

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JUNE 6, 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; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: Lisa Burdick

Staff Present: Assistant City Administrator Brian Cook; 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 Glaze.

Discussion: None.

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

III. APPROVAL OF MINUTES: MAY 2, 2023

Motion: A motion was made to approve the minutes from the meeting on May 2, 2023. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

- a. ZONING TEXT AMENDMENT - TO REPEAL TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 151.087: IMPACT FEE AND ADOPT TITLE XV: LAND USAGE, CHAPTER 156: IMPACT FEE

Mr. Cook stated no text changes are proposed. The request will simply remove the section from Chapter 151: Zoning and place it in its own chapter (156) under Title XV: Land Usage. He stated this is a bit of housekeeping in anticipation of the new zoning code that is currently being drafted. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to approve the request to repeal Title XV: Land Usage, Chapter 151: Zoning, Section 151.087: Impact Fee and Adopt Title XV: Land Usage, Chapter 156: Impact Fee. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None.

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

b. ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 151.129: R4 AND APPENDIX D (TOWNHOME DISTRICT)

Mr. Cook stated the following amendments are being requested to Section 151.129 and Appendix D (R4-Townhome District):

(1) A driveway depth at a minimum of 24 feet to property line to ensure parking outside of right of-way. In no instance shall an entire yard area be paved. Maintained ribbon style driveways are permitted.

(2) Single or phased developments with more than 24 units or greater than 2 acres, at least 60 percent of the units shall be rear alley loaded and be designed with homes facing a central green space.

(3) Require at least one parking space per 12 units for guest parking. This requirement may be factored with an amenity parking count.

(4) Correct scrivener's error to notate a minimum lot area of 2,000 square feet.

Mr. Cook answered questions from the Commission. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to approve the request to amend Title XV: Land Usage, Chapter 151: Zoning, Section 151.129: R4 and Appendix D (Townhome District). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

c. ZONING TEXT AMENDMENT - TO REPEAL TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION 151.081 FLOOD HAZARD CONTROLS AND ADOPT TITLE XV: LAND USAGE, CHAPTER 155: FLOOD HAZARD CONTROLS

Mr. Cook stated no text changes are proposed. The request will simply remove the section from Chapter 151: Zoning and place it in its own chapter (155) under Title XV: Land Usage. He stated this is a bit of housekeeping in anticipation of the new zoning code that is currently being drafted. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to approve the request to repeal Title XV: Land Usage, Chapter 151: Zoning, Section 151.081 Flood Hazard Controls and Adopt Title XV: Land Usage, Chapter 155: Flood Hazard Controls. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

Discussion: None.

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

V. **NEW BUSINESS**

a. STREET NAME APPROVAL - STEPHANIE DRIVE TOWNHOMES

Mrs. Moneer stated the following is a request for Planning Commission's approval of one street name from the list provided in order of preference. She stated Berkeley County has approved these street names. The names are as follows: Alexandria Lane, Roxanne Drive, and Jolene Drive.

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

Discussion: None.

Vote: The motion carried (5-1).

b. STREET NAME APPROVAL - CARNES CROSSROADS

Mrs. Moneer stated the following is a request for Planning Commission's approval of street name changes from already approved street names for multiple phases of Carnes Crossroads. Mrs. Moneer answered questions from the Commission.

<u>APPROVED NAME</u>	<u>PROPOSED NAME CHANGE</u>	<u>CARNES PHASE</u>
ARCHAR LANE	ARCHAR STREET	16B
ARCHDALE LANE	ARCHDALE STREET	10,12,16A
ARCHERS BAY LANE	ARCHERS BAY STREET	AA2
BALDRIC LANE	BALDRIC COURT	AA1
BARKER LANE	BARKER STREET	AA1
BLOOMSBURY LANE	BLOOMSBURY STREET	16C
BRICK LANE	BRICK DRIVE	15
CASTLEBRAWN LANE	CASTLEBRAWN STREET	AA1
CATAWBA LANE	CATAWBA DRIVE	15
CITRUS LANE	CITRUS DRIVE	14B, 16A, 16B
DENHAM LANE	DENHAM STREET	14A, 14B
FRENCH GARDEN LANE	FRENCH GARDEN CIRCLE	16C
GALLANT HILL LANE	GALLANT HILL STREET	16C
HUE LANE	HUE STREET	15
INGLESIDE LANE	INGLESIDE DRIVE	17A
IRELAND LANE	IRELAND DRIVE	AA1
MARIONS OAK LANE	MARIONS OAK DRIVE	16B
MORTON LANE	EAST MORTON STREET	16B
NORSES BAY LANE	NORSES BAY COURT	AA1
ORWEL LANE	ORWEL STREET	14A
SNOW LANE	SNOW STREET	16B
STEEPBROOK LANE	STEEPBROOK DRIVE	16A
TRUELOVE LANE	TRUELOVE STREET	16A
WHITMARSH LANE	WHITMARSH STREET	15
WITHERSPOON LANE	WITHERSPOON STREET	10, 14A
YALTON LANE	YALTON STREET	14B

Motion: A motion was made to approve the names changes as written for Carnes Crossroads. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Matthews.

Discussion: None.

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

VI. CLOSING REMARKS & ADJOURNMENT

Mr. Cook stated staff is working on rewriting the Zoning Ordinance and would like to meet with Commission members in workgroups. Mrs. Moneer stated next month's meeting will be held Monday, July 10th.

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

Discussion: None.

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

The meeting adjourned at approximately 6:15 p.m.

Date: _____

Judie Edwards, Chair