

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JANUARY 7, 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; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: Lisa Burdick

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 Jenkins.

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING DECEMBER 3, 2024

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

Discussion: None.

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

IV. NEW BUSINESS

a. DISCUSSION REGARDING PROPOSED UPDATES TO THE ZONING ORDINANCE

City staff members Director Wise, Alexis Kiser, and Joseph Morris presented updates to the zoning ordinance.

Discussion occurred pertaining to drive through facilities in Red Bank District. Commissioner Matthews would like the following to be added to Section 4. B. 1 to add that *it shall not conflict with safe movement along sidewalks or walkways and building entrances.*

The Commissioners then discussed connectivity between adjacent parcels, use of storage containers as a residential building material, landscaping requirements, and bicycle parking.

Commissioner Matthews stated that both Section C and Section D of Off-Site Parking needed to be strengthened. He recommended that it should be defined to exactly what it is restricted to and state what is required such as a bridge, tunnel, or signal. He also stated the words adequate, safe, and well-lit are subjective and recommended defining the number of foot candles or referencing NACTO standards for pedestrian lighting.

Commissioner Matthews noted that the types of EV Charging stations or compatibility should be specified. He recommended requiring J1772, CCS type 1 or type 2.

Commissioner Matthews recommended adding reference to the sight triangle and enforcement to the sign section of the ordinance. He also made a recommendation to modify specific language in the definition of Semi-Nude from female breast to feminized breast. In addition, Commissioner Matthews stated that the current definition of the Visibility Triangle may be improved with reference to standards such as MUTCD guidance or AASHTO guidance instead of specific distances.

Commissioner Lilly recommended a requirement for Traffic Impact Analysis (TIA) for Planned Developments (PD) before those requests go before Council for approval.

V. OTHER BUSINESS

a. ELECTION OF CHAIR AND VICE CHAIR

Motion: A motion was made to nominate Judie Edwards as Chair. **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

Vote: Chairperson Edwards abstained from the vote. All others voted in favor. The motion carried (5-0).

Motion: A motion was made to nominate Heather Byrd as Vice Chair. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

Discussion: None

Vote: Vice Chairperson Byrd abstained from the vote. All others voted in favor. The motion carried (5-0).

b. 2025 CALENDAR (INFOMRATIONAL PURPOSES ONLY)

VI. GENERAL PUBLIC COMMENTS

No Public Comments

VII. CLOSING REMARKS & ADJOURNMENT

Director Wise asked the Commission to save the date of Tuesday, January 28, 2025, at 5:30 pm for a joint workshop with City Council for a presentation by an applicant for an upcoming rezoning request. Director Wise congratulated Planning Commissioners who were reappointed to serve another term.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 7:23 p.m.

Date: _____

Judie Edwards, Chair