

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 01, 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; Nick Matthews

Absent: None

Staff Present: Kendra Wise, Planning and Zoning Director; Alexis Kiser, Special Projects Manager; Joseph Morris, Planner II

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING SEPTEMBER 3, 2024

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

Discussion: None.

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

IV. NEW BUSINESS

a. PROPOSED REZONING OF TMS# 244-05-01-021 FROM RESIDENTIAL SINGLE FAMILY (RSF) TO GENERAL COMMERCIAL (GC)

Mr. Morris the presented staff report. He stated the proposal is for a rezoning request for TMS 244-05-01-021 from Residential Single Family (RSF) to General Commercial (GC). Mr. Morris described the parcel as approximately 6.5 acres and stated that it is currently vacant. The proposed use is Warehouse/Distribution. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) has the subject parcel designated as Low-Density Residential. The Comprehensive Plan designates Low-Density Residential areas in both new and existing neighborhoods that promote a sense of community.

Staff recommended denial for the map amendment request to change the zoning district for the parcel identified as TMS# 244-05-01-021 from Residential Single Family (RSF) to General

Commercial (GC) based on the Comprehensive Plan and the Future Land Use Map as well as current uses and zoning designations in the vicinity. Mr. Morris stated that the Low-Density Residential District is intended to encourage the development of single-family residential detached housing on medium-sized lots. Such use would not be permitted in the General Commercial (GC) Zoning District.

The applicant presented his request. He also discussed his plans to use the lot for parking of approximately three hundred and fifty (350) delivery vans. The Commissioners discussed the proposal and concerns including traffic. The applicant stated the owner has discussed additional access through Lindy Creek Road and expressed that the vans would not all leave the property at the same time. Commission members noted that using Lindy Creek Road would raise additional concerns regarding access through residential neighborhoods.

Motion: A motion was made to deny the proposed rezoning of TMS# 244-05-01-021 from Residential Single Family (RSF) to General Commercial (GC). **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Matthews.

Discussion: None.

Vote: Chairperson Edwards, Commissioner Glaze, Commissioner Lilly, and Commissioner Matthews voted in favor of the motion. Vice Chairperson Byrd, Commissioner Burdick and Commissioner Jenkins opposed the motion. The motion carried (4-3).

- b. MAP AMENDMENT COLLEGE PARK ROAD AND BERKELEY FARMS ROAD - ANNEXATION/MAP AMENDMENT FOR THE AREA IDENTIFIED AS TMS 233-08-03-017, 233-08-03-018, 233-08-03-043, 233-08-03-035, 233-00-00-057, 233-08-03-021, 233-08-03-022, 233-08-03-055, 233-08-03-054, 233-08-03-020, AND 233-08-03-024 LOCATED OFF COLLEGE PARK ROAD AND BERKELEY FARMS ROAD INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

Director Wise presented the staff report. She stated all TMS numbers and explained that the proposal is to Annex and assign zoning from Berkeley County General Commercial (GC) and Manufactured Residential District (R2) to Planned Development (PD) District. The applicant is Reed Brownell, on behalf of 888 College Park Rd, LLC, Jean Betty Heber, and Joanna Ridgeway. The parcels total approximately 36.25 acres. Currently, the properties are comprised of existing commercial uses, single-family detached dwellings, and vacant property. The proposed zoning requested is Planned Development.

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) designates Low-Density Residential areas in both new and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities, services, and transportation networks. The Land Use Section of the Comprehensive Plan designates College Park Road and surrounding areas as a target for annexation to encourage development of the area. Adjacent Future Land Use Designations includes Employment District and Moderate-Density Residential.

A vicinity zoning map is provided in the packet as well as additional information under the case analysis. The applicant will be required to meet all standards by zone and requirements for site development detailed in the City of Goose Creek Zoning Code and Land Development Regulations.

The applicant presented the request and noted that the plan is to create a mixed-use district with both residential and commercial opportunities. He stated this project is located on Berkeley Farms Road as well as frontage on College Park Road. There is an existing traffic light at that intersection.

He stated the commercial parcels on College Park Road will get a facelift. He stated this request went to Council workshop twice and alterations were made based on their recommendation. Discussion pertaining to affordable housing ensued. The applicant stated they are not intending to use tax incentives by the HUD. Discussion pertaining to connectivity followed. Commissioner Matthews stated he would like to see connectivity with College Park Road. The applicant answered questions from the Commission.

Motion: A motion was made to approve the map amendment College Park Road and Berkeley Farms Road - Annexation/Map amendment for the area identified as TMS 233-08-03-017, 233-08-03-018, 233-08-03-043, 233-08-03-035, 233-00-00-057, 233-08-03-021, 233-08-03-022, 233-08-03-055, 233-08-03-054, 233-08-03-020, and 233-08-03-024 located off College Park Road and Berkeley Farms Road into the City of Goose Creek and to assign a zoning of Planned Development (PD). **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Burdick.

Discussion: Discussion ensued pertaining amending the motion to include conditions.

Amended

Motion: An amended motion was made to include the following conditions: maximum sell price shall not exceed three times 120% AMI; rent shall not exceed 30% of the 80% AMI; and an increase from 10% to 20% of single family detached units. **Moved by** Commissioner Lilly; **Seconded by** Commissioner Burdick.

Amended

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

Original

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

V. CLOSING REMARKS & ADJOURNMENT

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 (7-0).

Chairperson Edwards adjourned the meeting at approximately 6:56 p.m.

Date: _____

Judie Edwards, Chair