

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, JANUARY 7, 2020, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 6:30 p.m.  
**Present:** Heather Byrd; Paul Connerty; Judie Edwards; Josh Johnson; Jeffrey Smith; John Starzyk  
**Absent:** Gary Berenyi  
**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer  
**Council Present:** Councilmember McSwain

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to accept the agenda as presented. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (6-0).

**III. REVIEW OF MINUTES - NOVEMBER 5, 2019**

Chairman Johnson stated the curb was used instead of curve.

**Motion:** A motion was made to approve the November 5, 2019 minutes with corrections. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (6-0).

**IV. PUBLIC HEARING – REZONING REQUEST FROM CONSERVATION OPEN SPACE(CO) TO MEDIUM DENSITY RESIDENTIAL(R2); FOR THE PARCEL IDENTIFIED AS A PORTION OF TMS#2440501032.**

Mrs. Moneer stated the applicant (the City of Goose Creek) would like to rezone this parcel to R2. She stated the City previously requested and received a rezoning of R2 for a parcel located north of the property being discussed tonight. She stated the northern property is currently undeveloped and if TMS 244-05-01-032 is rezoned, it would allow for the two properties to be join by abandoning the property line and increase the joint property by ½ acre. This would allow for the developer to work around the wetlands. Chairman Johnson confirmed that the City would like to rezone the property before selling it to a potential buyer.

Chairman Johnson inquired if anyone from the public would like to speak in favor of the rezoning. Mr. Anthony Myers of Lindy Creek inquired what is going in the area. Chairman Johnson stated the property is up for a potential rezoning to an R2 which is a medium density residential zoning.

Chairman Johnson inquired if anyone from the public would like to speak in opposition to the rezoning. No one from the public wished to speak.

Chairman Johnson inquired if the Commission had any questions for the applicant. Commissioner Byrd inquired if this is going to be a residential property. Mrs. Moneer stated it will be a small residential development of six (6) lots. She stated due to the wetlands, it has forced the interested developer to request a rezoning from a potential R1 use to an R2. Chairman Johnson closed the public hearing. He stated the adjacent parcel did come before the Commission in April of 2019 and the vote at that time to rezone to R2 was in favor three(3) to two (2). He stated he was one of the dissenting votes because he felt it should remain R1, however he supports this request because it is contiguous to the property that has already been rezoned.

Chairman Johnson inquired if the Commission would like to act.

**Motion:** A motion was made to approve the rezoning request for the property 244-050-1032 from Conservation Open Space (CO) to Residential Medium Density (R2). **Moved by** Commissioner Smith; **Seconded by** Commissioner Connerty.

**Discussion:** There was none

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

#### **V. PUBLIC HEARING - MURALS; SPECIFICALLY, REGARDING THE LANGUAGE TO PROVIDE REGULATIONS AND GUIDELINES FOR MURALS WITHIN THE CITY OF GOOSE CREEK ZONING ORDINANCE.**

Mr. Brodeur stated this topic came before the Commission two (2) times prior as a discussion item. He stated following the last discussion, it was brought before the Cultural Arts Commission for their input. He stated a modification the Cultural Arts Commission made was to designate the subject areas of all murals to Creek Life or Goose Creek's natural beauty and environment. Additional modifications the Cultural Arts Commission made were to have the applicant include a maintenance plan and eliminate text from murals with the exception of the artist's signature.

Chairman Johnson inquired if anyone from the public would like to speak in favor or in opposition to the proposed change of the Zoning Ordinance.

Mr. Louis Hassell of Loganberry Circle spoke in favor of murals and agreed that text should be eliminated.

Ms. Sharina Haynes of the Cultural Arts Commission came to show her support for the murals.

Commissioner Edwards inquired about the guidelines that the Cultural Arts Commission used when they requested artwork for the traffic boxes. She also inquired how murals compared. A

representative of the Cultural Arts Commission stated they had to make sure they were in compliance with the South Carolina Department of Transportation (SCDOT). She stated the artwork was not allowed to have text and must represent Goose Creek's natural beauty.

Commissioner Byrd stated she was disappointed to see that text on murals will not be allowed according to the proposed ordinance. She stated this is precluding the City from marketing its own brand of #creekrising. Commissioner Byrd asked for clarification regarding digitally printed murals. Mr. Brodeur stated a digitally printed mural would be made of vinyl as opposed to a traditional painted mural. Commissioner Byrd stated not allowing digitally printed murals is limiting art. A Commissioner shared his opposition for not allowing businesses to advertise. He stated there are certain businesses that are synonymous with the City such as Ye Old Fashion Ice Cream and Publix.

Commissioner Edwards asked for clarification regarding **Section H3**: *No part of a mural shall extend more than six (6) inches from the plane of the wall.* Mr. Brodeur stated we are not looking for three-dimensional murals. He stated the Cultural Arts Commission will be the body to decide what is acceptable.

Chairperson Johnson stated the only comment he has regarding the text of the ordinance is under **Section C5**: *The design of such murals will relate to one of two subject areas, including but not limited to "Creek Life" and what it means to live in this town or Goose Creek's natural beauty and environment.* He stated it conflicts itself when it states, "relate to one of two subject areas" and then states, "including but not limited to." It was decided to rewrite **Section C5** to read "the design of such murals will relate to the subject areas creek life, what it means to live in Goose Creek, and it's natural beauty and environment."

Commissioner Byrd recommended a change in **Section H7** and **H8**. She stated those two (2) items limit what the City is able to capitalize on from an artistic perspective. She stated from an artist perspective, it limits their ability to use a material and maintain the artwork in a cost-conscious way.

The Chairman of the Cultural Arts Commission, Marsha Hassel, stated an artist will decide the medium that they would use based upon the canvas they are trying to create. The Commission agreed to strike **Section H7** (*Digitally printed image film murals will not be permitted*) from the proposed ordinance. The Commission agreed to strike **Section H8** (*No part of a mural shall contain words or letters except for the artist's signature*) from the proposed ordinance stating the City will be limiting its scope and brand recognition which is valuable.

Discussion occurred regarding **Section I2**. Commissioner Starzyk stated the last two (2) sentences do not make sense. (*If the mural is timely removed in compliance with the City notice issued, no citation shall issue. If the mural is not timely removed, an administrative citation shall issue with a fine in the amount of five hundred dollars (\$500.00)*). The Commission agreed to rewrite the text to read "If the mural is removed in compliance with the City notice issued, no citation shall be issued. If the mural is not removed, an administrative citation shall issue with a fine in the amount of five hundred dollars (\$500.00)."

Mr. Brodeur stated he would like to send the revised proposed ordinance to the City's Attorney before it is presented to City Council. The Commission agreed.

Commissioner Byrd stated regarding **Section B** (*No Commercial Advertising*), she does not want to limit commercial advertising. Chairperson Johnson stated he would like to leave the text as it is written. He feels citizens are flooded with advertising. A Cultural Arts Commissioner stated the idea for the murals is for beautification not advertising. Chairman Johnson closed the public hearing.

- Motion:** A motion was made to amend the proposed ordinance with the edits in accordance with the City Attorney from the last paragraph, to move forward with Ordinance 151.089 Murals on Private Property to be put before City Council at their next meeting. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.
- Discussion:** There was none
- Vote:** All voted in favor. The motion carried (6-0)

**VII. COMMENTS FROM THE COMMISSION**

There was none.

**VIII. COMMENTS FROM STAFF**

There was none.

**IX. ADJOURNMENT**

Commissioner Smith made a motion to adjourn, Commissioner Edwards seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:40pm.

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Mr. Josh Johnson, Chairman

Date: \_\_\_\_\_