



THE CITY OF  
**GOOSE CREEK**

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

**PLANNING COMMISSION  
SUPPORTING DOCUMENTS  
TUESDAY, MAY 4, 2021  
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:** LILI ORTIZ-LUDLUM  
ADMINISTRATIVE ASSISTANT

**DATE:** April 29, 2021

**SUBJECT:** NOTIFICATION OF  
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, May 4, 2021, at 6:30 p.m. at Marguerite H. Brown Municipal Center.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



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MINUTES

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**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION SPECIAL  
THURSDAY, MARCH 18, 2021, 10 A.M.  
GOOSE CREEK FIRE DEPARTMENT HEADQUARTERS**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 10 a.m. and led the Pledge of Allegiance.

**Present:** Josh Johnson; Lisa Burdick; Heather Byrd; Judie Edwards; Paul Connerty; Gena Glaze; Rob Wiggins

**Absent:** None

**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

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

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**III. DISCUSSION:SECTION 151.084 SIGN ORDINANCE REGULATIONS**

Mr. Brodeur stated this is a discussion to replace the current sign ordinance that was vetted by the City attorney to make it consistent with the Reed vs. Town of Gilbert decision by the Supreme Court. He stated the second reason is staff has found the current ordinance contradicts itself in many places making code enforcement almost impossible. Mr. Brodeur stated the following outlines the most significant differences in the new sign code:

- Prohibits roof signs.
- Prohibits internally illuminated awnings.
- Limit’s shopping center monument signs to five tenants vs. unlimited in current ordinance.
- Is consistent with REED vs. TOWN OF GILBERT decision.
- Eliminates discretionary review by Architectural Review Board (ARB).
- Prohibits pole signs.
- Prohibits “can” signs unless field is opaque and only letters are illuminated.
- Establish horizon date for removal of all non-conforming signs vs. assessment by value or type. Year 2035.
- Standards for fuel price LED signs.

The board reviewed half of the proposed sign ordinance line by line. It was decided the commission will meet again to review the rest of the ordinance.

**Motion:** A motion was made to discuss the sign ordinance again on Thursday, March 25<sup>th</sup> at 9 a.m. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None.

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

**IV. CLOSING REMARKS & ADJOURNMENT**

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

**Discussion:** None.

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

The meeting adjourned at approximately 12:14 pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION SPECIAL  
THURSDAY, MARCH 25, 2021, 9 A.M.  
GOOSE CREEK FIRE DEPARTMENT HEADQUARTERS**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 9 a.m. and led the Pledge of Allegiance.  
**Present:** Josh Johnson; Lisa Burdick; Heather Byrd; Judie Edwards; Paul Connerty; Gena Glaze (9:06); Rob Wiggins  
**Absent:** None  
**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to approve the agenda. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Edwards.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (7-0).

**III. CONTINUED DISCUSSION:SECTION 151.084 SIGN ORDINANCE REGULATIONS**

The board continued where they left off at the previous meeting. They reviewed the rest of the proposed ordinance line by line. Commissioner Connerty departed the meeting at 10:54 am. Chairman Johnson departed the meeting at 11:11 am. Vice Chairperson Edwards presided for the rest of the meeting.

**IV. CLOSING REMARKS & ADJOURNMENT**

**Motion:** A motion was made to adjourn, **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.  
**Discussion:** None.  
**Vote:** All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 11:41 pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, APRIL 6, 2021, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.

**Present:** Josh Johnson; Lisa Burdick; Heather Byrd; Judie Edwards; Paul Connerty; Gena Glaze; Rob Wiggins

**Absent:** None

**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

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

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**III. REVIEW OF MINUTES: MARCH 2, 2021**

**Motion:** A motion was made to approve the minutes as presented. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.

**Discussion:** There was none.

**Vote:** All voted in favor. The motion carried (7-0).

**IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT**

**2021-007 MA:** 128 HOWE HALL ROAD, TMS# 2520103007; REQUEST TO REZONE THE PARCEL FROM CONSERVATION OPEN SPACE (CO) TO GENERAL COMMERCIAL (GC).

Chairman Johnson opened the public hearing. Mr. Brodeur stated the proposal is for a 2.35-acre parcel that was annexed into the City several years ago. He stated the previous procedure for annexations was to annex the property into the City with a Conservation Open Space (CO) zoning classification. The applicant would then come back to the Planning Commission for a zone change modification. The owner of this property did not request a zone change after annexation and this property is still zoned CO. Mr. Brodeur stated no improvements have been made on the property in almost fifteen (15) years. He stated it is a mini storage facility located on the southern end of the City and forms one of the City boundary lines. The property is surrounded by General Commercial (GC), but one small corner of the property is located in Berkeley County and zoned Residential Medium Density (R2). Directly across the street is an elementary school and it is zoned GC. He stated the applicant does not have plans for the site other than to remove an existing mobile home that is used as the office for the mini storage facility and replace it with a permanent structure. The recommendation from staff is to support the zone change from CO to GC in order to be consistent with the surrounding properties.

The applicant did not wish to speak on behalf of his application. There was no public present to speak. Discussion ensued regarding whether this zone change will work with the new Comprehensive Plan Land Use Map designation entitled Village Node Mix Uses. Mr. Brodeur stated GC will be consistent with the Village Node Mix Uses Land Use designation. Mr. Brodeur stated the zoning GC was recommended because it is consistent with the GC zoning that is located on all sides of the property except the small portion that is still in Berkeley County.

