



MINUTES
CITY OF GOOSE CREEK, SOUTH CAROLINA
REGULAR CITY COUNCIL MEETING
TUESDAY, JULY 13, 2021 – 6:00 PM
CITY HALL – COUNCIL CHAMBERS
519 N GOOSE CREEK BOULEVARD

MAYOR/COUNCIL PRESENT:

Mayor Gregory S. Habib
Mayor Pro Tem Jerry Tekac
Councilmember Hannah Cox
Councilmember Melissa Enos
Councilmember Debra Green-Fletcher
Councilmember Corey McClary
Councilmember Gayla McSwain

CITY STAFF:

City Administrator Natalie Zeigler
Assistant City Administrator Brian Cook
City Clerk Kelly J. Lovette
Director of Economic Development Matt Brady
Fire Chief Mike Nixon
Chief of Police LJ Roscoe
Public Information Officer Frank Johnson

PRESS PRESENT:

None

GUESTS PRESENT:

None

PURSUANT TO THE FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON FRIDAY, JULY 9, 2021, AND DULY POSTED AT CITY HALL LOCATED AT 519 N GOOSE CREEK BOULEVARD, AN ACCESSIBLE FACILITY, AND ON CITYOFGOOSECREEK.COM

I. CALL TO ORDER

Mayor Habib called the meeting to order at 6:00 pm and requested Councilmember McClary to lead in the invocation and Pledge of Allegiance.

II. GENERAL PUBLIC COMMENTS: Note: All comments sent to the City Clerk by 12:00 noon on the date of this meeting, via US Mail or Email, as stated on the meeting Agenda, were forwarded to City Council.

Mr. Keith Carter, 346 Camelot Drive, stated his concerns to City Council regarding traffic issues wherein people are using Camelot Drive as a cut through to Pineview Boulevard. He stated he spoke with Lt. Quinn about providing traffic enforcement in that area. She stated she would turn in a traffic complaint to see what could be done. Mayor Habib thanked Mr. Carter and stated he was sure the complaint was forwarded to the right individuals, and they would look into the matter.

III. APPROVAL OF MINUTES:

- a. City Council Meeting – June 8, 2021
- b. City Council Workshop – June 22, 2021

Motion: Councilmember Green-Fletcher; Second: Councilmember McClary
Discussion: None.
Carried: All ayes.

IV. PRESENTATIONS & PROCLAMATIONS:

- a. Presentation to City Council – One Region Roadmap (Brent Jonas, Director Stakeholder Relations, Charleston Regional Development Alliance)

Mr. Jonas provided City Council with a briefing of the One Region Roadmap Project and how we are all impacted by growth within our area, strengthen our local economy and how we move forward with strategies and actions. He stated One Region is working closely with three (3) groups, elected officials, business community and our residents. Mr. Jonas stated he welcomed any input from City Council and the public with any questions or comments.

V. OLD BUSINESS & PUBLIC HEARINGS

- a. AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 128 HOWE HALL ROAD (TMS # 252-01-03-007) FROM CONSERVATION/OPEN SPACE DISTRICT (CO) TO GENERAL COMMERCIAL DISTRICT (GC) - (Second and Final Reading of a Public Hearing)

Mayor Habib stated this property was annexed into the City with its existing use but was brought in during a time when anything annexed came in immediately as Conservation Open Space. He stated there is a storage unit on this property that pre-exists its annexation and the owner will not be changing its use.

Motion: Councilmember Enos; Second: Mayor Pro Tem Tekac

Discussion: None.

Carried: All ayes.

- b. AN ORDINANCE TO AMEND THE "CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA", BY AMENDING TITLE XV - LAND USAGE, SUBCHAPTER "ZONING BOARD OF APPEALS SECTION 151.173(B)(1) - MEETINGS", AND SUBCHAPTER "ARCHITECTURAL REVIEW BOARD SECTION 151.190(F)(6) -MEETINGS" BY REMOVING ANY REFERENCES TO THE START TIME FOR THEIR RESPECTIVE MEETINGS - (Second and Final Reading of a Public Hearing)

Mayor Habib stated this would allow the Architectural Review Board and Zoning Board of Appeals to set their own start time of their meetings as opposed to City Council setting their time.

Motion: Councilmember Green-Fletcher; Second: Councilmember McSwain

Discussion: None.

Carried: All ayes.

- c. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO THE ZONING ORDINANCE BY REPEALING IN ITS ENTIRETY THE CURRENT CHAPTER 152. SMALL WIRELESS FACILITIES AND REPLACING IT WITH A NEW CHAPTER 152. STANDARDS FOR PLACEMENT OF SMALL WIRELESS FACILITIES - (Second and Final Reading of a Public Hearing)

Mayor Habib stated the Municipal Association of South Carolina updated its model ordinance with some changes, the original one was passed several years ago and before City Council is an updated version.

