



**CREEK
COMPASS**
City of Goose Creek

PLANNING COMMISSION

January 4, 2022

Workshop 5:00PM / Regular Meeting 6:00PM

Fire Department Headquarters Meeting Room
201 Button Hall Ave., Goose Creek, SC



TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: DECEMBER 30, 2021

SUBJECT: NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, January 4, 2022. A workshop will be held at 5:00 p.m. and the regular meeting will be held at 6:00 p.m. This meeting will take place at Fire Station Headquarters, 201 Button Hall Ave, Goose Creek, SC 29445.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at planning-zoning@cityofgoosecreek.com.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 7, 2021, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairwoman Edwards called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Judie Edwards; Lisa Burdick; Paul Connerty; Heather Byrd; Gena Glaze; Rob Wiggins

Absent: None

Staff Present: Assistant City Administrator Brian Cook; Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Chairwoman Edwards stated item four (4) letter A, the amendment to request a zoning change for the parcel identified at TMS 234-16-05-051, 222 St. James Ave, has been stricken.

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

Discussion: There was none.

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

III. APPROVAL OF MINUTES: SEPTEMBER 7, 2021

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

Discussion: There was none.

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

IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT

- A. **2021-105 MA: MAP AMENDMENT: A REZONING REQUEST FROM RESIDENTIAL LOW DENSITY (R1) TO GENERAL COMMERCIAL (GC) FOR PARCEL IDENTIFIED AS TMS#: 234-16-05-051, 222 ST. JAMES AVE, GOOSE CREEK, SC**

The applicant withdrew his application prior to the meeting. No action was taken.

- B. **2021-082 MA: MAP AMENDMENT: REZONING REQUEST FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL LOW DENSITY (R1) FOR PARCEL IDENTIFIED AS TMS#'S: 234-08-00-049 TO BUILD A SINGLE-FAMILY RESIDENTIAL HOME.**

Chairwoman Edwards open the public hearing. Mr. Cook presented staff report. He stated this is a rezoning

request from GC to R1 for the property located at 125 Sass Drive, TMS 234-08-00-049. The City of Goose Creek's Comprehensive Plan has the subject parcel designated as Low Density Residential. The subject property is currently zoned GC in an area of large lot single family uses and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek. The zoning district map is included in the packet. Staff recommends the approval for the rezoning request at 125 Sass Drive from GC to R1.

No one from the public spoke in favor or against the request. Chairwoman Edwards closed the public hearing.

Motion: A motion was made to approve the rezoning request. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

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

C. 2021-104 TA: TEXT AMENDMENT: PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES TO ESTABLISH LAND USE CRITERIA FOR CLUSTER DEVELOPMENT WITHIN THE EXISTING HIGH DENSITY RESIDENTIAL ZONING DISTRICT (R3), TOWNHOMES WITHIN THE NEW CLASSIFICATION OF (R4), AND APARTMENTS UNDER THE NEW CLASSIFICATION OF (R5).

Chairwoman Edwards open the public hearing. Mr. Cook presented staff report. He stated this is a Zoning text amendment for several sections of Chapter 151 which is the City's Zoning Ordinance. He listed the sections that he is proposing to amend: 151.085 (Land Use Buffers); 151.105 (Establishment of Districts and Maps); 151.125 to 151.139 (Zoning District Regulations); 151.196 (Purview of ARB); 151-Appendix A (Table of Parking); Appendix B (Table of Land Use); Appendix D (Zoning Districts).

Mr. Cook stated staff recommends creating two new zoning districts: R4 - Townhome District and R5 - Multi-family, Apartment District, and a Cluster Provision in R3 - High Density Residential. In addition, staff recommends that the Architectural Review Board review townhome and multi-family, apartment projects and the Board of Zoning Appeals no longer review these types of projects.

Mr. Cook stated cluster development is a grouping of single family uses within a subdivision or development site that allows a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. Cluster zoning gives flexibility to design a variety of neighborhoods with consideration of aesthetics, economy in construction of streets and utilities, parks, and recreational uses, and a pattern which does not comply with lot area, setbacks, or yard restrictions in traditional zoning regulations.

