

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 2, 2022, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairwoman Edwards called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Heather Byrd; Judie Edwards; Gena Glaze; Anthony Jenkins; Josh Lilly

Absent: Lisa Burdick; Rob Wiggins

Staff Present: Assistant City Administrator Brian Cook; 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 Jenkins.

Discussion: There was none.

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

III. APPROVAL OF MINUTES: MARCH 1, 2022

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

Discussion: There was none.

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

IV. ACTION ITEMS

A. 2022-022MA: MAP AMENDMENT – REZONE REQUEST FROM RESIDENTIAL MEDIUM DENSITY (R2) TO TOWNHOME DISTRICT (R4) FOR NINETEEN (19) PARCELS LOCATED OFF STEPHANIE DRIVE:

TMS 235-09-06-031	TMS 235-09-06-019
TMS 235-09-06-032	TMS 235-09-06-020
TMS 235-09-06-033	TMS 235-09-06-057
TMS 235-09-06-034	TMS 235-09-06-021
TMS 235-09-06-025	TMS 235-09-06-058
TMS 235-09-06-022	TMS 235-09-06-023
TMS 235-09-06-013	TMS 235-09-06-024
TMS 235-09-06-014	TMS 235-09-06-035
TMS 235-09-06-015	TMS 235-09-06-027
TMS 235-09-06-018	

Mrs. Wise presented staff report. She stated the proposal is to rezone nineteen (19) parcels from Medium Density Residential (R-2) to Townhome District (R-4). She stated the applicant is R. Chamberlain Chesnut II, the acreage is .644 and the current use is vacant. Mrs. Wise stated the City of Goose Creek's Comprehensive Plan designates the parcels as Moderate- Density Residential.

Mrs. Wise stated the subject property is currently zoned R-2 (Medium-Density Residential) and is surrounded by like zoning in the vicinity of the established single-family neighborhoods of Boulder Bluff, Borden Garden, and Quail Hill. She stated the R-4 (Townhome District) would require adherence to specific design requirements and any project would need review/approval by the Architectural Review Board. The purpose of the district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture.

Mrs. Wise stated gross density in R-2 is 5.4 units per acre and in R-4 it is twelve (12) units per acre. The minimum lot width/depth in R-2 is 60/100, and in R-4, it is 20/100. She stated the maximum height in R-2 is thirty-five (35) feet and is forty (40) feet in R-4.

Mrs. Wise stated Stephanie Drive is maintained by SCDOT from US Hwy 52 to Amy Drive where it turns into a Berkeley County maintained street in front of the subject parcel. The applicant is encouraged to coordinate with Berkeley County on the potential traffic related requirements for development. There are no sidewalks on Stephanie Drive. Records indicate a portion of the parcels are classified as a Freshwater Forested/Shrub Wetland.

Mrs. Wise stated staff recommends approval. Townhomes are a development type that may be considered in Moderate-Density Residential Land Use areas. It is desirable to make the R-4 designation in locations where there can be a transition from low to medium density neighborhoods to higher density residential and commercial areas, with access to trails, sidewalks, and public transportation. She stated in this specific case, a reasonable argument may be made for an infill development with existing access to US Hwy 52 in proximity, and in consideration of existing environmental restraints and adjacent neighbors in mind. She stated a rezoning request is not a site plan review, and no specific plan will be tied to the request; however, it is acceptable to consider all factors that could potentially result from a zoning change.

The applicant, Mr. Chesnut, stated this is a unique situation as the lots were originally set up as mobile home lots, and there is no water, sewer or access road provided. Most of these lots are owned by different owners, and the owners have written letters to the city expressing their will of wanting to sell. Mr. Chesnut stated pertaining to the properties that do not want to sell, he will provide water, sewer and electric to the lots in case they do decide that they want to build, they will have full access to all utilities.

No one from the public spoke in favor or against the request. The applicant answered questions from the board.

Motion: A motion was made to recommend to City Council the approval to rezone from Residential Medium Density (R2) to Townhome District (R-4) for nineteen parcels located off Stephanie Drive as listed in the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Glazed inquired if this request is in the Comprehensive Plan for Townhomes. Mrs. Wise stated correct. She stated townhomes are articulated as a type of use under the Comprehensive Plan for Moderate Density Residential Development.

