

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, APRIL 4, 2023, 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

**Absent:** Josh Lilly

**Staff Present:** Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

**II. PUBLIC MEETING: APPROVAL OF AGENDA**

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

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (5-0).

**III. APPROVAL OF MINUTES: MARCH 7, 2023**

**Motion:** A motion was made to approve the March 7, 2023 minutes. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Burdick.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (5-0).

**IV. ZONING PUBLIC HEARING**

- a. MAP AMENDMENT ST. JAMES AVENUE- ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 223-00-00-012 AND 223-00-00-013 LOCATED ALONG ST. JAMES AVENUE (HIGHWAY 176) TO ASSIGN A ZONING OF GENERAL COMMERCIAL (GC)

Mrs. Wise presented the staff report and recommended approval. The applicant was not present. No one from the public spoke in favor or against the request.

**Motion:** A motion was made to approve the request for the parcel identified as TMS# 223-00-00-012 and 223-00-00-013 located along St. James Ave to assign a zoning of General Commercial (GC). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (5-0).

- b. MAP AMENDMENT AVALON POINT - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Mrs. Wise presented staff report and recommended approval. Mr. Grant Mizer spoke in favor of the request. Ms. Lisa Berry, Ms. Sandra Ertley, Ms. Carol McCall, Ms. Rebecca Work, Mr. Gary Simon, Ms. Gretel Brazil, Mr. Ronnie Walters and Ms. Tammy Thomas opposed the request due to concerns pertaining to flooding and traffic. The applicant Tom Wallington with Beazer Homes was present and answered questions from the Commission.

**Motion:** A motion was made to approve the request to rezone the parcel identified as TMS# 244-09-02-008 (117 Red Bank Road) from General Commercial (GC) to Planned Development (PD) with the recommendation for governance and oversight by City Council and SCDOT with specific community involvement. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Edwards.

**Discussion:** None.

**Vote:** Commissioner Byrd and Commissioner Edward voted in favor. Commissioner Burdick, Commissioner Glaze and Commissioner Jenkins opposed. The motion failed (2-3).

**Amended**

**Motion:** A motion was made to deny the request to rezone the parcel identified as TMS# 244-09-02-008 (117 Red Bank Road) from General Commercial (GC) to Planned Development (PD). **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

**Discussion:** None.

**Vote:** All voted in favor. The motion carried (5-0).

**V. NEW BUSINESS**

- a. ZONING TEXT AMENDMENT - REQUEST TO AMEND THE TEXT OF THE ZONING ORDINANCE (CHAPTER 151) OF THE CITY OF GOOSE CREEK ENTITLED "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF GOOSE CREEK, SOUTH CAROLINA TO REQUIRE A TRAFFIC IMPACT ANALYSIS UNDER CERTAIN CONDITIONS"

Mrs. Wise stated if enacted, the text amendments contained in the Ordinance will apply generally to the development of property within the City and will expressly apply to the development of property that is subject to that certain Carnes Crossroads Development Agreement, originally dated May 9, 2006, as subsequently amended, restated, and/or assigned.

**Motion:** A motion was made to approve the request. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Jenkins.

**Discussion:** None

**Vote:** All voted in favor. Motion carried (5-0).

**VI. CLOSING REMARKS & ADJOURNMENT**

The meeting adjourned at approximately 6:51 pm.

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Judie Edwards, Chair

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