**Motion:** A motion was made to approve the request to rezone 128 Howe Hall Road, TMS# 252-01-03-007 from Conservation Open Space (CO) to General Commercial (GC). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

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

## V. PUBLIC HEARINGS: ZONING TEXT AMENDMENT

### 2021-004 TA: §151.084 SIGN REGULATIONS, REPEAL AND REPLACE IN ITS ENTIRETY

Chairman Johnson opened the public hearing. Mr. Brodeur stated there is one late addition to the sign regulation. He stated he wanted to add a section entitled "Advertising Signs Off-Premises." He stated the reason is for the City to avoid litigation with the billboard owners throughout town. The language would read as such: all off premise signs are prohibited except those authorized as being exempt. Existing advertising signs, currently in the City limits or those that are annexed into the City shall be allowed to continue as non-conforming signs. These non-conforming signs shall not be allowed to be enlarged, extended, or converted into an electronic billboard. Change of copy and regular ordinary maintenance shall be allowed. Advertising sign means any sign pictorial or otherwise, regardless of sign or shape, which directs attention to business commodity, attraction, profession, service, or entertainment conducted, sold off or to manufactured existing or provided at a location other than the premises where the sign is located or two which it is affixed. Such signs are sometimes called off-premises signs, sometimes called non-point of sales signs, and include but are not limited to those signs commonly referred to as outdoor advertising signs, billboards or posterboards.

No one from the public spoke in favor or against the request. Commissioner Edwards stated there are a number of corrections that need to be made regarding margins and typographical errors. The board reviewed the proposed sign ordinance. The following changes were recommended by Chairman Johnson:

1. General formatting and typographical errors.
2. Page two (2) under definitions, add the following definition for Advertising Sign:
  - a. any sign, pictorial or otherwise, regardless of size or shape, which directs attention to a business, commodity, attraction, profession, service, or entertainment conducted, sold, offered, manufactured, existing or provided at a location other than on the premises where the sign is located or to which it is affixed. such signs are sometimes called "off-premises signs," "non-point-of-sale signs," and include, but are not limited to those signs commonly referred to as outdoor advertising signs, billboards, or poster boards.
3. Under Bandit Sign definitions, correct the letter "P" to read **polyboard**.
4. Under section 151.84.4 item sixteen (16), prohibited signs, add the verbiage **except for advertising signs**.
5. On page fifteen (15), under the section for sign requirements in Commercial and Industrial Zoning districts, change the word **may** to **must** for landscaping. Fix typographical error and formatting of numbers in subsection. Strike duplicate sentence starting with **Plantings** at the end of what will be number four (4).
6. Add the following paragraph regarding the off-premises advertising signs under the nonconforming signs and permission section.

- a. all off-premises signs are prohibited except those authorized as being exempt. existing advertising signs currently in the city limits or those that are annexed into city shall be allowed to continue as nonconforming signs. these nonconforming signs shall not be allowed to be enlarged, extended, or converted to electronic billboards. change of copy and regular/ordinary maintenance shall be allowed.
7. On page twenty-four (24), the last row of the table for multi-tenant sign, add the missing word **development** after one to say one per development.

**Motion:** A motion was made to recommend to City Council section §151.084 Sign Regulations, repeal and replace in its entirety with the corrections, clarification, and edits stated by the Chair. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.

**Discussion:** None

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

Commissioner Glaze wanted to state for the record there has been some good work done on the sign ordinance, however, she has an issue with limiting the number of signs for multi-tenants and the one square foot per linear lot frontage.

**2021-003 TA:** §151.173, §151.190; TEXT AMENDMENT ESTABLISHING MEETING TIMES

Mr. Brodeur stated the Architectural Review Board (ARB), and Zoning Board of Appeals (ZBA) are the only two(2) boards that have their start times established in the code. This proposal is simply to remove the times in those two (2) sections for those two (2) boards so they can establish their own times at the beginning of the year, the same as all other boards and commissions.

**Motion:** A motion was made to recommend to City Council section §151.173, §151.190; text amendment establishing meeting times for Boards and Commissions. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

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

**VI. STREET NAMING**

**2021-026 SN:** STALL WAY, TMS# 2351404007; REQUEST TO ESTABLISH THE STREET NAME OF STALL WAY WITHIN THE SECOND PHASE OF NELLO FARMS. PROPERTIES ARE ZONED MEDIUM DENSITY RESIDENTIAL (R2)

**Motion:** A motion was made to approve the street name Stall Way, TMS# 235-14-04-007 within the second phase of Nello Farms. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** None

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

**2021-025 SN:** COLERIDGE LANE, TMS# 2220000051; REQUEST TO CHANGE COLERIDGE LANE TO COLERIDGE DRIVE. THE PROPERTIES ARE ZONED HIGH DENSITY RESIDENTIAL (R3) AND GENERAL COMMERCIAL (GC) WITHIN THE CARNES CROSSROADS MASTER PLANNED COMMUNITY.

**Motion:** A motion was made to approve the change Coleridge Lane, TMS# 222-00-00-051 to Coleridge Drive. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Wiggins.  
**Discussion:** None  
**Vote:** All voted in favor. Motion carried (7-0).

**VII. CLOSING REMARKS & ADJOURNMENT**

**Motion:** A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.  
**Discussion:** None  
**Vote:** All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 7:43 pm.