Motion: Councilmember Enos; Second: Councilmember Cox

Discussion: None.

Carried: All ayes.

- d. AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY AMENDING THE TITLE TO CHAPTER 92, STREETS, SIDEWALKS, AND OTHER PUBLIC PROPERTY; AND BY ADDING A NEW SUBSECTION (D), UNDERGROUND DISTRICT - (Second and Final Reading of a Public Hearing)

Mayor Habib stated the proposed Ordinance is in response to the Municipal Association of South Carolina's update to the model ordinance relative to the small wireless facilities, which creates an underground district, which again, allows the City to manage where, when, and how wireless units are erected.

Motion: Councilmember McSwain; Second: Mayor Pro Tem Tekac

Discussion: None.

Carried: All ayes.

VI. NEW BUSINESS & PUBLIC HEARINGS

- a. AN ORDINANCE DECLARING A MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES, PERMITS FOR EXPANSION, AND/OR CERTIFICATES OF OCCUPANCY FOR USED AUTOMOBILE-VEHICLE SALES AND/OR REPAIR-SERVICE SHOPS IN CERTAIN AREAS OF THE CITY OF GOOSE CREEK - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated the moratorium is for one (1) year in our incentive zones on used car dealerships and automotive repair service shops and it will give the City time to create an overlay district and to update the City's Zoning Codes to create a better opportunity for development.

Motion: Councilmember McClary; Second: Councilmember Enos

Discussion: Councilmember Cox stated she wanted to make sure this would not interfere with any new car dealerships opening a business, even if they also sell used cars and have a service center. Mrs. Zeigler stated that was correct, if the primary use is new cars, they could still have used cars and a service center. Councilmember Cox stated her 2nd concern was that anyone who has already started the process with business licensing and permitting would still be able to proceed. Mrs. Zeigler stated if they have already begun the process, they would not be denied.

Amended Motion: Councilmember Cox stated with her third concern, she wished to amend the motion to the proposed Ordinance to exclude the former Cadillac dealership located at, 208 South Goose Creek Boulevard (TMS#: 243-16-01-048), she believes it should remain a dealership, but she would like to specifically exempt them from the proposed Ordinance; Second: Councilmember McClary

Discussion: Councilmember McSwain inquired if Councilmember Cox had an explanation as to why she wished to leave the property as a car dealership. Councilmember Cox stated it was a prime location for a car dealership, it is next to Stokes Kia which makes sense, it would not restrict it from becoming a restaurant or anything. Councilmember McSwain stated maybe it should be included just so they have time to think about it further. Mayor Pro Tem Tekac stated he was not in favor of a moratorium restricting property owners rights and while he understands there are twenty-one (21) of those types of properties within the zone in question, however, most of those are small business owners trying to put food on the table and he would prefer to see a design standard put in place sooner, rather than later.

Motion to the Amendment Carried: Six (6) in favor, one (1) opposed (Mayor Pro Tem Tekac).

Discussion on the original motion continued. Councilmember Enos stated, as a business owner, she didn't believe anyone would want to stop business or hinder anyone's rights. She stated she wished to make it clear this is just a twelve (12) month halt so they can move the City in the intended direction, as laid out in the Comprehensive Plan that was approved by City Council. Mayor Habib stated this was a call for revitalization, as well as an opportunity to create and sell the opportunity for success in those areas.

Original Motion Carried: Six (6) in favor, one (1) opposed (Mayor Pro Tem Tekac).

- b. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA BY REVISING AND MAKING CHANGES TO CHAPTER 37 ELECTIONS, SECTION 37.03 WHEN ELECTIONS TO BE HELD - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated there is an amendment prepared for the proposed Ordinance that would make the change in future elections following 2022, and it is sort of the original plan they had come up with and they will present the amendment.

Motion: Councilmember Cox; Second: Councilmember Enos

Amended Motion: Mayor Pro Tem Tekac made an amended Motion he would like to present the amendment to the proposed Ordinance. He stated he would like to make an amended motion to add this section "To facilitate the implementation of the amendment set forth above in Section 2, the public officials previously elected in November 2020 will serve until their successors are elected and qualified pursuant to an election in November 2025, and in a consistent manner, the public officials to be elected in November 2022 will serve until their successors are elected and qualified pursuant to an election in November 2027. Should any vacancy occur prior to these dates, the elected successor shall serve the remainder of the term of the official they are replacing."; Second: Councilmember Cox.

