

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 6, 2022, 6:00 P.M.
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 (6:13); Josh Lilly; Rob Wiggins

Absent: Lisa Burdick

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

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES: AUGUST 2, 2022

Commissioner Byrd stated the addition of a seven (7) foot fence should be noted in the minutes.

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

Discussion: There was none.

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

IV. ZONING PUBLIC HEARING

A. 2022-050TAMA: ZONING TEXT AND MAP AMENDMENT RED BANK DISTRICT OVERLAY –REQUEST TO AMEND THE ZONING TEXT (CH. 151) AND OFFICIAL ZONING MAP TO CREATE A NEW ZONING OVERLAY DISTRICT (RED BANK DISTRICT - RBD)

Mrs. Wise presented staff report. Red Bank Road was identified in the City of Goose Creek's Comprehensive Plan (2021) as one of the six village nodes in need of further study and recommendations. On January 4, 2022, the City of Goose Creek Planning Commission instructed staff to begin the process of creating a Red Bank District plan that will serve as a complementary tool for implementing the Comprehensive Plan through development and redevelopment guidelines of the corridor. Between January 2022 and March 2022, the City of Goose Creek undertook a survey for the Red Bank District. Using survey responses and data collected from the Red Bank District study, staff worked to create the Red Bank District Overlay. The intent of this overlay district is to support the transition of Red Bank Road to a pedestrian oriented, mixed-use, pro-arts/artisan, boutique manufacturing corridor that is compatible with surrounding residential development. A draft version of the proposed Red Bank District Overlay zoning text amendment was provided along with the referenced design guidelines and proposed zoning map.

No one from the public spoke in favor or against the request. The board closed the public hearing. It was stated that the property owners were sent letters to notify them of the overlay district and no feedback was received. A gentleman from the audience inquired if this will affect his business. It was stated any

existing uses on Red Bank Road will stay the same; if a business wants to open with a new use or major expansion, changes will be made according to this text amendment.

Motion: A motion was made to approve the zoning text and map amendment of the Red Bank District Overlay. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Byrd.

Discussion: There was none.

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

B. 2022-051TAMA: ZONING TEXT AND MAP AMENDMENT CARNES CROSSROADS PLANNED DEVELOPMENT – REQUEST TO AMEND ZONING DISTRICT OF THE CARNES CROSSROADS PLANNED DEVELOPMENT (PD TO AMENDED PD)

Mrs. Wise presented staff report. The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use. The subject parcels are currently zoned Planned Development (PD) and are part of the Carnes Crossroads Planned Development. City staff recommended approval of the request.

No one from the public spoke in favor or against the request. The public hearing was closed. A representative, Andy Smith, shared the changes that were proposed and answered questions from the board.

Motion: A motion was made to approve the zoning text and map amendment of the Carnes Crossroads Planned Development. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: There was none.

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

C. 2022-054MA: MAP AMENDMENT HENRY E. BROWN JR. BLVD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-00-00-083 (HENRY E. BROWN JR. BLVD) FROM PLANNED DEVELOPMENT (PD) TO TOWNHOME DISTRICT (R-4)

Mrs. Wise presented staff report. The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use. The subject property is currently zoned Planned Development (PD) as part of the Brickhope Plantation Development. Currently, this lot is part of the area previously designated for commercial use, which comprised approximately 37 acres of the estimated total site acreage of 729.34. The vicinity zoning was included in the packet. The R-4 (Townhome District) zoning would demand adherence to specific design requirements, and any project would need review/approval by the Architectural Review Board. The R-4 zoning permits 12 units per acre with no more than 6 units attached, and for this parcel, a maximum of 147 townhome units could be developed. These figures were based on maximum gross density and could be reduced by additional infrastructure requirements in addition to the impact of wetlands on the property. Staff recommended approval.

No one from the public spoke in favor of the request. A woman from the audience spoke against the request due to traffic concerns. Andrew Todd-Burke, on behalf of the applicant, answered questions from the board. The public hearing was closed.

Motion: A motion was made to approve the rezoning request for parcel identified as TMS 235-00-00-083 (Henry E. Brown Jr. Blvd) from Planned Development (PD) to Townhome District (R-4). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

Discussion: Commissioner Byrd stated she is concerned with traffic.

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

V. ACTION ITEM

A. 2022-60SN: STREET NAME APPROVAL – HAWTHORNE LANDING PHASE 2 -CHAPMAN STREET TO CHAPMAN CIRCLE

Motion: A motion was made to approve the street name change request from Chapman Street to Chapman Circle. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Glaze.

Discussion: None.

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

VI. CLOSING REMARKS & ADJOURNMENT

Mrs. Moneer stated Mr. Anthony Jenkins came into the meeting at 6:13 pm and participated in the vote for the map amendment for Henry E. Brown Jr. Blvd and street name approval. Mrs. Wise stated staff will be sending information regarding training opportunities for commission members for this fall.

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

Discussion: None

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

The meeting adjourned at approximately 6:31 pm.

Judie Edwards, Chair

Date: _____