



Planning Commission Meeting
Tuesday, March 6, 2018
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina



MEMORANDUM

TO: Members of the Planning Commission

FROM: Brenda Moneer
Planning and Zoning Specialist

DATE: March 1, 2018

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, March 6, 2018, 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 Kara (x.1118) at 797-6220. We look forward to seeing you Tuesday evening.

AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 6, 2018, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519N. GOOSE CREEK BLVD.

- I. Call to Order - Chairman Allen Wall
- II. Approval of Agenda: Tuesday, March 6, 2018
- III. Review of Minutes from December 5, 2017
- IV. Street Naming – The Mackey Tract:
 - Belgian Court, Caspan Court,
 - Clydesdale Circle, Oldenburg Drive,
 - Percheron Drive, Shire Drive
- V. Discussion – Home Occupations
- VI. Discussion – Term(s) language within Zoning Ordinance; specifically, for Boards and Commissions
- VII. Discussion – Business Professional Office District; specifically adding language throughout Zoning Ordinance
- VIII. Comments from the Commission
- IX. Comments from Staff
- X. Adjournment

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 5, 2017, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Chairman Wall called the meeting to order at 6:30 p.m.
Present: Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.
Absent: Gary Berenyi, Jeffrey Smith.
Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by** Paul Connerty, **Seconded by** Barry Washington.
Discussion: There was none.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.

III. Review of Minutes from November 7, 2017

Motion: A motion was made to accept the minutes as submitted., **Moved by** Jeanette Fowler, **Seconded by** Joshua Johnson.
Discussion: There was none.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).
Yes: Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.

Chairperson Wall opened the Public Hearing.

IV. Public Hearing - Rezoning Request for property located off Old Summerville Road, designated TMS#222-10-00-011; Request to rezone from Conservation Open Space (CO) to High Density Residential (R3).

Chairman Wall requested Staff present the application. Ms. Browder stated that the applicant was requesting to rezone the property from (CO) to (R3), with the property consisting of approximately 1 acre. She added that the property had been annexed into the City in March of the current year, and noted that the surrounding properties to the North, East and West were already zoned R3. Ms. Browder stated there was a mobile home park adjacent from the parcel.

Chairman Wall requested the applicant present the request. Mr. Jeff Elliott of the Daniel Island Development Group, Carnes Crossroads, introduced himself and presented the request to the Commission. Chairman Wall inquired to the applicant why this wasn't rezoned when the surrounding property was rezoned. Mr. Elliott explained that they did not own this parcel at the time the other parcels were rezoned.

Chairman Wall requested if there was anyone to speak for or against the issue, and noted for the record there was no public present.

Chairman Wall inquired to Staff if they had anything further to add. Ms. Browder stated no. Chairman Wall inquired to Mr. Elliott if he had anything further to add. Mr. Elliott stated no. Chairman Wall turned the discussion over to the Commission.

Chairperson Wall closed the public hearing.

- Motion:** Recommend to City Council the rezoning of TMS#222-10-00-011 from Conservation Open Space (CO) to High Density Residential (R3), **Moved by** Joshua Johnson, **Seconded by** Paul Connerty.
- Discussion:** There were none.
- Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).
- Yes:** Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.

Chairperson Wall opened the public hearing.

- V. Public Hearing -** Rezoning Request for property located off 17A-North Main Street, designated TMS#222-07-00-002; Request to rezone from Conservation Open Space (CO) to General Commercial (GC).

Chairman Wall requested Staff present the application. Ms. Browder stated that the applicant was requesting to rezone the property from (CO) to (GC), with the property consisting of approximately 1 acre. She added that this property had also been annexed into the City in March of the current year, and noted that the surrounding properties to the North, South and West were part of the Carnes Crossroads Town Centre, General Commercial in use. She noted the property adjacent from the parcel was within the County. Ms. Browder stated there was a house on the property, that had recently been removed. She stated the intent for this parcel is General Commercial in use.

Chairman Wall requested the applicant present the request. Mr. Jeff Elliott of the Daniel Island Development Group, Carnes Crossroads, presented the request to the Commission. Mr. Elliott explained this parcel was the same situation as the previously heard parcel.

Chairman Wall requested if there was anyone to speak for or against the issue, and noted for the record there was no public present.

Chairman Wall inquired to Staff if they had anything further to add. Ms. Browder stated no. Chairman Wall inquired to Mr. Elliott if he had anything further to add. Mr. Elliott stated no. Chairman Wall turned the discussion over to the Commission.

Chairman Wall closed the public hearing.

Motion: Recommend to City Council the rezoning of TMS#222-07-00-002 from (CO) Conservation Open Space to General Commercial (GC), **Moved by** Paul Connerty, **Seconded by** Jeanette Fowler.

Discussion: There were none.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.

VI. Comments from the Commission

Chairman Wall inquired to the Mayor for comment. Mr. Mayor thank the Commission for their efforts. Chairman Wall congratulated Josh Johnson on receiving the volunteer of the year award. Mr. Johnson stated it was an honor.

VII. Comments from Staff

Ms. Browder addressed the Commission about the Light Industrial district, and outlined the design guidelines included, and not included in the ordinance. There was a discussion regarding this type of storage facilities within the Light Industrial district, and if the Commission wished to amend the ordinance.

Motion: Leave the portion of the zoning ordinance containing Light Industrial as is., **Moved by** Jeanette Fowler, **Seconded by** Paul Connerty.

Discussion: None

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Allen Wall, Barry Washington, Jeanette Fowler, Joshua Johnson, Paul Connerty.

Ms. Browder reminded the Commission about the upcoming Holiday gathering on December 20th. Ms. Browder also mentioned the new format for the Staff report, outlining the sections. She asked the Commission to contact Staff with any suggestions to modify the form. Mr. Connerty requested the completed form be forwarded to the Commission as a point of reference during Council meetings. Ms. Browder stated it could be forwarded in an email to members.