\_\_\_\_\_  
Mr. Josh Johnson, Chairman

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



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2021-029 MA

TMS# 234-08-00-084;

Request to Rezone the Parcel from General Commercial (GC) To Low Density Single Family Residential (R1). Property is located at the intersection of Sass Dr. and Old Moncks Corner Rd.

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## STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION & CITY COUNCIL

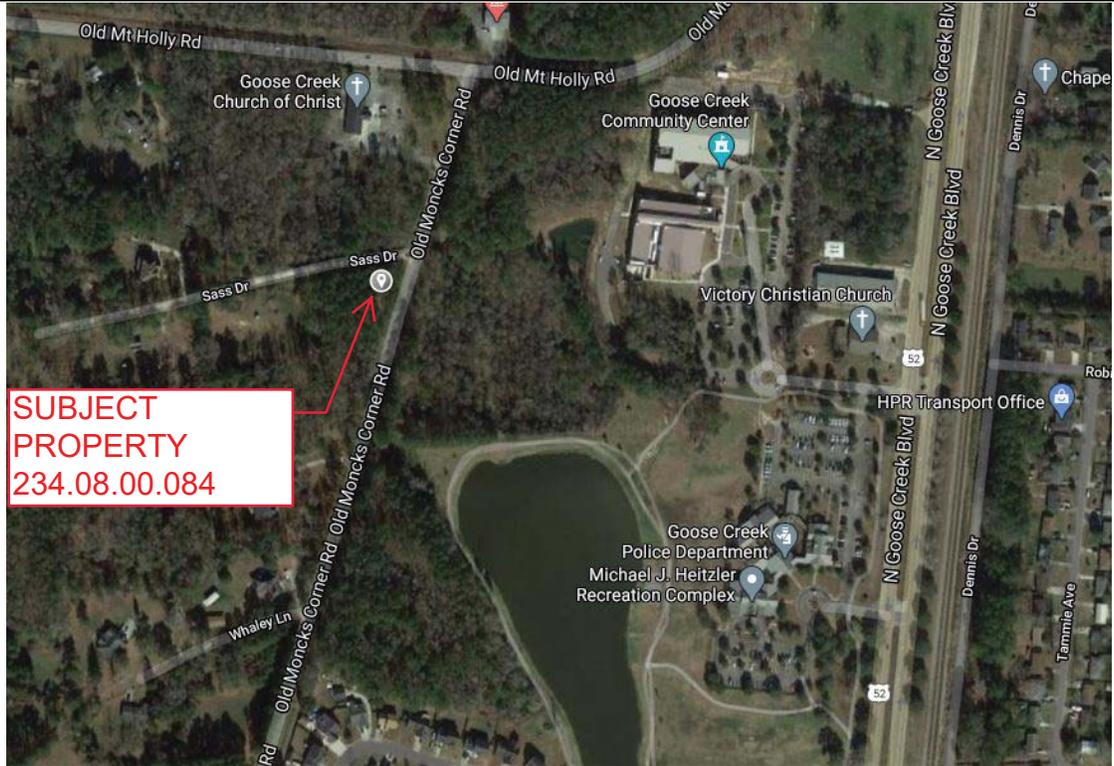
For reference, the City of Goose Creek Code of Ordinances are available online at  
<https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
<b>Request #:</b>	2021-029 MA
<b>Applicant:</b>	Lourdes Cardenas
<b>Location/Address:</b>	Old Moncks Corner Road
<b>Requested Zoning District:</b>	R1-Residential Low Density

Subject Parcel	
<b>Property Owner:</b>	Lourdes Cardenas
<b>Tax Map Number:</b>	234-08-00-084
<b>Approximate Acreage:</b>	1.13
<b>Plat Book &amp; Page:</b>	CAB H - 222
<b>NEW Comprehensive Plan Future Land Use Map Designation:</b>	R1-Residential Low Density
<b>Current Zoning:</b>	GC-General Commercial

Property Zoning to the		Property Uses to the	
<b>North:</b>	City limits - GC-General Commercial	<b>North:</b>	VACANT PARCEL
<b>South:</b>	Berkeley County-R1	<b>South:</b>	VACANT PARCEL
<b>East:</b>	City limits - CO-Conservation Open Space	<b>East:</b>	MUNICIPAL COMPLEX
<b>West:</b>	City limits - GC-General Commercial	<b>West:</b>	VACANT PARCEL