He stated this is the first step in a long process of going through the zoning code rewrite. He stated certain areas of the City will be looked at differently. He stated the public will have several opportunities to comment on the changes when we move into the new year.

In closing Mr. Cook stated staff recommends creating two new zoning districts: R4 - Townhome District and R5 - Multi-family, Apartment District, and a Cluster Provision in R3 - High Density Residential.

No one from the public spoke in favor or against the request. Chairwoman Edwards closed the public hearing.

Motion: A motion was made to recommend to City Council approval for the proposed text amendments. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

Discussion: Chairwoman Edwards inquired as to the kind of protections for open space. Mr. Cook stated the open space are intended for the use and enjoyment of the residents. He stated

15% of the total land area will be protected as open space. The proper dedication statements protecting all required open spaces shall be included in all plats and an open space preservation easement shall be recorded concurrently with all final plats. Chairwoman Edwards inquired as to what would happen if in five years from now someone wants to rezone the open space. Mr. Cook stated there is always an opportunity for things to change down the road, but until City Council makes the change, that subdivision will be locked in under the regulations that it was approved under. Discussion regarding cluster development ensued.

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

V. CLOSING REMARKS & ADJOURNMENT

Chairwoman Edwards stated this is Commissioner's Connerty last meeting. A woman from the public stated if the item that was stricken from the agenda tonight should go before the board in the future, it should be well advertised. Chairwoman Edwards stated it will be and explained the process.

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 6:22 pm.

Judy Edwards, Chair

Date: _____



ACTION ITEM
2021-107 RESOLUTION



PLANNING COMMISSION

January 4, 2022 – Workshop 5:00PM / Regular Meeting 6:00PM
Fire Department Headquarters Meeting Room
201 Button Hall Ave., Goose Creek, SC

Red Bank Road Zoning Overlay District Resolution

CASE SUMMARY

The City of Goose Creek Planning Commission is tasked with undertaking a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within the City.

The City of Goose Creek is aware of that the Red Bank Road corridor has unique opportunities for development and redevelopment and desires that the Red Bank Road corridor development and redevelopment occur in a high-quality manner.

The City's existing zoning ordinance is insufficient for the purposes of adequately guiding redevelopment in the Red Bank Road corridor, and as such, it is recommended that the Planning Commission work with City staff to immediately begin the process of creating a Zoning Overlay which will guide development and redevelopment of the Red Bank Road corridor. Approval of this Resolution will begin this process.

A workshop will be held at 5:00PM to receive any citizen/staff comments and the regularly scheduled Planning Commission meeting will be held at 6:00PM.

***Note meeting location change to: Fire Department Headquarters Meeting Room
201 Button Hall Ave., Goose Creek, SC**

RESOLUTION No. 2022-X

A RESOLUTION REQUESTING THAT CITY STAFF BEGIN THE PROCESS OF CREATING AN OVERLAY DISTRICT TO GENERALLY INCLUDE ALL PROPERTIES ADJACENT TO RED BANK ROAD, BOUNDED TO THE WEST BY U.S. 52, AND TO THE EAST BY SNAKE ROAD, AS REPRESENTED BY A MAP ON PAGE 145 OF THE 2021 CITY OF GOOSE CREEK COMPREHENSIVE PLAN; AND OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Goose Creek Planning Commission is tasked with undertaking a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within the City; and

WHEREAS, the City of Goose Creek is aware of that the Red Bank Road corridor has unique opportunities for development and redevelopment; and

WHEREAS, the City of Goose Creek Planning Commission desires that Red Bank Road corridor development and redevelopment occur in a high-quality manner; and

WHEREAS, the City of Goose Creek Planning Commission is aware the City's existing zoning ordinance is insufficient for the purposes of adequately guiding redevelopment in the Red Bank Road corridor.

NOW, THEREFORE BE IT RESOLVED, in a meeting duly assembled by the City of Goose Creek Planning Commission as follows:

1. The City of Goose Creek Planning Commission is instructing City staff to immediately begin the process of creating a Zoning Overlay as described above which will guide development and redevelopment of the Red Bank Road corridor.
2. This shall be submitted to the City of Goose Creek Planning Commission for Public Hearing and recommendation to the City of Goose Creek Council as promptly as possible.
3. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.
4. Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.

