



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, JANUARY 6, 2026 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

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

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING NOVEMBER 14, 2025

IV. NEW BUSINESS

- a. MAP AMENDMENT COLLEGE PARK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 233-08-03-059 ON COLLEGE PARK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)
- b. STREET NAME APPROVAL - CARNES CROSSROADS

V. OTHER BUSINESS

- a. ELECTION OF CHAIR AND VICE-CHAIR
- b. 2026 CALENDAR

VI. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

VII. GENERAL PUBLIC COMMENTS

VIII. CLOSING REMARKS & 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 NOVEMBER 14, 2025

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, NOVEMBER 4, 2025, 6:00 PM
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; Gena Glaze; Anthony Jenkins; Nick Matthews

Absent: Josh Lilly

Staff Present: Kendra Wise, Director of Planning and Zoning; Emma Hall, Planner II; Alexis Kiser, Special Projects Manager

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING OCTOBER 7, 2025

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

Discussion: None.

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

IV. NEW BUSINESS

a. MAP AMENDMENT ETIWAN DRIVE - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 243-04-00-077 ON ETIWAN DRIVE FROM VILLAGE NODE (VN) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY TO GENERAL COMMERCIAL (GC) AND CENTRAL CREEK DISTRICT (CCD) OVERLAY

Director Wise presented the staff report. The applicant, John Tecklenburg on behalf of Leo Colwill/Ottohaus of Charleston, requested to rezone 5.15 acres of vacant land from Village Node (VN) and Central Creek District (CCD) Overlay to General Commercial (GC) and Central Creek District (CCD) Overlay.

The parcel is located adjacent to Etiwan Drive and North Goose Creek Boulevard. The neighboring properties include an apartment complex, a place of worship, and an automotive collision repair service provider. Vicinity zoning maps were provided in the packet. The purpose of the General Commercial (GC) district is to provide lands that accommodate a broad range of nonresidential uses characterized primarily by retail, office, and service establishments. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) includes General Commercial (GC) as a permissible zoning district for this parcel based on the future land use map designation. Staff

recommendation is for approval. Joseph Tecklenberg appeared on behalf of the applicant and answered questions from the Commission.

Motion: A motion was made to approve the map amendment rezoning request for the parcel identified as TMS# 243-04-00-077 on Etiwan Drive from Village Node (VN) and Central Creek District (CCD) Overlay to General Commercial (GC) and Central Creek District (CCD) overlay. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None.

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

- b. MAP AMENDMENT BEVERLY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-13-04-045 ON BEVERLY DRIVE, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

Director Wise presented the staff report. The applicant, Isismar Costa Dutra, requested to annex 0.381 acres of vacant land and assign zoning from Berkeley County Residential Single Family (R1) to City of Goose Creek Residential Single Family (RSF).

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Low-Density Residential. The Comprehensive Plan (February 13, 2024) describes this designation as areas that will be developed in both new areas and existing neighborhoods that promote a sense of community. The Land Use Section of the Comprehensive Plan designates emphasizes the annexation of donut holes in existing residential areas. This parcel is located on Beverly Drive. The Future Land Use for the surrounding parcels is Low-Density Residential. Surrounding properties are zoned Goose Creek Residential Mixed (RM) and Berkeley County Residential Single Family (R1). This portion of Beverly Drive is owned and maintained by SCDOT. Staff recommendation is for approval. The applicant was not present due to an emergency. However, Ms. Alexis Kiser answered questions from the Commission as she had been working with the applicant.

Motion: A motion was made to approve the map amendment/annexation request for the parcel identified as TMS# 235-13-04-045 on Beverly Drive, into the City of Goose Creek and to assign a zoning of Residential Single Family (RSF). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Matthews.

Discussion: None.

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

- c. STREET NAME APPROVAL - MCCANTS PARK TOWNHOMES

- VIZSLA CIRCLE
- CHUKAR STREET
- GROUSE LANE

Motion: A motion was made to approve Grouse Lane. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

V. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- BCWS Sewer Easement Plat Showing Portions of The Oaks Phase 2 (TMS# 244-13-01-009, 244-13-01-091, 244-13-01-092, 244-13-01-095, 244-13-01-115, 244-13-01-116, Property of Beazer Homes LLC)
- Boundary Survey of 119 N. Goose Creek Blvd (TMS# 243-08-06-034)

VI. GENERAL PUBLIC COMMENTS

No public comments were made.

