

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

**Absent:** None

**Staff Present:** Kendra Wise, Planning and Zoning Director; Emma Hall, 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** Commissioner Glaze.

**Discussion:** None.

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

**III. APPROVAL OF MINUTES**

a. PLANNING COMMISSION MEETING NOVEMBER 5, 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 (7-0).

**IV. NEW BUSINESS**

a. PROPOSED REZONING OF TMS# 234-00-00-005 FROM CONSERVATION (C) TO RESIDENTIAL SINGLE-FAMILY (RSF)

Director Wise presented the staff report. She stated the proposal is to rezone the parcel owned by applicant Jason Smith from Conservation (C) to Residential Single-Family (RSF). The lot is located at 113 Wallace Road and is approximately 0.89 acres. Currently, the parcel has a single-family dwelling unit, and the proposed use would be the same. Staff recommended approval.

**Motion:** A motion was made to approve the rezoning of TMS# 234-00-00-005 from Conservation (C) to Residential Single-Family (RSF). **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None

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

- b. MAP AMENDMENT MYERS ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 222-00-00-089 (MYERS ROAD) TO AMEND THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM PLANNED DEVELOPMENT (PD) TO VILLAGE NODE (VN)

Director Wise presented the staff report. She stated the proposal is to rezone the parcel from Planned Development (PD) to Village Node (VN). The applicant is Raj K Patel for Short Trip Holding LLC, and he was present for the meeting. The lot consists of approximately 3.16 acres and is currently vacant. The proposed mixed use would consist of retail, offices, and apartments. The City of Goose Creek Comprehensive Plan (Amended February 13, 2024) designated the parcel as Village Node. This designation is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Staff recommended approval.

**Motion:** A motion was made to approve the rezoning request for the parcel identified as TMS #222-00-00-089 (Myers Road) to amend the official City of Goose Creek Zoning Map from Planned Development (PD) To Village Node (VN). **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

**Discussion:** None.

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

- c. MAP AMENDMENT MYERS ROAD - REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS# 222-00-00-144 (392 MYERS ROAD) AND 222-00-00-145 (SKEET ROAD) TO AMEND THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD)

Director Wise presented staff report. She stated the prior PD zoning district is no longer current, and the rezoning request would designate these parcels as part of the Myers Landing PD as the proposal seeks to rezone from Planned Development (PD) to Planned Development (PD). Commissioner Josh Lilly recused himself from this agenda item and the following agenda item. The applicants include Shell Pointe at Cobblestone Village POA, Inc., Aileen Cannon, and Teresa Cannon. Todd Richardson and Chris Young were present to speak on behalf of the application. Currently, the land is vacant with the proposed use being Planned Development. The Land Use Classification is Village Node and Low-Density Residential. The Village Node designation is intended to encourage a mixture of residential, commercial, and institutional land uses in a walkable setting. Planned Development (PD) zoning is an appropriate district per the Comprehensive Plan. The Myers Landing Planned Development would allow residential uses to include residential single-family dwellings and townhomes as well as commercial uses. Staff recommended approval with proposed edits that address comments as previously provided by Staff and discussed during City Council Workshop on November 26, 2024. Developer Todd Richardson presented the application and answered questions from Commissioners.

**Motion:** A motion was made to approve rezoning request for the parcels identified as TMS# 222-00-00-144 (392 Myers Road) and TMS# 222-00-00-145 (Skeet Road) to amend the official City of Goose Creek Zoning Map from Planned Development (PD) to Planned Development (PD). **Moved by** Vice Chairperson Byrd; **Seconded by** Commissioner Matthews.

**Discussion:** Chairperson Edwards shared concerns regarding the proposed elevation review process and recommended removing the 10-business day review language. Director Wise stated one possibility would be to submit all the elevations for review at the time of the preliminary plat. Chairperson Edwards also stated she would like to see

a requirement for charging stations in the commercial area. In addition, Chairperson Edwards advised against planting Bald Cypress, Florida Dogwood and Sweet Gum Trees. Commissioner Byrd shared her concerns pertaining to tree roots damaging sidewalks and foundations. Mr. Richardson stated that he can incorporate into the documents that all trees planted include a root barrier.

Commissioner Glaze inquired as to the proposed edits Director Wise stated in her staff report. Director Wise referenced the Memorandum of Understanding which had been provided by the developer. She stated that those proposed changes had not yet been incorporated into the Planned Development document and that those changes will still need to be made.

Commissioner Matthews discussed the addition of traffic calming measures such as raised and lit crosswalks and the importance of no trees encroaching into sight lines.

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

- d. MAP AMENDMENT MYERS ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 222-00-00-027, 222-00-00-111, 222-00-00-165, 222-00-00-025 LOCATED OFF MYERS ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING PLANNED DEVELOPMENT (PD)

Director Wise presented the staff report. She stated the proposal is to annex and assign zoning from Berkeley County PD-MU and Berkeley County Single-Family Residential District (R1) to City of Goose Creek Residential Planned Development (PD) Zoning. The applicants are Trustees of the Welch Children's Trust and Alan Edward Welch. The Comprehensive Plan designates Myers Road as a target for annexation to encourage development of the area. Staff recommended approval with proposed edits that address comments as previously provided by Staff and discussed during City Council Workshop on November 26, 2024. Chris Young and Todd Richardson were present and prepared to answer questions from the Commission.

**Motion:** A motion was made to approve the annexation/map amendment request for the area identified as TMS# 222-00-00-027, 222-00-00-111, 222-00-00-165, 222-00-00-025 located off Myers Road, into the City of Goose Creek and to assign a zoning Planned Development (PD) **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

**Discussion:** None.

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

## V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)
- Monarch Phase II (Approved October 14, 2024)
  - The Oaks Phase 1B (Approved October 22, 2024)

## VI. GENERAL PUBLIC COMMENTS

No Public Comments

**VII. CLOSING REMARKS & ADJOURNMENT**

Commissioner Matthews stated there was a young lady that was run over on a crosswalk recently, and he would like to see a conscious effort in places where this is occurring to avoid it. Director Wise reminded the Commission of the holiday party and training requirements.

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

**Discussion:** None.

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

Chairperson Edwards adjourned the meeting at approximately 7:00 p.m.

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Date: \_\_\_\_\_

Judie Edwards, Chair