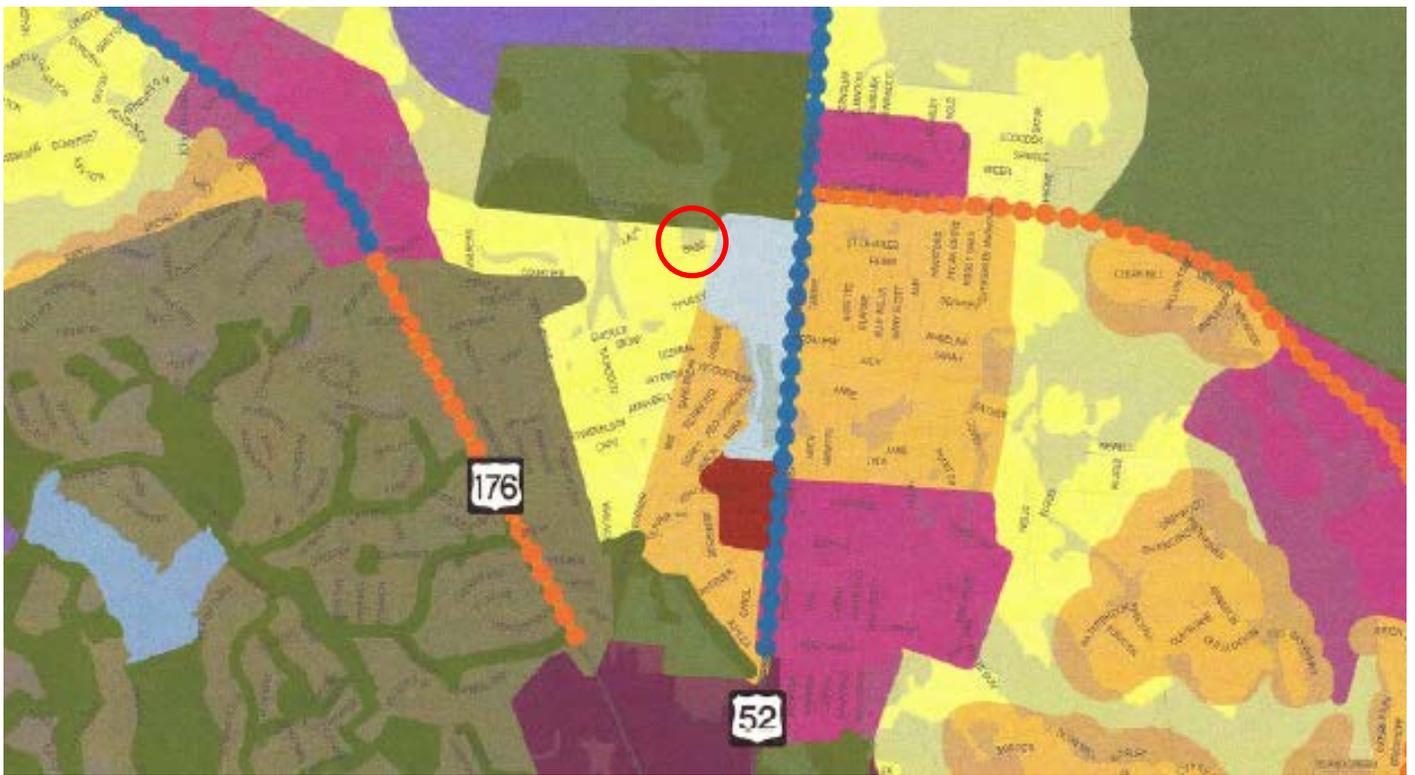
Rezoning Request from General Commercial (GC) to Low Density Residential (R1); for the parcel identified as a portion of TMS#2340800048.