VII. CLOSING REMARKS & ADJOURNMENT

Director Wise thanked everyone who attended training in October. She stated another training will be held on November 13th. In addition, she noted that a holiday dinner will be held on December 8th for all Boards and Commission members. Finally, she invited anyone who might like to join City staff and volunteers on November 6th from 2pm to 5pm to plant strawberries at the Food Forest at John McCants Veterans Park.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 6:27 p.m.

_____ Date: _____
Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: CITY OF GOOSE CREEK PLANNING COMMISSION

From: ALEXIS KISER, SPECIAL PROJECTS MANAGER

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

MAP AMENDMENT COLLEGE PARK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 233-08-03-059 ON COLLEGE PARK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Background Summary

A recently created parcel, requesting annexation of +/- 0.77 acres on the corner of College Park Rd and Berkeley Farms Rd. The applicant is requesting General Commercial (GC) zoning.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Planning Commission

January 6, 2026, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment College Park Road

Tax Map:	233-08-03-059
Proposal:	Annex and assign zoning from Berkeley County Manufactured Residential District (R2) to City of Goose Creek General Commercial (GC)
Applicant:	Adam Griffin for MAC CP, LLC
Acreage:	+/- 0.77 acres
Current Use:	Vacant
Proposed Use:	No current development plans
Land Use Classification:	Proposed General Commercial (GC)
Current Zoning:	Berkeley County Manufactured Residential District (R2)
Proposed Zoning:	General Commercial (GC)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) does not assign a Future Land Use to this parcel as it was formerly SCDOT right-of-way. In a separate agenda item, staff is recommending assigning a Future Land Use of General Commercial (GC). The Comprehensive Plan (February 13, 2024) describes this designation as areas located along or close to major transportation corridors and in other areas that see a lot of traffic. Given the location of this corner parcel on College Park Road (existing development) and Berkeley Farms Road (approved development), this designation meets the intent of the Comprehensive Plan.

The Land Use Section of the Comprehensive Plan designates College Park Road as a target for annexation to encourage development of the area.

ZONING DISTRICT SUMMARY

A vicinity zoning map is provided in the packet. This parcel is located along College Park Road at the corner of Berkeley Farms Road. Surrounding properties are zoned Berkeley County Manufactured Residential District (R2),

Berkeley County General Commercial (GC), and Goose Creek Planned Development (GC). College Park Road is owned and maintained by SCDOT.

STAFF RECOMMENDATION

Staff recommends approval of the annexation and to assign of zoning of General Commercial (GC) to this parcel. This parcel is located adjacent to a highly used intersection of a minor arterial roadway. Any development on this parcel would be subject to the standards of Section Five: Site Development of the Zoning Ordinance, including access and parking, buffers, and site landscaping.

COLLEGE PARK RD (S-62)

Factored AADT: 37000

Number of Total Lanes: 4

Functional Classification: Urban -- Minor Arterial

BERKELEY FARMS RD (S- 567)

Factored AADT: 150

Number of Total Lanes: 2

Functional Classification: Urban -- Local

By: Amal Kumar, Date 11/12/2025



Property Boundary

PRODUCT IS FOR PLANNING/
INFORMATIONAL PURPOSES
ONLY. ALL INFORMATION
SHOULD ALWAYS BE VALIDATED
WITH THE CITY BEFORE TAKING
ANY OFFICIAL ACTIONS



**CREEK
COMPASS**
City of Goose Creek

City of Goose Creek GIS Division
519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-059