5. This resolution shall take effect and be in force immediately upon enactment.

RESOLVED in meeting duly assembled this 4th day of January 2022.

Judie Edwards, Chair
City of Goose Creek Planning Commission

ATTEST:

K. Brian Cook, Interim Zoning Administrator
City of Goose Creek Administration



CALENDAR

2022 GOOSE CREEK CITY COUNCIL AND BOARD/COMMISSION MEETINGS ANNUAL NOTICE

Pursuant to SC Code 30-4-80, the Goose Creek City Council, Planning Commission, Architectural Review Board and Zoning Board of Appeals will hold regularly scheduled meetings in Council Chambers at City Hall, 519 North Goose Creek Boulevard, Goose Creek, SC; City Council Workshops are normally held in the Training Room at Fire Station I, 201 Button Hall Boulevard, Goose Creek, SC. Please see the meeting Agenda for location changes. The Goose Creek Recreation Commission and Cultural Arts Commission will hold meetings in the Conference Room at the Goose Creek Community Center 519 A North Goose Creek Boulevard, Goose Creek, SC. All meetings are open to the public and are held in accessible facilities, for assistance call 843-797-6220. Notification of Special, cancelled, or rescheduled meetings will be made at least 24 hours in advance. For all Agenda and Meeting Packet Information, please visit the City's Website at www.cityofgoosecreek.com.

January

- Council Meeting – Tuesday, Jan 11, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jan 25, 6:00pm
- Goose Creek Recreation Commission – Monday, Jan 3, 6:00 pm
- Planning Commission – Tuesday, Jan 4, 6:00 pm
- Cultural Arts Commission – Monday, Jan 10, 6:00 pm
- Architectural Review Board – Tuesday, Jan 18, 6:00 pm

February

- MASC Hometown Legislative Action Day - Feb 1, Columbia, SC
- Council Meeting – Tuesday, Feb 8, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Feb 22, 6:00 pm
- Goose Creek Recreation Commission – Monday, Feb 7, 6:00 pm
- Planning Commission – Tuesday, Feb 1, 6:00 pm
- Cultural Arts Commission – Monday, Feb 14, 6:00 pm
- Architectural Review Board – Tuesday, Feb 22, 6:00 pm

March

- Council Meeting – Tuesday, Mar 8, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Mar 22, 6:00 pm
- Goose Creek Recreation Commission – Monday, Mar 7, 6:00 pm
- Planning Commission – Tuesday, Mar 1, 6:00 pm
- Cultural Arts Commission – Monday, Mar 14, 6:00 pm
- Architectural Review Board – Monday, Mar 21, 6:00 pm

April

- Council Meeting – Tuesday, Apr 12, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Apr 26, 6:00 pm
- Goose Creek Recreation Commission – Monday, Apr 4, 6:00 pm
- Planning Commission – Tuesday, Apr 5, 6:00 pm
- Cultural Arts Commission – Monday, Apr 11, 6:00 pm
- Architectural Review Board – Monday, Apr 18, 6:00 pm

May

- Council Meeting – Tuesday, May 10, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, May 24, 6:00 pm
- Goose Creek Recreation Commission – Monday, May 2, 6:00 pm
- Planning Commission – Tuesday, May 3, 6:00 pm
- Cultural Arts Commission – Monday, May 9, 6:00 pm
- Architectural Review Board – Monday, May 16, 6:00 pm

June

- Council Meeting – Tuesday, June 14, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jun 28, 6:00 pm
- Goose Creek Recreation Commission – Monday, Jun 6, 6:00 pm
- Planning Commission – Tuesday, Jun 7, 6:00 pm
- Cultural Arts Commission – Monday, Jun 13, 6:00 pm
- Architectural Review Board – Monday, Jun 20, 6:00 pm

July

- MASC Annual Meeting - Jul 13 – 17, 2022, Charleston, SC
- Council Meeting – Tuesday, Jul 12, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jul 26, 6:00 pm
- Goose Creek Recreation Commission (4th of Jul Observed/CANCELED)
- Planning Commission – Tuesday, Jul 5, 6:00 pm
- Cultural Arts Commission – Monday, Jul 11, 6:00 pm
- Architectural Review Board – Monday, Jul 18, 6:00 pm