**Aerial Map**

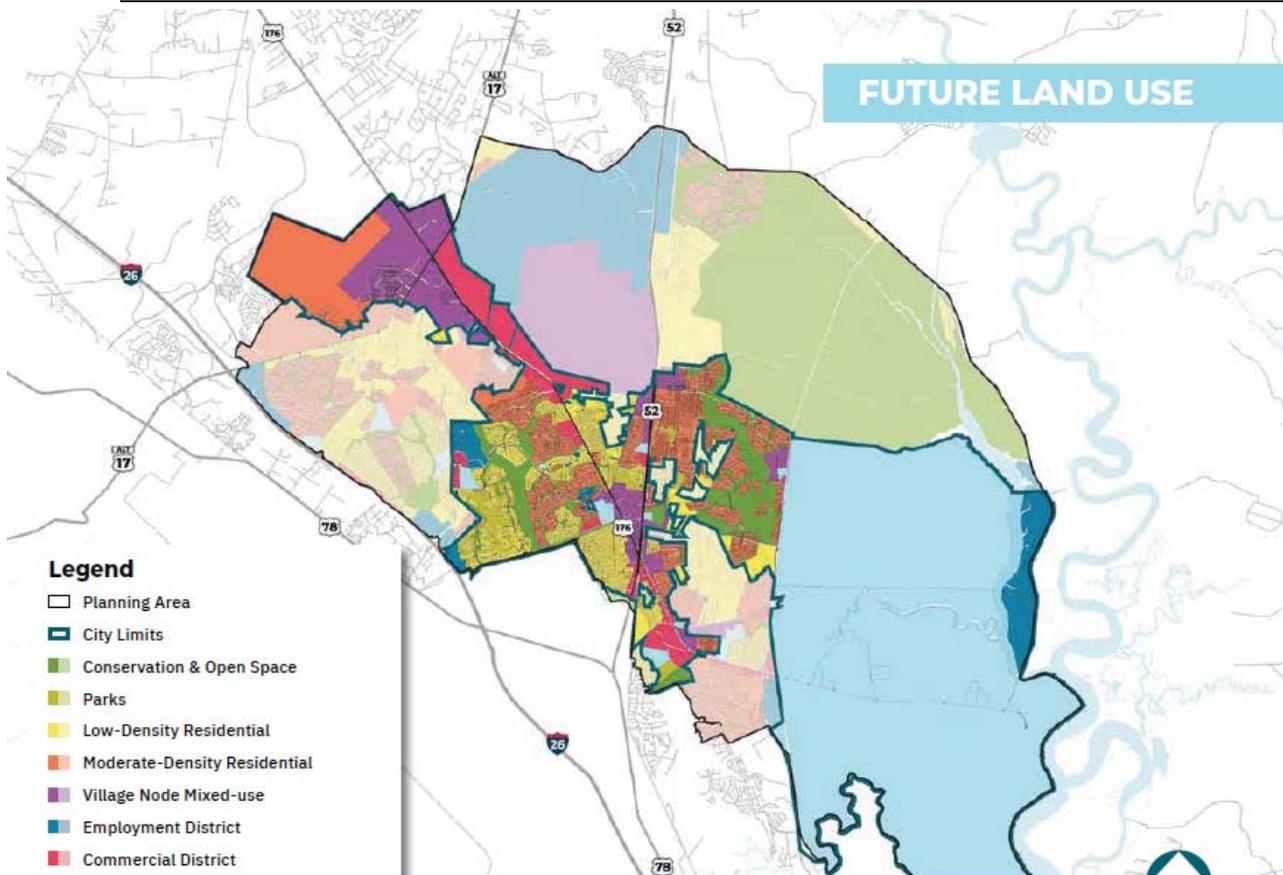


**Zoning Map**

**LEGEND  
ZONING  
CLASS**

- BPO
- Berkeley County
- CO
- GC
- GI
- LI
- NC
- PD
- PD-MH
- R-1
- R-2
- R-3
- RC





**Legend**

- Planning Area
- ▬ City Limits
- Conservation & Open Space
- Parks
- Low-Density Residential
- Moderate-Density Residential
- Village Node Mixed-use
- Employment District
- Commercial District
- Institutional

**LOW-DENSITY RESIDENTIAL**



**Overview**

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

**Land Uses and Development Types**

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

**Implementation Measures**

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development

**Relationship to Comprehensive Plan**

The newly created Comprehensive Plan Future Land Use Map tentatively recommends this area for R1)Single Family Residential Development. (see map on page 3 of 4)

**History of Property** NONE

**Staff Comments**

The site currently is a vacant 1.13 acre parcel. The applicant would like to build one (1) single-family residence on the property. A single family home is not a permitted use by right in a GC)General Commercial zoning classification. Therefore, the applicant is requesting to rezone the parcel from GC)General Commercial to R1)Low Density Single-Family Residential.

A Church is located north at the corner of the property of Old Moncks Corner Rd and Old Mt. Holly Rd. There currently is a residence, located in the County, down Sass Drive. The parcel .09 miles to the south is located in the City and is currently zoned R1)Low Density Single-Family Residential. To the east is the City Municipal Complex that includes the Recreation Facility, City Hall, and pond/walker trail.

In keeping with the future land use map designation, staff recommends this rezone request.

<b>Anticipated Meeting Schedule</b>		
<b>Body</b>	<b>Meeting Date</b>	<b>Action</b>
Planning Commission	May 4, 2021	Pending
City Council Public Hearing	May 11, 2021	Pending
City Council Public hearing	June 8, 2021	Pending
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

<b>Planning Commission Voted to _____ the request by a vote of __ to _____.</b>	
<b>Planning Commission Comments:</b>	
<b>Motion was made to _____ the rezoning of property along Old Moncks Corner Rd., identified as TMS# 234-08-00-084 from GC)General Commercial to R1)Low Density Single Family Residential.</b>	
<b>Planning Commission Chair Signature:</b>	
<b>Joshua Johnson</b>	
<b>Date: May 4, 2021</b>	





APPROVED: *[Signature]*  
 CITY OF GOOSE CREEK, S.C.  
 OFFICIAL: *[Signature]*  
 DATE: 4/27/2021

APPROVAL AND RECORDING STAMP AND SIGNATURE BOX

LINE LENGTH BEARING  
 L1 11.28 S 19°53'13" W

NOTES:

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY ASHLEY LAND SURVEYING, INC. FOR THIS PLAT. THEREFORE, THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE X SEE FIRM PANEL 42015C 0295 L MAP EFFECTIVE 12/7/2018
- 8) THIS PROPERTY IS ZONED GOOSE CREEK GC
- 9) THIS LOT, TRACT OR PARCEL IS CONSIDERED NON-BUILDABLE UNTIL SCHEM CERTIFIES AN ONSITE SEPTIC AREA OR UNTIL SUCH THE PUBLIC SEWER IS AVAILABLE TO THIS LOT, TRACT OR PARCEL.