Vicinity Map



Property Boundary

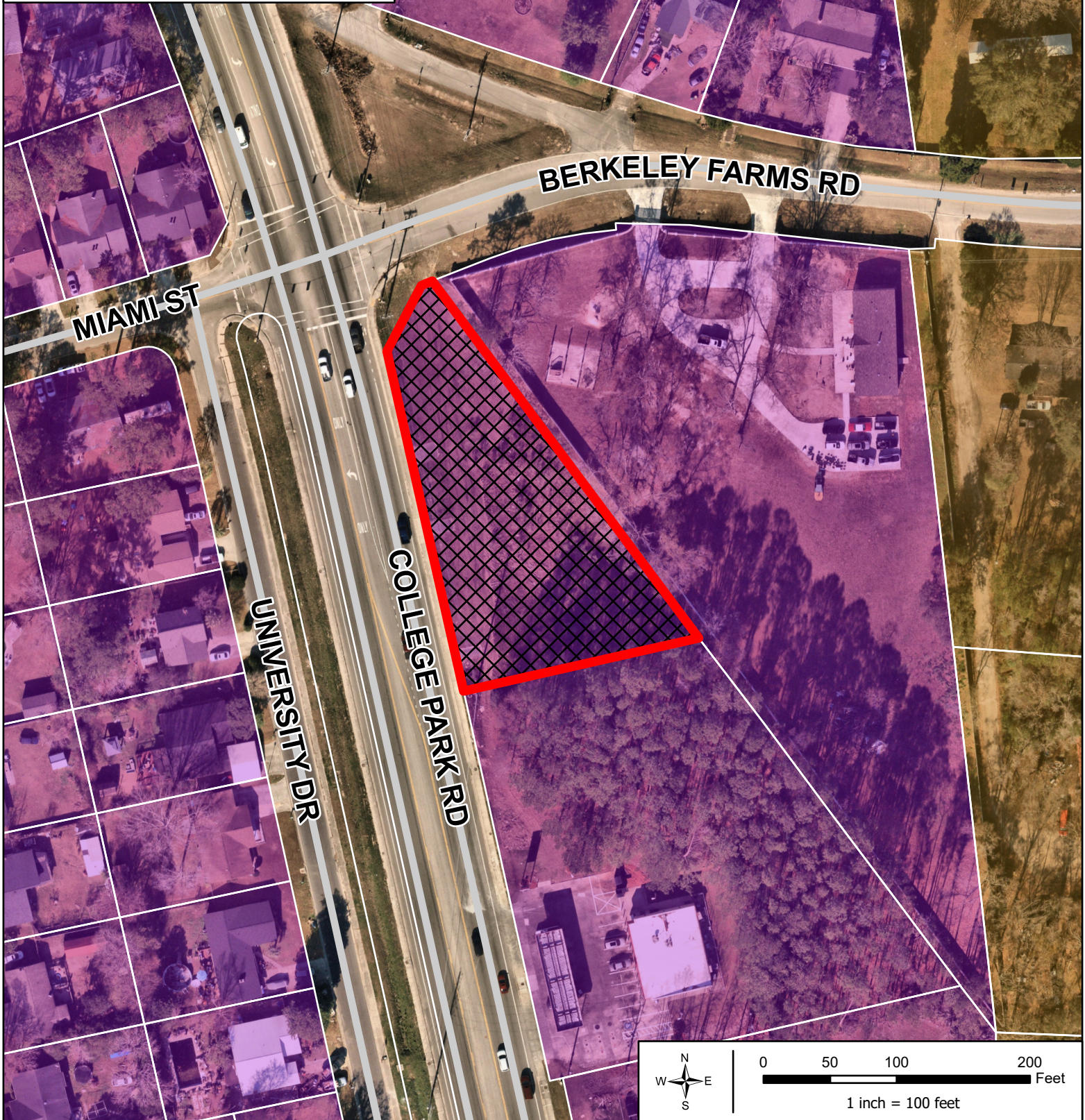


Goose Creek Zoning



Berkeley County Zoning

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0 50 100 200 Feet

1 inch = 100 feet



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City of Goose Creek

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519 N. Goose Creek Boulevard
Goose Creek, SC 29445
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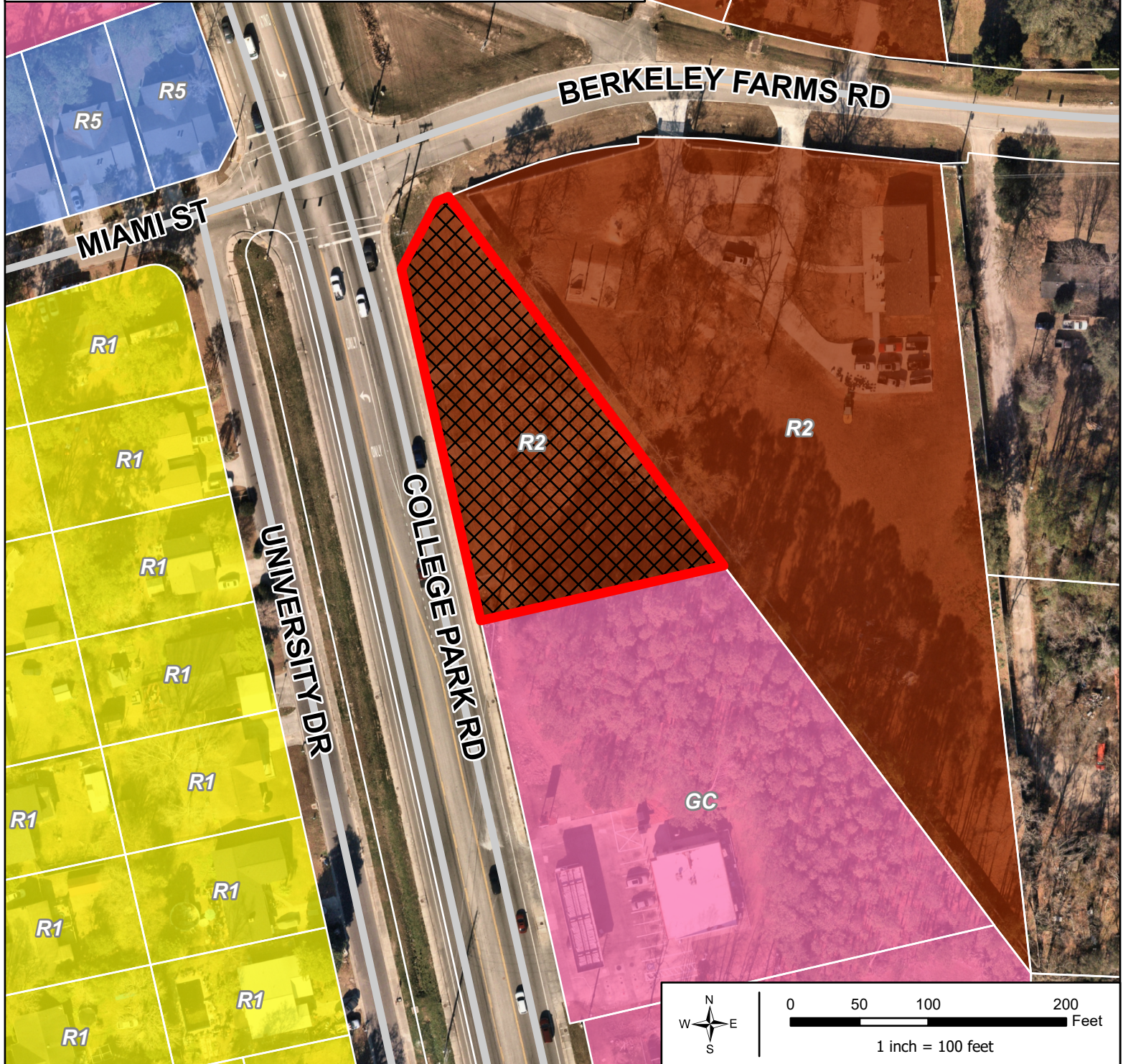
TMS: 233-08-03-059

Zoning Map

11

-  Property Boundary
-  GC (General Commercial)
-  R1 (Single Family Residential)
-  R2 (Manufactured Residential)
-  R5 (Multifamily Residential - Large Scale)

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0 50 100 200 Feet
1 inch = 100 feet



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(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-059

Berkeley County Zoning



Property Boundary



PD (Planned Development)



LI (Light Industrial)

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519 N. Goose Creek Boulevard
Goose Creek, SC 29445
(843) 797 - 6220 Ext. 1132

TMS: 233-08-03-059

Goose Creek Zoning

COMMERCIAL DISTRICT



100 City of Stone Creek Comprehensive Plan

Overview

The Commercial District promotes economic development opportunities while providing quality growth and services to Stone Creek residents and visitors. Commercial areas are located along or close to major transportation corridors and in other areas that see a lot of traffic. New commercial areas should place parking in the rear or side of the development, with the development facing streets and sidewalks. Suburban-style shopping centers and other commercial uses located in these areas should be redeveloped considering their proximity to existing infrastructure and surrounding services. Existing shopping centers with large, unmarked parking lots should consider lot parking to facilitate redevelopment.