August

- Council Meeting – Tuesday, Aug 9, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Aug 23, 6:00 pm
- Goose Creek Recreation Commission – Monday, Aug 1, 6:00 pm
- Planning Commission – Tuesday, Aug 2, 6:00 pm
- Cultural Arts Commission – Monday, Aug 8, 6:00 pm
- Architectural Review Board – Monday, Aug 15, 6:00 pm

September

- Council Meeting – Tuesday, Sep 13, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Sep 27, 6:00 pm
- Goose Creek Recreation Commission (Labor Day/CANCELED)
- Planning Commission – Tuesday, Sep 6, 6:00 pm
- Cultural Arts Commission – Monday, Sep 12, 6:00 pm
- Architectural Review Board – Monday, Sep 19, 6:00 pm

October

- Council Meeting – Tuesday, Oct 11, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Oct 26, 6:00 pm
- Goose Creek Recreation Commission – Monday, Oct 3, 6:00 pm
- Planning Commission – Tuesday, Oct 4, 6:00 pm
- Cultural Arts Commission – Monday, Oct 10, 6:00 pm
- Architectural Review Board – Monday, Oct 17, 6:00 pm

November

- Council Meeting – Tuesday, Nov 8, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Nov 22, 6:00 pm
- Goose Creek Recreation Commission – Monday, Nov 7, 6:00 pm
- Planning Commission – Tuesday, Nov 1, 6:00 pm
- Cultural Arts Commission – Monday, Nov 14, 6:00 pm
- Architectural Review Board – Monday, Nov 21, 6:00 pm

December

- Council Meeting – Tuesday, Dec 13, 6:00 pm
- Council Workshop – NO WORKSHOP DUE TO CHRISTMAS HOLIDAY
- Goose Creek Recreation Commission – Monday, Dec 5, 6:00 pm
- Planning Commission – Tuesday, Dec 6, 6:00 pm
- Cultural Arts Commission – Monday, Dec 12, 6:00 pm
- Architectural Review Board – Monday, Dec 19, 6:00 pm

CITY COUNCIL

For questions concerning City Council, please contact Kelly Lovette, City Clerk, at (843) 797-6220 ext. 1113 – email: cityclerk@cityofgoosecreek.com.

PLANNING COMMISSION (PC)/ARCHITECTURAL REVIEW BOARD (ARB)/ZONING BOARD OF APPEALS (ZBA)/ BUILDING BOARD OF ADJUSTMENTS AND APPEALS (BBAA)

Zoning Board of Appeals (ZBA): Meets as needed. Due to legal advertising and staff requirements, please plan a month in advance.

Building Board of Adjustments and Appeals (BBAA): Meets as needed. Due to legal advertising and staff requirements, please plan a month in advance.

Planning Commission (PC): Application deadline is the following business day after the previously scheduled PC meeting date by 5:00 pm, excluding City holidays, to include fees paid, documents submitted, and application approval given by the Zoning Administrator. Failure to have a complete submittal may result in the case being deferred. Example - PC meeting on Jan 4, deadline is Jan 5, for Feb 1 meeting.

Architectural Review Board (ARB): Application deadline is the following business day after the previously scheduled ARB meeting date by 5:00 pm, excluding City holidays, to include fees paid, documents submitted, and application approval given by the Zoning Administrator. Failure to have a complete submittal may result in the case being deferred. Example – ARB meeting on Jan 17, deadline is Jan 18 for Feb 21 meeting. Major Applications, the project will need to be reviewed by staff, comments/corrections issued to the applicant/architect/engineer, and comments addressed corrections made by the applicant/architect/engineer prior to submittal of the application on the deadline.

For questions concerning the Planning Commission, Architectural Review Board or Zoning Board of Appeal, please contact Planning and Zoning planning-zoning@cityofgoosecreek.com

GOOSE CREEK RECREATION COMMISSION (GCRC) AND CULTURAL ARTS COMMISSION (CAC)

Goose Creek Recreation Commission (GCRC): The GCRC is body politic appointed by the Governor. For questions concerning GCRC and CAC, please contact Crystal Reed, Director of Recreation, at (843) 569-4242 ext. 5285 – email: creed@cityofgoosecreek.com.