Discussion on the Amended Motion: Councilmember McSwain stated she was against moving the City's elections to an odd year. She stated in the last workshop she offered up a suggestion to hold a Referendum in 2022 to leave it up to the voters as to whether or not they would like to have their elections on even or odd number years.

Motion to the Amendment Carried: Five (5) ayes; Two (2) nays (Councilmembers McSwain and McClary).

Discussion on the original Motion: Councilmember Cox stated this is a suggested and model Ordinance that came from the Municipal Association of South Carolina. She stated in the state of South Carolina there are approximately seventy-four (74%) of municipalities that have adopted at least an odd year election cycle; and currently the City of Goose Creek is in the thirteenth (13%) percentile of municipalities who adopted an even year November general election cycle. Councilmember Cox stated every municipality that is larger than the City of Goose Creek has already adopted this change. Mayor Pro Tem Tekac stated when elections are held during Presidential elections, the voice of municipal election candidates gets lost in the media and he would like to see votes not simply based off of name recognition. Councilmember McClary stated he was opposed to the change from an even number year because it would almost guarantee there will be less people voting.

Amended Motion: Councilmember McSwain made a motion to made to proposed Ordinance prospective for the next election cycles, 2022 and 2024, those candidates would fall into future odd election years thereafter (2027 and 2029); Second: Councilmember McClary.

Motion to the Amendment Failed: Two (2) ayes; Five (5) nays (Councilmember Tekac; Councilmember Enos; Councilmember Cox; Councilmember Green-Fletcher; Mayor Habib)

Discussion on the Original Motion: Councilmember McClary stated the intent to move the elections from April to the November general elections was to increase voter turnout. Mayor Habib stated the vast majority of the municipalities in South Carolina and every large city in the United States are held in odd number years so there is local election time. He stated it allows for focus on municipal elections and the SC Election Commission, Municipal Association of SC and the National League of Cities wants this for municipal and local elections.

Original Motion Carried: Five (5) ayes; Two (2) nays (Councilmembers McSwain and Councilmember McClary)

- c. AN ORDINANCE TO AMEND CHAPTER 33: CITY ORGANIZATIONS, CULTURAL ARTS COMMISSION, OF THE CODE OF ORDINANCES FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY REPEALING IN ITS ENTIRETY SECTION 33.102 COMPOSITION AND FUNCTIONS AND AOPTING IN LIEU THEREOF A NEW SECTION 33.102 COMPOSITION AND FUNCTIONS, WHICH IS MADE A PART HEREOF AS IS FULLY SET OUT HEREIN - (Introduction and First Reading of a Public Hearing)

Mayor Habib stated the proposed Ordinance would open up participation on the Cultural Arts Commission to those who live in the Recreation District.

Motion: Councilmember Cox; Second: Councilmember Enos

Discussion: Councilmember McSwain made a motion to amend the proposed Ordinance to change shall to may where it states “two (2) may be citizens of the Goose Creek Recreation Special Purpose Tax District, and who shall be appointed by City Council to serve two-year terms at the pleasure of City Council.”; Seconded: Cox.

Discussion: None.

Carried: All ayes.

Discussion on Original Motion: None.

Carried: All ayes.

VII. ADMINISTRATOR’S REPORT

- a. Approval of Records Retention Schedule – Fire/EMS Department – (COVID-19 Vaccination Records) – City Clerk

Mrs. Zeigler presented a request for approval of a new Records Retention Schedule pertaining to COVID-19 Vaccination Records, retaining them for three (3) years before destroying.

Motion: Councilmember McSwain; Second: Councilmember Enos

Discussion: None.

Carried: All ayes.

VIII. MAYOR’S REPORT

Mayor Habib stated he appreciated the discussions that evening and the fact that they do not always agree. He stated these discussions were not the first-time specific items have come up, that they were discussed in City Council Workshops. Mayor Habib announced the upcoming Kids Fest on August 7th for back-to-school celebrations. He mentioned how successful the July Fourth in the Creek was and that approximately 6,000 people attended; and August 3rd is National Night Out (Note: Due to inclement weather, the date was changed to October 5th.); the first Movie Night for the year is schedule in August; and, he provided an update for the SC Department of Transportation project on St. James Avenue, as well as the landscaping that will be planted in those medians in the near future, as well as the Goose Creek banners that will be going up along those medians. He also mentioned the selling of banners to honor veterans in and around the City in honor of Veterans Day and the John McCants Veterans Park.

IX. ADJOURN

Motion: Mayor Pro Tem Tekac; Second: Councilmember Cox

Discussion: None.

Carried: All ayes. 7:16 p.m.

Date: August 10, 2021

Kelly J. Lovette, MMC
City Clerk