Land Uses and Development Types

- Commercial retail (shops, restaurants, etc.)
- Recreation retail (stores, gyms, etc.)
- Consumer-facing office (banks, real estate, etc.)
- Professional office (medical, legal, etc.)
- Recreation and recreation
- Civic and institutional uses (schools, churches, etc.)

Implementation Measures

- Zoning updates that promote street-oriented commercial development
- Restriction of uses such as used car lots, gas stations, outdoor car lots, vehicle storage, etc. to industrial areas
- Lot consolidation incentives
- Revision of architectural and site design standards to encourage better quality development
- Require inter-personal connectivity
- Prohibit parcel-wide curb cuts
- Signage and entrance shared parking agreements
- Adaptive reuse and "hot parking"

Appropriate Zoning Districts

- SC-Beverly Commercial District
- U-Light Industrial



City of Stone Creek Comprehensive Plan 101

4.2 Table of Permitted Uses.

USE BY ZONING DISTRICT	C	RSF	RM	VN	GC	EC	LI	HI		SPECIFIC STANDARD
Agricultural										
Plant Agricultural	P					P	P	P		
Community Garden	C	C	C	C	C	C	C	C		
Indoor Food Production				S	P	P	P	P		
Civic, Institutional & Public										
Cemetery	S	S	S		S		P	P		
College/University				P	P	P				
Community Center		S	P	P	P	P				
Government Office				P	P	P	P			
Hospital				P	P	P				
Library/Museum/Cultural Facility		C	C	P	P	P	S			
Medical or Dental Clinic			S	P	P	P	P			
Membership Organization Facility			S	P	P	P	P			
Nursing Care Facility				P	P					
Parking Lot				C	C	C	C	C		
Parks & Open Space	C	C	C	C	C	C	C	C		
Park & Ride				P	P	P	P	P		
Public Safety Facility	P	P	P	P	P	P	P	P		
Religious Institutions		S	S	P	P	P	P			
School, Business or Trade				P	P	P	P	P		
School, Pre-K – 5th	S	S	S	P	P	P				
School, 6th- 12th		S	S	P	P	P				
Social Service Facility				P	P	P	P			
Utilities, Major		S	S	S	S	S	P	P		
Utilities, Minor	P	P	P	P	P	P	P	P		
Wireless Communication	S			S	S	S	S	S		
Wireless Communication (Small Cell)	C	C	C	C	C	C	C	C		See §152
Wireless Communication (Stealth)	S			S	S	S	S	S		
Industrial, Manufacturing, Processing	C	RSF	RM	VN	GC	EC	LI	HI		
Industrial, Artisan				C	C	C	C			
Industrial, Heavy								S		
Industrial, Light						P	P	P		
Research/Laboratory Facility				P	P	P	P	P		
Warehouse/Distribution					S	P	P	P		
Refuse Processing/Recycling Facility							S	C		
Residential & Group Living	C	RSF	RM	VN	GC	EC	LI	HI		
Continuing Care Retirement			S	C	C					
Cottage Neighborhood		C	C							
Dwelling, Accessory		C	C							

