

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JULY 2, 2024, 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; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: Heather Byrd; Lisa Burdick

Staff Present: Kendra Wise, Planning and Zoning Director; Joseph Morris, Planner II; Emma Hall, Planner II

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING JUNE 4, 2024

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

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

IV. ZONING PUBLIC HEARING

a. MAP AMENDMENT TMS# 222-00-00-007 - ANNEXATION/MAP AMENDMENT FOR THE AREA IDENTIFIED AS TMS# 222-00-00-007 LOCATED ON OLD SUMMERVILLE ROAD INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF VILLAGE NODE (VN)

Director Wise presented the staff report. This property is located on Old Summerville Road, which is maintained by SCDOT. The parcel totals approximately .39 acres of land and is currently zoned Berkeley County Flex1. A vicinity map was provided in the packet. Surrounding properties are zoned Goose Creek Residential Mixed (RM), Berkeley County General Commercial (GC), and Berkeley County Manufactured Residential District (R2). The applicant presented his request and stated his client would like an office or retail space in this location which he felt would fit well in the Village Node zoning classification.

No one from the public spoke in favor of the request. Ms. Kathy Harbeson, a representative for the Mackey Farms HOA, expressed opposition due to the unknown type of use, proximity to the residential community, traffic concerns, and noise. Mr. Bouchereau and Mr. Rice also spoke in opposition noting similar concerns.

The applicant stated there is a buffer between this parcel and the residential community. He also addressed traffic concerns and answered questions from the Commission.

Motion: A motion was made to annex and assign zoning from Berkely County Flex1 to the City of Goose Creek Village Node Zoning for TMS 222-00-00-007. **Moved by** Commissioner Matthews; **Seconded by** Commissioner Glaze.

Motion: All voted in favor. The motion carried (5-0).

V. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Director Wise provided an update to the Commission for the plats that were approved in the month of May.

- Subdivision of Tract O to create Carnes 17B and Tract O (Approved May 15, 2024)
- Charleston Water System Easement Plat for TMS# 252-01-03-004 (Approved May 24, 2024)

VI. CLOSING REMARKS & ADJOURNMENT

Commissioner Matthews stated that there is an online app to report issues to the City. However, he noted that traffic is not one of them. He stated issues with traffic can be reported to SCDOT. Director Wise introduced the City's new Planner II, Emma Hall.

Motion: A motion was made to adjourn. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Mathews.

Discussion: None.

Vote: All voted in favor. The motion carried (5-0).

Chairperson Edwards adjourned the meeting at approximately 6:23 p.m.

Date: _____

Judie Edwards, Chair