234-08-00-048  
 BERNARDO DICKERSON

234-08-00-067  
 CHURCH OF CHRIST IN  
 GOOSE CREEK

234-08-00-049  
 TRAVIS M. &  
 JADEEN L.  
 SURVIVORSHIP

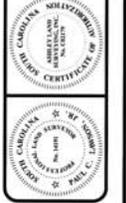
LOT 1  
 43,913 SF  
 1.01 Ac

234-08-00-049  
 TRAVIS M. &  
 JADEEN L.  
 SURVIVORSHIP

- REFERENCES:
- 1) PLAT BY ROBERT J. SAMPLE, DATED FEBRUARY 23, 1989 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET N, AT PAGE 222.
  - 2) PLAT BY R.D. CHERRY, DATED JULY 18, 1976 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT BOOK W, AT PAGE 376.
  - 3) PLAT BY THOMAS M. GRAHAM, JR., DATED OCTOBER 8, 2019 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY AT INSTRUMENT #2020006039
  - 4) PLAT BY PAUL C. LAWSON, DATED DECEMBER 16, 2004 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET M, AT PAGE 314.
  - 5) PLAT BY PAUL C. LAWSON, DATED MAY 17, 1999 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY IN PLAT CABINET O, AT PAGE 378.
  - 6) UNRECORDED PLAT BY WILLIAM H. DENNIS, DATED FEBRUARY 24, 1989 PROVIDED BY ADJACENT LAND OWNER.
  - 7) PLAT BY MATTHEW L. BLACKWELL, DATED JUNE 11, 2019 RECORDED IN THE R.O.D. OFFICE OF BERKELEY COUNTY AT INSTRUMENT #2019022530
  - 8) PLAT BY MATTHEW L. BLACKWELL, DATED OCTOBER 13, 2020 TO REVISE A PREVIOUS MAP SHOWN IN REFERENCE #7 AT THE DATE THIS MAP WAS PRODUCED, THE REVISED MAP HAD YET TO BE GIVEN A NEW INSTRUMENT NUMBER

**ASHLEY**  
 LAND SURVEYING, INC.  
 17005 #21 SUMMITTOWN RD. (RASC)  
 TOLSON, NC 27085  
 TEL: 703-837-0664  
 FAX: 703-837-0664  
 EMAIL: PLANS@ASHLEY.COM WEB: WWW.ASHLEY.COM

BOUNDARY SURVEY OF  
 TMS 234-08-00-084 OWNED BY  
**LOURDES CARDENAS**  
 LOCATED IN THE CITY OF GOOSE CREEK  
 BERKELEY COUNTY, SOUTH CAROLINA



SCALE: 1" = 20'  
 JANUARY 21, 2021

*[Signature]*  
 PAUL C. LAWSON, S.C. REG. 1867 F081

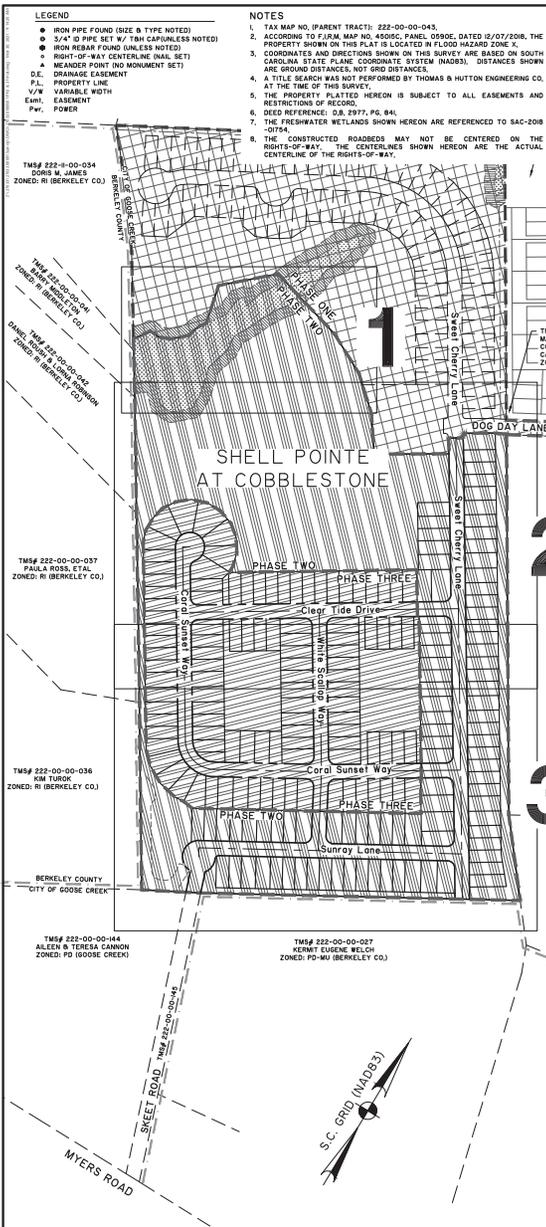


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2021-030 SN

Shell Point Phase II - Request to establish the following street names:

