



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

PLANNING COMMISSION

TUESDAY, June 4, 2019

6:30PM

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION
FROM: BRENDA M. MONEER
PLANNING TECHNICIAN
DATE: June 4, 2019
SUBJECT: NOTIFICATION OF MAY
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, June 4, 2019, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



**CITY OF GOOSE CREEK
PLANNING COMMISSION
AGENDA**

**TUESDAY, JUNE 4, 2019 AT 6:30PM
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS**

- I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**
- II. AGENDA APPROVAL**
- III. REVIEW OF MINUTES: APRIL 2, 2019**
- IV. PUBLIC HEARING – PROPOSAL TO REPEAL THE CITY OF GOOSE CREEK ZONING ORDINANCE LANGUAGE FOR SECTION 151.088 IN ITS ENTIRETY.**
- V. STREET NAME CHANGE REQUESTS - CARNES CROSSROADS DEVELOPMENT
PREVIOUSLY APPROVED STREET NAME: PELL LANE; REQUESTED NAME CHANGE TO PELL COURT**
- VI. STREET NAME APPROVAL – HEWING FARMS AT MACKEY FARMS**
 - Headwater Drive
 - Fiddleback Drive
 - Shiplap Court
 - Grange Way
 - Siltbank Drive
 - Sawlog Drive
 - Crosscut Lane
 - Pulpwood Drive
- VII. COMMENTS FROM THE COMMISSION**
- VIII. COMMENTS FROM STAFF**
- IX. ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, APRIL 2, 2019, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Josh Johnson

Action: Chairman Josh Johnson called the meeting to order at 6:32 p.m.
Present: Gary Berenyi, Paul Connerty, Judie Edwards, Joshua Johnson, John Starzyk
Absent: Jeffrey Smith
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as presented., **Moved by** Judie Edwards; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (5-0)

III. Review of Minutes from March 5, 2019

Motion: Made a motion to approve the March 5, 2019 minutes as presented., **Moved by** Paul Connerty; **Seconded by** Gary Berenyi
Discussion: There was none.
Vote: All voted in favor. The motion carried. (5-0)

IV. PUBLIC HEARING – REZONING REQUEST TO REZONE ONE (1) PARCEL LOCATED OFF ST. JAMES AVE.,\PROPERTY IDENTIFIED AS TMS#234-00-00-139. THE APPLICANT IS REQUESTING THE PARCEL BE REZONED FROM CONSERVATION/OPEN SPACE (CO) DISTRICT TO THE HIGH DENSITY RESIDENTIAL (R3) DISTRICT.

Chairman Johnson opened the public hearing. He asked Staff to brief the Commission with the request. Mr. Moore stated the applicant is requesting to rezone the property after annexation into the City. He noted after the rezoning process; the applicant will be requesting a Conditional Use Permit for multi-family. Mr. Moore added that the property is Phase II of Devon Point Apartments to consist of 56 apartments within 9 buildings and 1 fitness center.

Mr. Johnson invited the applicant to present the request to the Commission. Mr. Tom Hill reiterated the zoning request per Mr. Moore’s comments. He mentioned that during the approval process with the County it was brought to their attention that they would be serviced water from the City of Goose Creek which would require annexation into the City. He presented building renderings and a site map of Phase II for the Commission to review.

Chairman Johnson inquired if there was any public present that wished to speak in favor of the rezoning. There was none. Chairman Johnson inquired if there was any public present that wished to speak in opposition of the rezoning. There was none. Chairman Johnson inquired if the Commission had any questions for the applicant. Ms. Edwards inquired if Phase II would mirror the same product as Phase I. Mr. Hill stated yes. Mr. Starzyk inquired about the impact on traffic. Mr. Hill stated Kinley Horn had done an impact study and provided a letter stating there would be no impact to traffic with the additional 56 units. Ms. Edwards inquired about this phase having access to Devon Forest Road. Mr. Hill stated yes.

Chairman Johnson closed the public hearing and inquired if the Commission had any further discussion.

Motion: Made a motion to approve the request to rezone the parcel identified as #234-00-00-139 from Conservation Open Space (CO) to High Density Residential (R3), **Moved by** Gary Berenyi; **Seconded by** Paul Connerty

Discussion: There was none.