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

V. ACTION ITEMS

- A. **2022-013SN: STREET NAME APPROVAL – CARNES CROSSROADS PHASE XI: ASHWORTH LANE TO ASHWORTH DRIVE; DENHAM LANE TO DENHAM STREET; MEDFORD LANE TO MEDFORD STREET**

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XI: Ashworth Lane to Ashworth Drive; Denham Lane to Denham Street; Medford Lane to Medford Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

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

- B. **2022-014SN: STREET NAME APPROVAL – CARNES CROSSROADS PHASE XIII: EAST MORTON LANE TO EAST MORTON STREET; WEST MORTON LANE TO WEST MORTON STREET; YALTON LANE TO YALTON STREET; ORWELL LANE TO ORWELL STREET; WITHERSPOON LANE TO WITHERSPOON STREET**

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XIII: East Morton Lane to East Morton Street; West Morton Lane to West Morton Street; Yalton Lane to Yalton Street; Orwell Lane to Orwell Street; Witherspoon Lane to Witherspoon Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None

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

- C. **2022-021SN: STREET NAME APPROVAL – OLD BACK RIVER BEND: RIVER HILL ROAD; RIVERSWING ROAD; RIVER BRIDGE TRAIL**

Mrs. Moneer stated according to Berkeley County the developer’s request to use the street name River Bridge Trail is not available for use. She stated River Hill Road is available or Riverswing Road. She stated Berkeley County would prefer Riverswing Road to be two words. Commissioner Byrd clarified that only one name needs to be chosen.

Motion: A motion was made to approve the street name request River Hill Road **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Byrd.

Discussion: None

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

- D. **2022-015RES: RESOLUTION - RESILIENCY ELEMENT (COMPREHENSIVE PLAN)**

Mrs. Wise stated this is the Resiliency Element Addendum which will be added to the City of Goose Creek Comprehensive Plan. The State of South Carolina passed the ‘Disaster Relief and Resilience Act’ (DRRA) in September of 2020 to expand the state’s planning efforts for resilience to natural disaster and flooding events; new requirement to include a Resiliency chapter in comprehensive plans. The City of Goose Creek contracted with BCDCOG to complete a Resiliency chapter addendum to comply with DRRA requirements.

Mrs. Wise stated the Planning Commission is being asked to approve a Resolution to recommend to City Council the adoption of the Resiliency Element. Any recommendations for edits to the document will be provided to City Council. As a refresher, a comprehensive plan serves as a “roadmap” for planning and development and is not considered zoning code, but rather a principal guiding planning document that requires continual evaluation. A draft version of the plan has been provided.

Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Lilly shared concerns with the following requirements listed in the Resiliency Element: buffers; green infrastructure; and stormwater.

Commissioner Lilly shared his comments on the recommendation which had to do with buffers that were put in the charts. He stated there was a recommendation for a 50 to 100-foot buffer around FEMA flood zones. He stated another recommendation was for a 50 to 100-foot buffer on wetlands. He stated he does not want to come across as someone who does not care about the wetlands, they are important, and the report does a good job of explaining that. Commissioner Lilly wants to understand what a 100-foot buffer to any wetlands is and what it means from a restriction of development. He stated The Core of Engineers continually changes the definition of a wetland. He stated there are sites now that a ditch is considered a wetland. He stated if we adopt a 50 to 100-foot buffer on a wetland we must understand that ditches could possibly be buffered. He provided an example pertaining to the new park that is under construction on Mt. Holly Road. He stated there is a ditch that runs through the park, if this ordinance was in place at the timing of the park’s conception, we now have to stay 100-feet from that ditch which would be a significant impact to that site plan. My recommendation would be that the Planning Department considers buffers on wetlands and leave it up to their interpretation. Commissioner Lilly summarized his recommendation:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.
- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek’s relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Amended Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan) with the following recommendations:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.

- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek's relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Moved by Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Vote: All voted in favor. Motion carried (7-0).

VI. CLOSING REMARKS & ADJOURNMENT

Mr. Cook stated a meeting will be held on May 16, 2022 at 5 p.m. with the ARB to discuss the Red Bank Overlay District.

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

Discussion: None

Vote: All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 6:40 p.m.

Judie Edwards, Chair

Date: _____