Dwelling, 1 Unit, detached		P	P							
Dwelling, 1 Unit, attached			P							
	C	RSF	RM	VN	GC	EC	LI	HI	C	
Dwelling, 2 Unit			P							
Dwelling, 3-4 Units			P							
Dwelling, 5-8 Units			S							
Dwelling, Mixed Use				P		S				
Dwelling, Townhouse			C	C		S				
Group Residence				S	S					
Residential Care Facility				S	S					
Retail, Service & Office	C	RSF	RM	VN	GC	EC	LI	HI		
Adult Business					S		S	S		
Animal Care				S	C	C	C	C		
Banquet Hall				S	S	S				
Beer/Wine/Liquor Sales				P	P					
Day Care Center				C	C	C				
Drinking Establishment				S	S	S				
Drive-Through Facility					C	C	C			
Entertainment Facility, Indoor				S	P	S				
Entertainment Facility, Outdoor				S	S	S	S			
Funeral Services					P		P			
Gas Station/Convenience Store				S	P	S	S			
Home Occupation		C	C	C	C	C				
Hotel				C	C	C				
Non-Depository Credit Institution					C		C	C		
Pawn Shop				S	S					
Performing Arts Center				P	P	P				
Personal Care & Services				P	P	P				
Private Club/Lodge				S	P	P	P			
Professional Offices				P	P	P	P			
Restaurant				P	P	P	P			
Retail, General				P	P	P	P			
Retail, Intermediate				S	P	P	P			
Retail, Heavy					P	P	P			
Self-Storage Facility					S		C	C		
Staple Food Store			C	C	C	C	C	C		
Tattoo/Piercing				P	P		P			
Tobacco/Hookah/Vaping				C	C		C			
Vehicle Sales or Rental					C		C			
Vehicle Rental, Truck					C		C	C		
Vehicle Service, Major					S		C	C		
Vehicle Service, Minor					C		C	C		
Vehicle Service, Commercial							P	P		

* It is recognized that this Ordinance may require interpretation to assign all possible uses to individual districts. Therefore, any use which is not specifically set forth in this Ordinance shall be reviewed by the Zoning Administrator for consistency with the intent set forth in each district and for compatibility with use characteristics typical of uses permitted or not permitted within those districts. Based upon this review, the Zoning Administrator shall determine the appropriate district for any use which is not specifically set forth herein.



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum

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

STREET NAME APPROVAL - CARNES CROSSROADS

Background Summary

- NORTH PRETTYMAN DRIVE
- SOUTH PRETTYMAN DRIVE

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

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Please check one box, if applicable

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Purchase

Ordinance/Resolution Title

ELECTION OF CHAIR AND VICE-CHAIR

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Request for Planning Commission Agenda Item

To: PLANNING COMMISSION

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

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2026 CALENDAR

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

PLANNING COMMISSION

MEETING SCHEDULE & APPLICATION DEADLINES JANUARY 2026 – DECEMBER 2026

Application deadline is 5:00 p.m. of the deadline date, to include fees paid, documents submitted, and application approval given by the Zoning Administrator.

MEETING DATE	MEETING DAY	MEETING TIME	APPLICATION DEADLINE	APPLICATION DAY
01/06/26	TUESDAY	6:00 P.M.	12/17/25	WEDNESDAY
02/03/26	TUESDAY	6:00 P.M.	01/07/26	WEDNESDAY
03/03/26	TUESDAY	6:00 P.M.	02/04/26	WEDNESDAY
04/07/26	TUESDAY	6:00 P.M.	03/04/26	WEDNESDAY
05/05/26	TUESDAY	6:00 P.M.	04/08/26	WEDNESDAY
06/02/26	TUESDAY	6:00 P.M.	05/06/26	WEDNESDAY
07/07/26	TUESDAY	6:00 P.M.	06/03/26	WEDNESDAY
08/04/26	TUESDAY	6:00 P.M.	07/08/26	WEDNESDAY
09/01/26	TUESDAY	6:00 P.M.	08/05/26	WEDNESDAY
10/06/26	TUESDAY	6:00 P.M.	09/02/26	WEDNESDAY
11/03/26	TUESDAY	6:00 P.M.	10/07/26	WEDNESDAY
12/01/26	TUESDAY	6:00 P.M.	11/04/26	WEDNESDAY



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum, Administrative Assistant

Please check one box

☐ Regular Meeting

☐ Special Meeting

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Please check one box, if applicable

☐ Ordinance

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Purchase

Ordinance/Resolution Title

PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Background Summary

- Subdivision Survey of a Portion of TMS 235-13-08-057
- Carnes Crossroads North Tract Residual B and US HWY 17-A and the Subsequent Subdivision of Carnes Crossroads North Tract Residual B to Create a Portion of Callen Boulevard and North Tract Residual B
- Carnes Crossroads Tract 17B to (18.68 ac) to Create Phase 17B
- Carnes Crossroads Tract O, Tract Q Phase 18
- Carnes Crossroads Tract Q, Tract P Phase 19

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date