- SUNRAY LANE
  - CORAL SUNSET WAY
  - WHITE SCALLOP WAY
  - CLEAR TIDE DRIVE
-



**LEGEND**

- IRON PIPE FOUND (SIZE & TYPE NOTED)
- 3/4" ID PIPE SET W/ 7"MI CARTRIDGE NOTED
- IRON REBAR FOUND (UNLESS NOTED)
- RIGHT-OF-WAY CENTERLINE (DUAL SET)
- MEANDER POINT (NO MONUMENT SET)
- PROPERTY LINE
- VARIABLE WIDTH
- EASEMENT
- POWER

**NOTES**

- TAX MAP NO. (PARENT TRACT): 222-00-00-043
- ACCORDING TO F.I.M. MAP NO. 4806C, PANEL 0806C, DATED 02/07/2008, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE ROUNDING DISTANCES, NOT GRID DISTANCES.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- DEED REFERENCE: D.R. 2977, PG. 841
- THE FRESHWATER WETLANDS SHOWN HEREON ARE REFERENCED TO SAC-2008-00784.
- THE CONSTRUCTED ROADS MAY NOT BE CENTERED ON THE RIGHTS-OF-WAY. THE CENTERLINES SHOWN HEREON ARE THE ACTUAL CENTERLINE OF THE RIGHTS-OF-WAY.

**REFERENCES**

- PLAT BY THOMAS & HUTTON DATED NOVEMBER 5, 2006
- PLAT CABBET'S, PAGE 30-A
- PLAT BY THOMAS & HUTTON DATED JULY 11, 2008
- PLAT CABBET'S, PAGE 350-P
- PLAT BY THOMAS & HUTTON DATED NOVEMBER 8, 2008
- PLAT CABBET'S, PAGE 34-I
- PLAT BY THOMAS & HUTTON DATED APRIL 19, 2006
- PLAT CABBET'S, PAGE 44-I
- PLAT BY THOMAS & HUTTON DATED JULY 7, 2016
- PLAT CABBET'S, PAGE 74-I
- PLAT BY THOMAS & HUTTON DATED THOMAS & HUTTON DATED 7/29/2020
- NET# 00000884

**SUBDIVISION AREA BREAKDOWN**

TOTAL AREA IN LOTS (Phase 2) = 10,950 AC.  
 TOTAL AREA IN LOTS (Phase 3) = 12,555 AC.  
 TOTAL AREA IN LOTS (PHASE 1) = 23,505 AC.  
 TOTAL AREA IN ROAD R/W (Phase 2) = 3,438 AC.  
 TOTAL AREA IN ROAD R/W (Phase 3) = 3,351 AC.  
 TOTAL AREA IN ROAD R/W (PHASE 1) = 6,789 AC.

TOTAL AREA IN HOA OPEN SPACE (Phase 2) = 20,008 AC.  
 TOTAL AREA IN HOA OPEN SPACE (Phase 3) = 2,035 AC.  
 TOTAL AREA IN HOA OPEN SPACE (PHASE 1) = 23,043 AC.

TOTAL AREA (Phase 2) = 18,939 AC.  
 TOTAL AREA (PHASE 3) = 53,316 AC.

TOTAL RESIDENTIAL LOTS (Phase 2) = 9  
 TOTAL RESIDENTIAL LOTS (Phase 3) = 107  
 TOTAL RESIDENTIAL LOTS (PHASE 1) = 188

MAXIMUM LOT SIZE = 6,884 sq. ft. (Phase 2)  
 4,620 sq. ft. (Phase 3)  
 4,400 sq. ft. (Phase 1)

