

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 7, 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

Absent: Lisa Burdick; Josh Lilly

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 Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (4-0).

III. APPROVAL OF MINUTES: JANUARY 3, 2023

Motion: A motion was made to approve the February 7, 2023 minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (4-0).

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT 248 AMY DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE PARCEL IDENTIFIED AS TMS 235-13-08-043 LOCATED ON AMY DRIVE TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)

Mrs. Wise presented the staff report and recommended approval. The applicant was not present. No one from the public spoke in favor or against the request.

Motion: A motion was made to approve the request for the parcel identified as TMS# 235-13-08-043 located on Amy Drive to assign a zoning of Medium-Density Residential (R-2). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (4-0).

- b. MAP AMENDMENT HALLMARK DRIVE/RED BANK ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 252-00-00-039 (HALLMARK DRIVE/RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO MULTI-FAMILY (APARTMENT) DISTRICT (R-5)

Mrs. Wise presented the staff report and recommended approval. The applicant presented his request and answered questions from the Commission. No one from the public spoke in favor or against the request.

Motion: A motion was made to approve the rezoning request for the parcel identified as TMS# 252-00-00-039 (Hallmark Drive/Red Bank Road) from General Commercial (GC) to Multi-Family (Apartment) District (R-5). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None.

Vote: All voted in favor. The motion carried (4-0).

- c. MAP AMENDMENT AVALON POINT - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-09-02-008 (117 RED BANK ROAD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Mrs. Wise presented the staff report and recommended conditional approval. Staff provided the applicant with a list of requested changes to be incorporated into the document. The applicant presented his request and answered questions.

Mr. Ronnie Wallers, Ms. Lisa Berry, Mr. Craig Sullivan, Mr. Neal Haga and Mr. Gary Semon opposed the request due to concerns including flooding, traffic, and loss of wildlife.

After the Commission heard comments from the public, Mrs. Wise reviewed the list of requested changes to be incorporated into the document. The applicant answered additional questions and stated that they were working to incorporate changes. Commissioners then discussed and tabled the request.

Motion: A motion was made to table the rezoning request for Avalon Point, parcel identified as TMS# 244-09-02-008 (117 Red Bank Road) from General Commercial (GC) to Planned Development (PD) until the April meeting. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

Vote: All voted in favor. The motion carried (4-0).

V. NEW BUSINESS

- a. DISCUSSION OF ZONING ORDINANCE UPDATES

Mr. Cook stated the City is in the process of rewriting the zoning and land development regulations and wanted to keep the Planning Commission updated and involved. He stated additional Planning Commission meetings and workshops will be scheduled in the future.

VI. CLOSING REMARKS & ADJOURNMENT

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

Discussion: None

Vote: All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 7:18 pm.

Date: _____

Judie Edwards, Chair