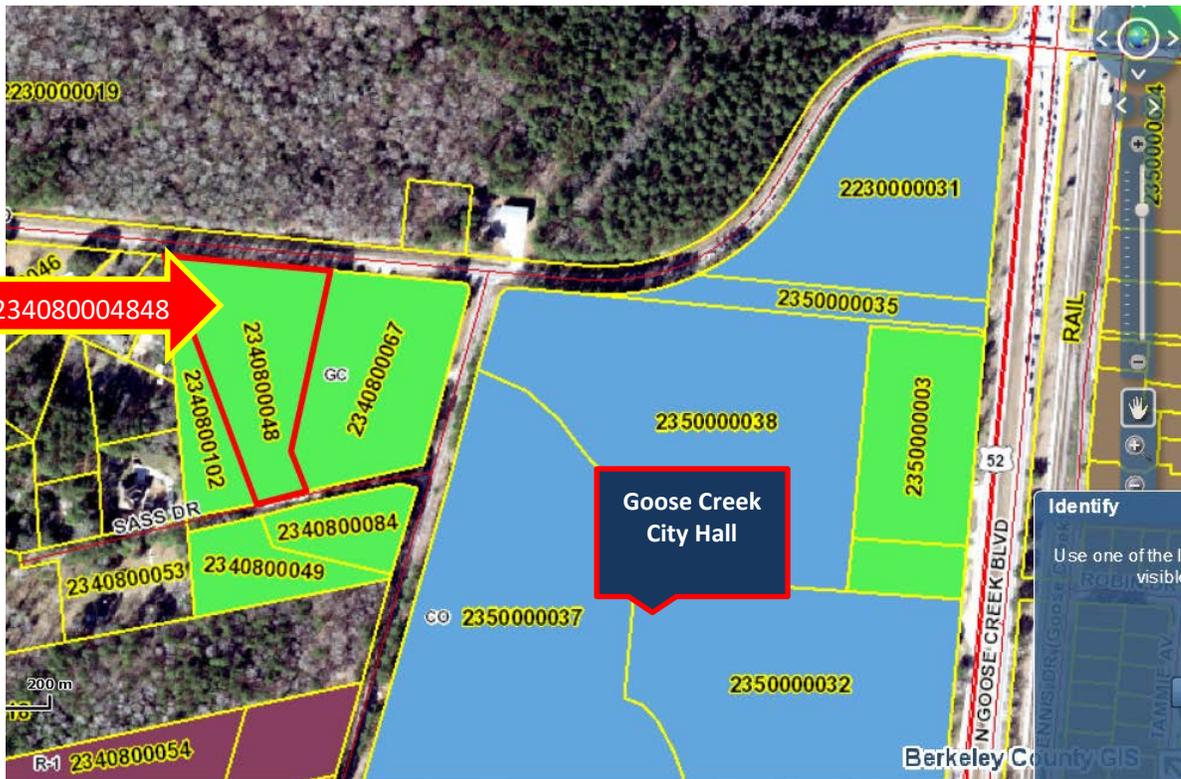
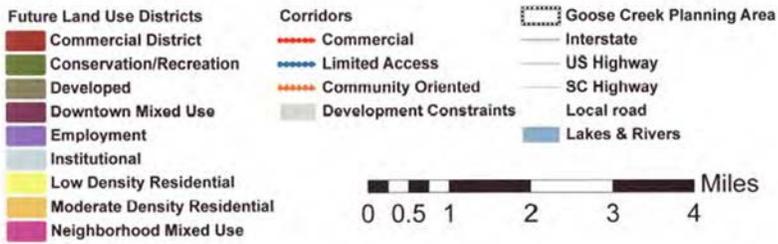
STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

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

Agenda Item			
Applicant:	Bernardo Dickerson		
Location/Address:	Not assigned		
Request:	Rezone from General Commercial (GC) to Low Density Residential (R1)		
Subject Parcel			
Property Owner:	Bernardo Dickerson		
Tax Map Number:	234-08-00-048		
Approximate Acreage:	2.95		
Plat Book & Page:	Plat CAB H – 205		
Comprehensive Plan Future Land Use Map Designation:	Low Density Residential		
Property Zoning to the		Property Uses to the	
North:	HI Berkeley County	North:	Heavy Industrial
South:	GC General Commercial-Goose Creek	South:	Undeveloped Vacant Parcel
East:	GC General Commercial-Goose Creek	East:	Church
West:	GC General Commercial-Goose Creek	West:	Undeveloped Vacant Parcel
Anticipated Rezoning Meeting Schedule			
Body	Meeting Date	Action	
Planning Commission	February 4, 2020	Public Hearing-Rezone Request	
City Council Meeting*	February 11, 2020	First Reading	
City Council Meeting*	March 10, 2020	Final Reading	
<i>*City Council Meeting subject to change. Please check the website for up-to-date information.</i>			



COMPREHENSIVE LAND USE MAP



Zoning Map Property - Located off Old Mt. Holly Road thru to Sass Drive



PUBLIC HEARING

Rezoning Request from Low Density Residential (R1) to Business Professional Office (BPO); for the parcel identified as a portion of TMS#2431205006.



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Department of Planning and Zoning

Mark Brodeur
DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Memorandum

TO: Members of the Planning Commission
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: February 4, 2020
SUBJECT: Public Hearing for Rezone – 105 Evatt Drive

Proposal:

The applicant, Goose Creek Family Dentistry, has requested to come before the Commission to request rezoning a property located on the south side of Evatt Drive. The property, 105 Evatt Drive, is a single-family home in the Camelot neighborhood. The rezone proposal is to rezone this property from R-1 to Business Professional Office (BPO).

Background:

The subject property is identified as TMS #243-12-05-006. The property is part of the Camelot neighborhood.

