

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 3, 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; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly

Absent: Nick Matthews

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

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING JULY 2, 2024

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

Discussion: None.

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

IV. ZONING PUBLIC HEARING

a. MAP AMENDMENT ST. JAMES AVENUE - ANNEXATION/MAP AMENDMENT FOR THE AREA IDENTIFIED AS TMS 223-13-04-031 LOCATED OFF ST. JAMES AVENUE (HWY 176), INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Director Wise presented the staff report. She stated the proposal is to annex and assign zoning from Berkeley County General Commercial to City of Goose Creek General Commercial (GC) as part of a request for annexation. The applicant is Son Rise Christian Church. The parcel is approximately .94 acres and currently vacant. The proposed use is for a restaurant. The Land Use Classification is Village Node. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Village Node.

The representative for the applicant answered questions from the Commission. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to recommend approval for the map amendment request to assign the zoning of General Commercial (GC) for the area identified as TMS 223-13-04-031 located off St. James Avenue (HWY 176) into the City of Goose Creek. **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

V. NEW BUSINESS

- a. ZONING TEXT AMENDMENT - REQUEST TO AMEND THE TEXT OF THE ZONING ORDINANCE (CHAPTER 151) OF THE CITY OF GOOSE CREEK TO CREATE A NEW ZONING DISTRICT - FLEXIBLE REVIEW DISTRICT (FRD)

Director Wise presented the staff report. She stated the purpose of the FRD district is to promote innovative residential design and development, often utilized in in-fill projects and newly annexed parcels, wherein specific land use designations may be in transition. Flexibility and creativity in the design, character and quality of the development is made possible through the development and approval of a detailed plan, which describes the specific uses, densities, landscaping, open space, conservation, and other requirements for development. Substantial flexibility is provided, with an expectation that development quality will surpass what is otherwise achievable through other zoning districts. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. Director Wise answered questions for the Commission.

Motion: A motion was made to accept the request to amend the text of the Zoning Ordinance (Chapter 151) of the City of Goose Creek to create a new zoning district - Flexible Review District (FRD). **Moved by** Commissioner Burdick; **Seconded by** Vice Chairperson Byrd.

Discussion: Discussion ensued pertaining to traffic study requirements. Director Wise stated the application would go before City Council as well as Planning Commission and at that point it could be requested of the applicant prior to receiving the zoning approval. Discussion also arose regarding the use of this zoning classification for increased flexibility in residential infill projects and annexations.

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

- b. STREET NAME APPROVAL - MEDWAY AT LAUREL BAY

Director Wise stated the developer is requesting street names for Phase 1 of Medway within the Laurel Bay Development. The following list of names were submitted for review and approval: Tradewater, Sophia Swamp, Rivana, Clear Swamp, Charter Pine, Knoll Creek, Turnstone, Brook Hollow, and Rolling Fork. She stated that they need approval of three (3) street names at this time. Overall, they would be requesting a total of seven (7) streets names from the Planning Commission for the rest of the development. Director Wise stated all street names went before Berkeley County for their review. Berkeley County stated Turnstone, Brook Hollow, and Rolling Fork are names that do exist in Charleston County, but they could only be used if the City of Goose Creek approves them.

The Commission chose not to approve Turnstone, Brook Hollow and Rolling Fork due to confusion with GPS. The Commission also did not approve of any names referencing a swamp.

Motion: A motion was made to approve the following street names: Tradewater, Rivana, Charter Pine and Knoll Creek. **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

VI. MISCELLANEOUS

a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

Director Wise provided an update to the Commission for the plats that were approved in the months of June and July.

- Carnes Crossroads Phase AA1 (Approved June 10, 2024)
- Carnes Crossroads Phase 14B (Approved June 20, 2024)
- 225 Red Bank Road (Approved July 22, 2024)
- 112 Farm Road (Approved July 24, 2024)

VII. CLOSING REMARKS & ADJOURNMENT

Director Wise stated an in-person training for Planning Commission and Board of Zoning Appeals members will be held from 6pm to 8pm on Tuesday, September 17, 2024. Vice Chairperson Byrd shared her concerns about emergency services access across the tracks.

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

Discussion: None.

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

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

Date: _____

Judie Edwards, Chair