**CURVE TABLE**

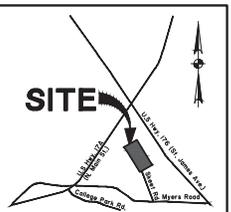
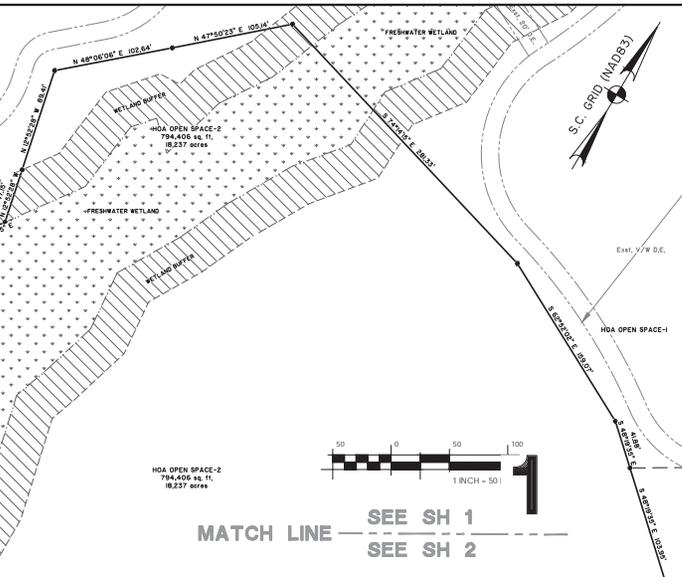
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	1,800	17.87	N 10°28'58" E	18.55	89°38'08"
C2	475.00	30.29	N 82°02'21" E	30.29	2°29'24"
C3	475.00	10.09	N 82°02'21" E	10.09	7°03'03"
C4	500.00	12.28	N 82°02'21" E	12.28	0°23'00"
C5	500.00	8.37	S 3°38'14" E	8.37	0°47'33"
C6	500.00	1.08	S 0°03'11" E	1.08	41°07'33"
C7	500.00	1.08	S 0°03'11" E	1.08	21°04'04"
C8	500.00	25.30	N 7°24'42" W	25.76	87°04'56"
C9	500.00	8.37	N 3°00'00" W	8.37	0°20'30"
C10	500.00	8.37	N 3°00'00" W	8.37	0°20'30"
C11	50.00	39.24	N 72°44'51" E	34.69	87°04'40"
C12	50.00	10.67	S 40°08'17" W	10.26	40°23'20"
C13	50.00	10.67	S 40°08'17" W	10.26	41°07'33"
C14	58.00	51.00	S 0°04'48" W	54.57	88°04'24"
C15	58.00	34.73	S 7°24'42" E	34.20	47°33'18"
C16	58.00	56.70	N 2°24'53" E	54.35	89°03'40"
C17	58.00	28.90	N 17°03'02" E	27.81	28°40'09"
C18	58.00	37.79	S 85°02'58" E	37.57	29°25'09"
C19	82.48	15.48	S 38°44'53" E	15.48	5°27'43"
C20	82.48	15.48	S 38°44'53" E	15.37	10°21'56"
C21	INTENTIONALLY DELETED				
C22	23.00	36.81	N 10°54'42" E	35.03	89°26'01"
C23	23.00	39.73	S 74°08'18" E	35.68	89°03'39"
C24	23.00	40.82	N 4°18'33" E	38.00	89°12'20"
C25	23.00	39.88	N 10°47'50" E	38.38	90°00'44"
C26	23.00	39.88	N 10°47'50" E	38.38	89°59'08"
C27	23.00	39.88	N 10°47'50" E	38.38	90°00'44"
C28	23.00	39.88	N 10°47'50" E	38.38	89°59'08"
C29	23.00	37.88	N 13°20'02" E	35.35	89°59'08"
C30	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C31	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C32	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C33	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C34	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C35	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C36	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C37	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C38	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C39	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C40	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C41	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C42	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C43	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C44	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C45	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C46	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C47	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C48	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C49	23.00	39.73	N 74°08'18" E	35.68	89°03'39"
C50	23.00	39.73	N 74°08'18" E	35.68	89°03'39"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C47	23.00	39.27	S 7°24'42" E	35.58	90°00'00"
C48	23.00	40.00	S 1°20'52" E	36.00	87°08'24"
C49	75.00	72.83	S 88°02'07" W	69.74	88°24'30"
C50	75.00	42.89	S 88°02'07" W	40.27	89°27'24"
C51	23.00	39.27	N 1°17'44" E	35.58	90°00'00"
C52	50.00	39.27	S 88°02'07" W	35.58	90°00'00"
C53	50.00	39.27	S 88°02'07" W	35.58	90°00'00"
C54	50.00	39.27	S 88°02'07" W	35.58	90°00'00"
C55	238.98	3.66	S 33°23'24" E	3.66	1°00'00"
C56	INTENTIONALLY DELETED				
C57	50.00	39.27	S 1°20'52" E	36.00	87°08'24"
C58	323.33	10.98	S 82°27'10" W	10.98	0°11'00"
C59	50.00	74.80	N 74°04'00" E	67.00	87°00'00"
C60	45.00	98.83	N 30°52'40" E	80.04	89°33'08"
C61	58.00	4.48	S 28°30'02" E	4.48	0°27'00"
C62	58.00	4.30	S 88°44'48" E	4.30	0°27'00"
C63	INTENTIONALLY DELETED				
C64	50.00	3.66	S 7°24'42" E	3.66	1°20'58"
C65	50.00	25.23	N 13°40'14" E	25.01	28°16'56"
C66	50.00	37.71	S 48°09'11" E	36.47	38°39'18"
C67	176.87	56.27	S 88°09'09" W	56.20	10°18'24"
C68	50.00	37.71	S 61°48'32" E	36.83	47°00'00"
C69	50.00	24.23	N 78°53'03" E	24.04	24°24'32"
C70	50.00	27.77	N 5°24'02" E	27.47	28°25'34"
C71	887.19	45.34	N 33°50'11" E	45.33	2°09'30"
C72	887.19	30.01	N 33°50'11" E	30.01	7°08'30"
C73	887.19	60.00	N 33°50'11" E	60.00	5°09'30"
C74	50.00	86.86	N 8°23'38" E	77.97	80°08'28"
C75	244.34	60.00	N 27°40'02" E	58.00	7°46'00"
C76	50.00	37.39	N 77°48'48" E	36.67	38°58'50"
C77	50.00	38.83	S 70°04'48" E	37.00	30°16'45"
C78	50.00	27.14	S 48°47'59" E	26.88	38°14'00"
C79	2890.48	88.47	S 15°42'27" E	88.48	0°00'00"
C80	2890.48	25.00	S 32°50'11" E	25.00	0°00'00"
C81	2890.48	37.86	S 30°50'41" E	37.86	0°48'23"
C82	50.00	30.77	N 2°20'52" E	30.77	5°09'30"
C83	50.00	30.48	N 0°20'52" E	30.00	3°45'00"
C84	50.00	31.41	N 4°24'02" E	30.98	3°45'00"
C85	787.34	47.45	N 58°45'49" E	47.44	3°35'23"
C86	50.00	33.64	N 0°00'00" E	33.64	89°03'39"
C87	839.52	83.87	S 35°08'55" E	83.18	57°47'32"
C88	839.52	28.84	S 07°07'51" E	28.84	1°04'00"
C89	839.52	30.00	S 07°07'51" E	30.00	1°27'00"
C90	50.00	90.77	S 10°32'52" W	80.77	84°29'44"
C91	80.87	42.74	S 40°03'58" E	42.60	10°27'00"
C92	50.00	6.84	S 28°33'18" E	6.84	7°07'30"
C93	50.00	39.70	S 78°58'08" E	38.37	33°04'45"
C94	50.00	50.32	N 60°03'51" E	48.89	58°23'10"
C95	100.00	73.98	N 25°18'08" E	72.87	31°32'30"
C96	100.00	39.64	N 28°38'41" E	38.68	7°42'00"
C97	50.00	30.00	N 89°00'00" E	30.00	0°00'00"
C98	175.00	30.04	S 89°24'03" W	30.00	9°00'00"
C99	50.00	60.33	S 89°00'00" W	60.00	2°21'00"
C100	50.00	40.03	S 89°24'03" W	39.40	39°08'50"
C101	485.00	20.86	S 84°03'37" E	20.00	22°00'00"
C102	485.00	60.89	N 57°48'17" E	58.78	53°45'34"
C103	485.00	80.86	S 84°03'37" E	80.00	10°31'48"
C104	485.00	80.86	N 00°38'58" E	79.27	70°40'28"
C105	485.00	29.88	N 40°00'00" E	29.00	28°10'00"
C106	485.00	154.47	N 59°20'55" E	152.00	10°39'00"
C107	485.00	125.00	N 82°48'00" E	125.00	6°24'30"
C108	35.00	45.83	N 78°28'54" E	42.27	7°24'33"
C109	485.00	16.93	S 89°58'45" E	16.93	10°24'00"
C110	485.00	90.79	S 43°28'58" E	80.68	10°43'32"
C111	30.00	80.86	S 53°00'00" E	80.86	1°00'00"
C112	30.00	50.00	S 76°37'08" E	50.00	1°00'00"
C113	30.00	45.48	N 80°03'51" E	45.00	27°22'18"
C114	30.00	50.50	N 80°03'51" E	50.50	27°22'18"

