



MINUTES
CITY OF GOOSE CREEK, SOUTH CAROLINA
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 23, 2021 – 6:00 PM
FIRE DEPARTMENT – TRAINING ROOM
201 BUTTON HALL AVENUE

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

PRESS PRESENT:

None

CITY STAFF:

City Administrator Natalie Zeigler
Assistant City Administrator Brian Cook
City Clerk Kelly J. Lovette
Chief Financial Officer Tyler Howanyk
Director of Planning & Zoning Mark Brodeur

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, FEBRUARY 19, 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.

II. BUSINESS

a. Presentation Update on US-52 Corridor Study – (Sarah Cox, Planner – BCDCOG)

Ms. Cox provided City Council with a thorough PowerPoint presentation by updating them on the US-52 Corridor Study, a planning project that seeks to establish a shared vision for the regionally significant US Highway 52 corridor between US Highway 17A in Moncks Corner and US Highway 78 in North Charleston, and proactively plan for the corridor's growth. Ms. Cox thoroughly answered all of City Council's questions.

b. Brickhope Development Agreement (Briefing Only – Brian Cook)

Mr. Cook thoroughly briefed City Council and answered all their questions concerning a Development Agreement that expired on January 29, 2020, and the developer has asked to extend the Development Agreement. Mr. Cook stated since the Agreement expired, they are back to square one and start from scratch. He explained to City Council procedurally what the process is under State law to establish a Development Agreement. Mr. Cook explained to City Council the difference between a Development Agreement versus what the City has in its current Code of Ordinances and the Land Use Map. He stated regarding the zoning of the vacant land still left for development, the City would look at what the current zoning is, which is Planned District, and City staff would go from there with regard its development. Mr. Cook stated City staff's recommendation is for the City to take a hard look at how we zone properties under Planned Development and all its Development Agreements and for the PD's Zoning and Development Agreements, along with any amendments, and the goal would be to post them on the City's website, so they are easily accessible. Mr. Cook stated at this point City staff will advise the developer the Development Agreement expired, and the City will give them the ability to develop property based on the zoning of the Planned District or if they have a second point of view, they would like for the City to

consider. Mrs. Zeigler stated the City's Attorney, Tim Domin, has reviewed Mr. Cook's briefing to City Council and he agrees with everything being stated.

c. Proposed Master Fee Schedule (Briefing/Discussion Only – Tyler Howanyk)

Mr. Howanyk thoroughly briefed City Council with the updates he made to the proposed Master Fee Schedule since he last briefed them at their City Council Workshop that past January. He stated when it is time to formally present the Master Fee Schedule to City Council, it will come to them in the form of an Ordinance. Mr. Howanyk thoroughly answered all of City Council's questions concerning the types of fees charged by the City.

III. NEW BUSINESS AND PUBLIC HEARINGS

- a. AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, BY AMENDING TITLE XV – LAND USAGE, CHAPTER 151 – ZONING AND THE REPEAL OF SUBCHAPTER 151.135 HEAVY INDUSTRIAL DISTRICT IN ITS ENTIRETY AND CREATE A NEW SUBCHAPTER 151.135 – HEAVY INDUSTRIAL DISTRICT (Introduction and First Reading of a Public Hearing)

Mayor Habib stated City Council just passed the proposed Ordinance at the City Council Meeting on February 9, 2021; however, City Council was inadvertently given the wrong version in their packet and it was passed by City Council. Therefore, the proposed ordinance will repeal the wrong version and replace it with the correct one, currently before City Council.

Motion: Mayor Pro Tem Tekac; Second: Councilmember Enos

Discussion: None.

Carried: All ayes.

IV. ADJOURNMENT

Motion: Mayor Pro Tem Tekac; Second: Councilmember Cox

Discussion: None.

Carried: All ayes, 6:51 p.m.

Date: March 9, 2021

Kelly J. Lovette, MMC
City Clerk