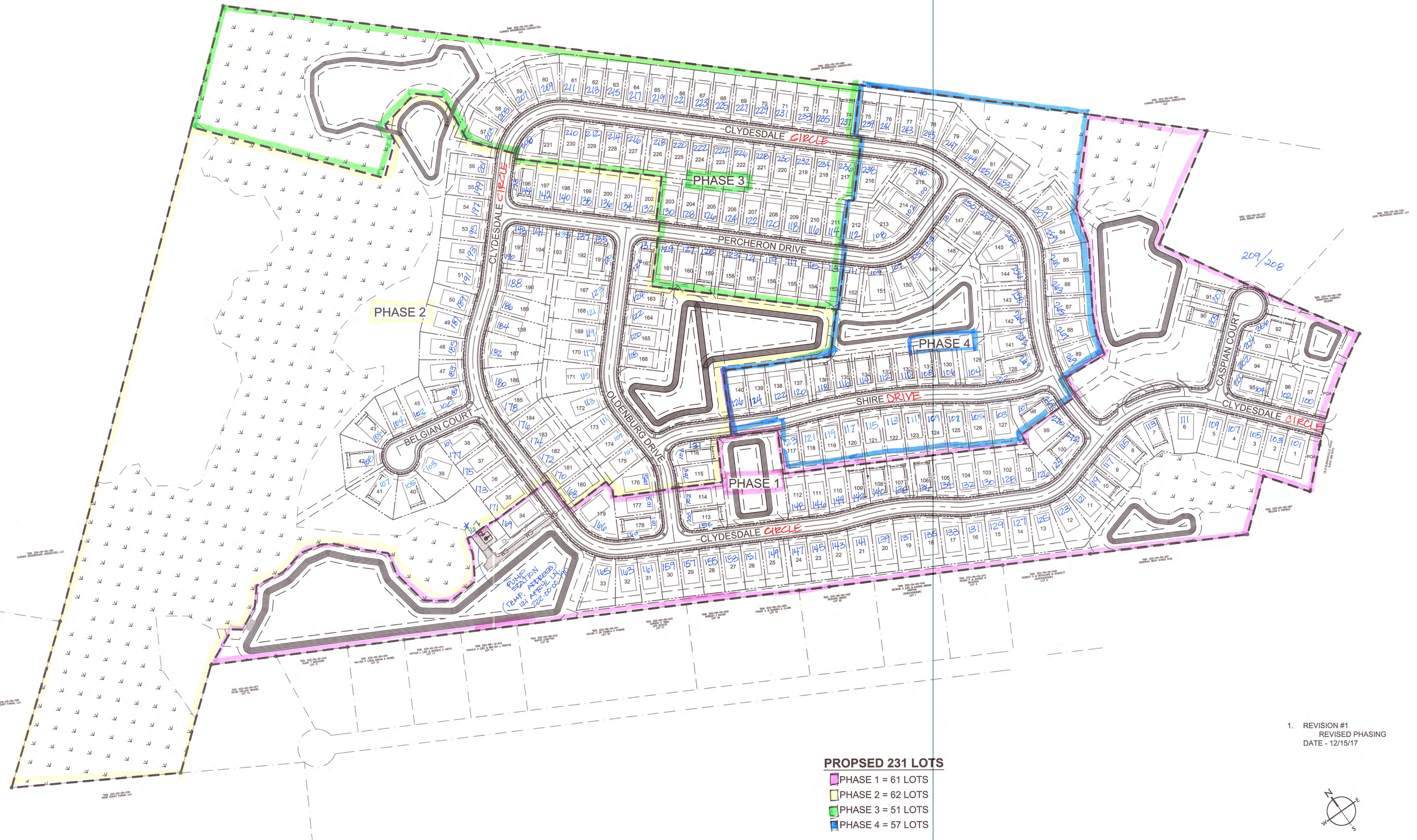
Ms. Moneer requested the Commission verify their contact information, to update the roster.

VIII. Adjournment

Motion: to adjourn at 7:07 pm, **Moved by** Paul Connerty, **Seconded by** Barry Washington.

Allen Wall, Chairman

Date: _____



- PROPOSED 231 LOTS**
- PHASE 1 = 61 LOTS
 - PHASE 2 = 62 LOTS
 - PHASE 3 = 51 LOTS
 - PHASE 4 = 57 LOTS

THIS IS A PRELIMINARY SITE PLAN AND IS SUBJECT TO CHANGE AS DEVELOPMENT PROGRESSES TOWARD ENGINEERING DESIGN

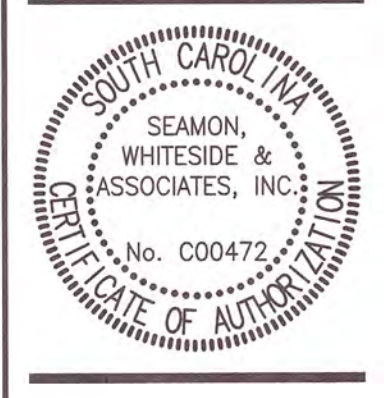
1. REVISION #1
REVISED PHASING
DATE - 12/15/17



SCALE: NOT TO SCALE



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM



MACKEY TRACT
RESIDENTIAL DEVELOPMENT
OVERALL MASTER PLAN - 231 LOTS
CITY OF GOOSE CREEK, SOUTH CAROLINA

SW- PROJECT: 7456
DATE: 03/22/17
DRAWN BY: ECA
CHECKED BY: JEM

REVISION HISTORY	
1	12.15.17

OVERALL MASTER PLAN