

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, AUGUST 7, 2018, 7:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Chairman Wall called the meeting to order at 7:30 p.m.
Present: Paul Connerty, Jeanette Fowler, Joshua Johnson,
Jeffrey Smith, Allen Wall, Barry Washington
Absent: Gary Berenyi
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by**
Jeffrey Smith; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried.

III. Review of Minutes from July 3, 2018

Discussion: Capitalize the Chairman’s name on page 2.
Motion: A motion was made to accept the minutes as corrected, **Moved by**
Paul Connerty, **Seconded by** Jeffrey Smith
Discussion: There was none.
Vote: All Voted in favor. The motion carried.

**IV. Public Hearing – Request for Rezoning for property located at: 349 Price Street,
designated as TMS# 252-01-03-030 from Conservation Open Space (CO) to General
Commercial (GC)**

Chairman Wall opened the Public Hearing noting there was no public present. He then opened the floor to Staff. Mr. Moore outlined the request, explaining the intent, location and surrounding properties. Chairman Wall inquired if the parking plan intended to have egress onto Price Street. Mr. Moore stated that would be addressed during the design phase of the parking plan, along with including a buffer to screen the parking lot from the residential area. Chairman Wall inquired if Staff had a recommendation. Mr. Moore stated there was no recommendation and added that it is in alignment with the comprehensive land use map and is within the super incentive zone.

Chairman Wall closed the public hearing.

Mr. Johnson stated there was a conflict with the comprehensive plan map and the document provided. He added the comprehensive plan does appear to show this area as commercial, but the document provided shows future land use Low Density Residential. Mr. Moore yielded to the comprehensive land use map. There was a brief discussion regarding the surrounding properties and their zoning. Mr. Johnson stated concern for commercial development expanding onto Price Street. Mr. Moore noted the church is zoned general commercial that fronts Price Street. He added that the intent would be to abandon the property line to create one parcel for this use. Chairman Wall inquired about the neighboring property and the use for parking behind it. Mr. Moore stated that property is in Berkeley County, zoned residential. Mr. Johnson stated favor for the business, with reservation of commercial expanding onto Price Street should the business change hands. There was a brief discussion for the use to include a pizza shop and a small bike shop. Mr. Moore addressed Mr. Johnson's concern to be cognizant of future commercial development to keep the business portion fronting Red Bank Road.

Chairman Wall reopened the Public Hearing as the applicants were now present.

Chairman Wall invited the applicant to come forward with any additional information. The applicant, Mr. Nick D'Allesandro, stated they were requesting the property be zoned General Commercial. He mentioned this parcel would serve as parking for the business they intended to open in front of this property that fronts Red Bank Road. Mr. D'Allesandro explained the intent for the use of the property. He added that this would be the second location for their business. There was a brief discussion about the bike shop within the Pizza Shop. Chairman Wall addressed the location of the parking lot and Price Street. The applicant stated they would take the parking into consideration with directing traffic back out to Red Bank Road and not onto Price Street. The applicant added the other location neighbors a residential area as well and has been open for twelve years.

Chairman Wall closed the public hearing.

- Motion:** A motion to approve to recommend the request to rezone 349 Price Street, designated as TMS#252-01-03-030 from Conservation Open Space (C0) to General Commercial (GC), **Moved by** Paul Connerty, **Seconded by** Jeanette Fowler
- Discussion:** There was none.
- Vote:** 5 members voted in favor, 1 was in opposition. The motion carried.

V. Comments from the Commission

Mr. Johnson noted there was no public hearing this evening regarding the language for temporary signs as previously discussed for business relocation. There was discussion about the road repairs on Red Bank Road. There was some discussion regarding hearing a rezoning request prior to the completion of annexation.

VI. Comments from Staff

Mr. Moore thanked the Commission. Ms. Moneer stated there would be two upcoming public hearings for rezoning requests. Mr. Johnson inquired about the public hearing for the sign ordinance addressing the temporary language for business relocation. Mr. Moore mentioned that Council wanted to address the sign ordinance in its entirety. Chairman Wall mentioned he would check with Ms. Browder on the status of a future discussion regarding the sign ordinance language.

VII. Adjournment

Mr. Johnson made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:57pm.

Allen Wall, Chairman

Date: _____