Vote: The motion carried. (5-0)

V. PUBLIC HEARING – REZONING REQUEST TO REZONE ONE (1) PARCEL LOCATED ON LINDY CREEK ROAD, \ PROPERTY IDENTIFIED AS TMS#244-05-01-105. THE APPLICANT IS REQUESTING THE PARCEL BE REZONED FROM CONSERVATION/OPEN SPACE (CO) DISTRICT TO THE MEDIUM DENSITY RESIDENTIAL (R2) DISTRICT.

Chairman Johnson opened the public hearing. He asked Staff to brief the Commission with the request. Mr. Moore stated the applicant recently annexed the property off Lindy Creek into the City with a utility easement across it. He added the applicant is intending to use it for single family residential development. Mr. Moore also mentioned this is like zoning of surrounding properties.

Chairman Johnson invited the applicant to present any questions to the Commission. Mr. Drew Sineath, representative for the applicant, inquired if the Commission had any specific questions.

Chairman Johnson inquired if there was any public present that wished to speak in favor of the rezoning. There was none. Chairman Johnson inquired if there was any public present that wished to speak in opposition to the rezoning. There was none. Chairman Johnson inquired if the Commission had any further questions for the applicant. Chairman Johnson inquired why R2 instead of R1. There was a detailed discussion regarding lot size, wetlands and that the County zoning. Ms. Edwards inquired how many lots would be developed. Mr. Sineath stated five to six 1/3 of an acre site. Chairman Johnson stated that R1 would fit this development as well. He inquired to Staff about the timeline for zoning request that request the same zoning vs. a different zoning request. Mr. Moore stated the Commission could make the recommendation to Council, regardless of the specific zoning request.

Chairman Johnson closed the public hearing and inquired if the Commission had any further discussion.

- Motion:** Made a motion to approve the request to rezone the parcel identified as #244-05-01-105 from Conservation Open Space (CO) to Medium Density Residential (R2)., **Moved by** Paul Connerty; **Seconded by** Gary Bereyni
- Discussion:** Ms. Edwards inquired about how R1 and R2 differ for this location. Chairman Johnson stated it would be 7 lots for R1, and approximately 9 lots for R2 from a square footage standpoint. Mr. Berenyi inquired if the applicant had a layout. Mr. Sineath presented a rough sketch to the Commission. There was a brief discussion regarding sewer availability.
- Vote:** 3 voted for, 2 voted against. The motion carried. (3-2)

VI. PUBLIC HEARING – PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE LANGUAGE TO SECTIONS: 151.080, SPECIFICALLY TREES; AND 151.083 LANDSCAPE REQUIREMENTS.

Chairman Johnson opened the public hearing. He asked Staff to brief the Commission with the proposal. Mr. Moore stated §151.080 included all the previous discussion comments from the Commission. He added that §151.083 included language previously deleted from §151.197 of the zoning ordinance. Mr. Moore mentioned that this language was needed to assist’s staff with plan reviews and outlined specific language to add back into the ordinance.

There was discussion regarding the language, where previously used, and intent to incorporate this previously approved language back into the current ordinance at some point that never came to fruition.

Chairman Johnson inquired if there was any public present that wished to speak in favor of the proposed ordinance revision. There was none. Chairman Johnson inquired if there was any public present that wished to speak in opposition of the proposed ordinance revision. There was none. Chairman Johnson inquired if the Commission had any further input for the proposal. Mr. Berenyi asked Mr. Moore to explain how the grand tree mitigation would work. There was a detailed discussion about the size and types of trees required to be surveyed, and credits for the existing buffer. Mr. Moore stated it is tree for tree, with no credit for buffers. Chairman Johnson suggested the following language: “Existing trees 2.5” or greater, within the landscape buffer to be retained, may be considered in the mitigation at the discretion of the Planning Director”. Mr. Bereyni suggested 4” in lieu of 2.5”. There was discussion that the mitigation would be inch for inch. Chairman Johnson stated that the additional language would be within the section (11)(b) and (11)(c) discussing removal of protected and grand trees excluding pines and sweet gums.

Chairman Johnson closed the public hearing.

Motion: Made a motion to move approval of the proposed amendment of the City of Goose Creek zoning ordinance language; §151.080, specifically trees, and §151.083 landscape requirements with the additional language as discussed and also added mitigation language to include 4" trees in section (11)(b) and (c) 151.080., **Moved by** Paul Connerty; **Seconded by** Gary Berenyi

Discussion: There was none.