Goose Creek Dentistry is located directly across Evatt Drive. The offices of the dentistry practice have become crowded and they are seeking a way to relieve the situation by moving their business/billing office into the single-family residential structure. No physical improvements to 105 Evatt Drive are planned at this time.

BPO or Business Professional Office is a specific zoning designation that permits low intensity and professional office development in a quiet, uncongested environment which will not adversely affect adjacent residential uses. The setbacks and building heights in BPO are the same as the R-1 zoning currently on the site.

105 Evatt is currently zoned R-1 Residential. A single-family home currently occupies the site and the property is bounded by R-1 on three sides and General Commercial on the fourth. That fourth site is owned by St. Timothy Lutheran Church.

Planning and Zoning staff have received several inquiries regarding this rezoning proposal. All inquiries were opposed to the zone change. Opposition was primarily centered on the fear of further encroachment into the neighborhood by similar professional office uses. Another common issue was the potential for the expansion of parking on the site, lending to an appearance of office/commercial use on the site. Lastly, the opposition was concerned over additional office traffic.

Discussion:

If this property is rezoned Business Professional Office, there is no doubt that the fears of the neighborhood could be realized without specific conditions being placed upon the property to protect the neighborhood. Staff recommends a series of specific conditions on the approval of this zone change request. They include, but are not limited to the following:

- 1.) No on-site signage identifying this as an office use may be

- permitted on the property;
- 2.) The single-family residence may not be physically expanded more than 10% and may only be added in the rear of the property.
 - 3.) A wider driveway curb cut may not be permitted in the future. The driveway may not be widened.
 - 4.) In keeping with the open residential concept of Camelot, no front yard fences shall be permitted.
 - 5.) Any future zone change requests for commercial/office use may not be permitted on adjacent property on Evatt Drive.
 - 6.) No use other than office may be permitted on this property. No active dentistry may be practiced on this property.
 - 7.) Parking on the site shall be limited to the employees of Goose Creek Family Dentistry. Customers of the dentistry practice shall not park on this site.

Recommendation:

Staff recommends approval of the Zone Change ONLY if appropriate conditions cited above are included as part of the motion to recommend approval of the Zone Change petition.

Alternative Recommendation:

Staff feels that Goose Creek Dentistry has a legitimate concern and not many alternatives to accommodate their growth. Staff also feels the residents have legitimate concerns. Staff suggests that if Goose Creek Dentistry were ever to move to another location, that this property would revert to R-1 Single Family Zoning. The Planning Commission should request a written legal instrument from Goose Creek Dentistry agreeing to this condition.



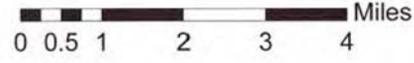
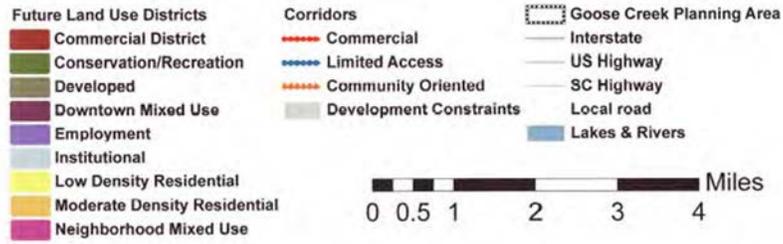
STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

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

Agenda Item			
Applicant:		Sonja Gilreath	
Location/Address:		105 Evatt Drive	
Request:		Rezone from Low Density Residential (R1) to Business Professional Office (BPO)	
Subject Parcel			
Property Owner:		Bushwacker Baby LLC	
Tax Map Number:		243-12-05-006	
Approximate Acreage:		0.274	
Plat Book & Page:		Plat O – 192	
Comprehensive Plan Future Land Use Map Designation:		Downtown Mixed Use	
Property Zoning to the		Property Uses to the	
North:	R1 Low Density Residential	North:	Camelot Village Single Fam Residential
South:	R1 Low Density Residential	South:	Camelot Village Single Fam Residential
East:	GC General Commercial	East:	Commercial Corridor/S Goose Creek Blvd
West:	R1 Low Density Residential	West:	Camelot Village Single Fam Residential
Anticipated Rezoning Meeting Schedule			
Body	Meeting Date		Action
Planning Commission	February 4, 2020		Public Hearing-Rezone Request
City Council Meeting*	February 11, 2020		First Reading
City Council Meeting*	March 10, 2020		Final Reading
<i>*City Council Meeting subject to change. Please check the website for up-to-date information.</i>			



34.04 x 44.25 in



COMPREHENSIVE LAND USE MAP



Zoning Map 105 Evatt Drive - Located at the off S. Goose Creek Boulevard