**LINE TABLE**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 31°27'27" W	32.38	L91	N 0°00'00" E	1.99
L2	N 30°52'02" W	2.75	L92	S 0°24'53" W	2.47
L3	N 30°01'18" W	6.00	L93	S 0°13'54" W	28.60
L4	N 33°29'52" E	28.20	L94	S 20°05'18" W	9.90
L5	S 3°20'24" E	1.71	L95	N 0°00'00" E	2.94
L6	S 3°20'24" E	18.64	L96	S 88°09'44" E	43.30
L7	INTENTIONALLY DELETED		L97	N 0°00'00" E	30.01
L8	N 89°14'48" E	20.00	L98	S 77°48'00" E	40.98
L9	N 89°14'48" E	20.00	L99	S 0°00'00" E	24.21
L10	N 89°14'48" E	16.22	L100	S 0°00'00" E	44.30
L11	N 69°08'51" E	20.00	L101	S 89°03'17" E	39.84
L12	N 69°08'51" E	20.00	L102	N 0°00'00" E	39.24
L13	N 31°27'27" W	20.00	L103	S 78°25'56" E	23.37
L14	N 31°27'27" W	20.00	L104	S 78°25'56" E	47.71
L15	N 31°27'27" W	20.00	L105	N 89°58'33" E	25.40
L16	N 31°27'27" W	20.00	L106	S 38°58'40" E	2.44
L17	N 81°00'07" W	37.02	L107	S 38°58'40" E	6.24
L18	S 0°24'53" W	24.30	L108	S 0°00'00" E	22.81
L19	S 0°24'53" W	24.30	L109	S 89°12'28" E	8.51
L20	S 0°24'53" W	24.30	L110	N 89°12'28" E	9.87



**VICINITY MAP** (not to scale)

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PHILLIP H. GEARARD  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 26856

**FINAL PLAT**  
**CANNON TRACT**  
 CONTAINING 53.16 AC.  
 TO CREATE  
**SHELL POINT AT**  
**COBBLESTONE PHASE 2**  
 CONTAINING 34.17 AC.  
 AND  
**SHELL POINT AT**  
**COBBLESTONE PHASE 3**  
 CONTAINING 18.99 AC.

CITY OF GOOSE CREEK  
 BERKELEY COUNTY, SOUTH CAROLINA

prepared for  
**DR HORTON**

No.  Revision  By  Date

**THOMAS & HUTTON**

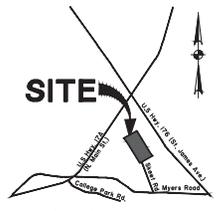
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job: 27033 SHEET





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**NOTES**  
1. SEE SHEET 1 OF 3 FOR NOTES, REFERENCES, LINE AND CURVE TABLES.



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LICENSE NO. 26586

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CONTAINING 18.99 Ac.

CITY OF GOOSE CREEK  
BERKELEY COUNTY, SOUTH CAROLINA  
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