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

VII. STREET NAME CHANGE REQUEST- CARNES CROSSROADS DEVELOPMENT PREVIOUSLY APPROVED STREET NAME: LAKE HELENA; REQUESTED NAME CHANGE TO HELENA PARK DRIVE PREVIOUSLY APPROVED STREET NAME: GEDDINGS LANE; REQUESTED NAME CHANGE TO GEDDINGS FARM LANE (1ST CHOICE) OR GEDDINGS ACRE DRIVE (2ND CHOICE)

Ms. Moneer explained the Daniel Island Group was requesting to amend their pre-approved street names list as mentioned per the Agenda. She added the names had been discussed with and approved by Berkeley County.

Motion: Made a motion to approve the street name change as requested, with first choice granted. **Moved by** Paul Connerty; **Seconded by** Judie Edwards

Discussion: There was none.

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

VIII. DISCUSSION - §151.088 REPEALING SECTION IN ITS ENTIRETY

Mr. Moore explained that this section is no longer valid as it contained language that is presently obsolete. There was a brief discussion regarding the content of the section, and the Commission recommended a Public Hearing for the next Planning Commission Meeting in May to appeal the section in its entirety.

IX. Comments from the Commission

Mr. Starzyk inquired about newly developed areas, and traffic studies. Mr. Moore stated he would forward this information. Chairman Johnson inquired about Council's timeframe to review the tree ordinance. Mr. Moore stated that it would be on the April workshop agenda.

X. Comments from Staff

Mr. Moore mentioned the new Planning Director would be starting in May. He added in-house required training would be scheduled once the new Director arrived, along with the addition of

another Planning Commission member. Mr. Moore also mentioned books for the comprehensive plan had been ordered for each member.

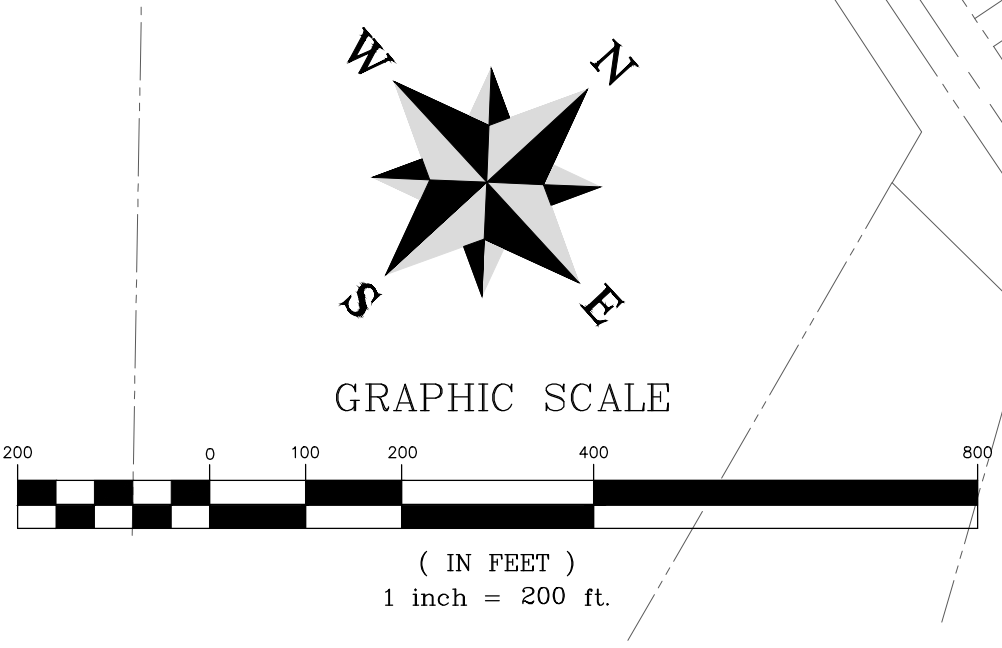
XI. Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:32pm.

Mr. Josh Johnson, Chairman

Date: _____

Z:\MKT\18717\1100\Engineering\Drawings\Submittals\18717-2000 - Mungo with Parish Farms Extension.dwg - Apr 20, 2019 - 10:07:58 AM



ROAD NAME EXHIBIT
 MACKEY TRACT
 PREPARED FOR:
 MUNGO HOMES
 PREPARED BY:
THOMAS & HUTTON
 682 Johnnie Dodds Blvd. • Suite 100
 Mt. Pleasant, SC 29464 • 843.849.0200
 www.thomasandhutton.com

JOB NO: J-18717.1100	DATE: 04/05/19
DRAWN: ESM	SCALE: 1" = 200'
REVIEWED: BDR	SHEET: EX.1