



**AGENDA
PLANNING COMMISSION MEETING
TUESDAY, FEBRUARY 7, 2023 – 6:00 PM
CITY HALL - 519 N GOOSE CREEK BOULEVARD
GOOSE CREEK, SOUTH CAROLINA**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING JANUARY 3, 2023

IV. ZONING PUBLIC HEARING

- a. **MAP AMENDMENT HENRY E. BROWN, JR. BOULEVARD** - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-083 (HENRY E. BROWN, JR. BOULEVARD) FROM PLANNED DEVELOPMENT (PD) TO GENERAL COMMERCIAL (GC) and TOWNHOME DISTRICT (R-4)

V. CLOSING REMARKS AND ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Administrative Assistant Lili Ortiz-Ludlum

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING JANUARY 3, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JANUARY 3, 2023, 6:00PM
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; Lisa Burdick; Gena Glaze; Anthony Jenkins; Rob Wiggins

Absent: Josh Lilly

Staff Present: Planning and Zoning Director Kendra Wise; Administrative Assistant Lili Ortiz-Ludlum

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES: DECEMBER 6, 2022

Motion: A motion was made to approve the December 6, 2022 minutes. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

A. ZONING TEXT AMENDMENT - REQUEST TO AMEND THE GOOSE CREEK CODE OF ORDINANCES, TITLE 15: LAND USAGE, CHAPTER 151: ZONING, § 151.083 (LANDSCAPING REQUIREMENTS), § 151.086 (PARKING AND LOADING SPACE), AND § 151.197 (ARCHITECTURAL REVIEW DESIGN GUIDELINES)

Mrs. Wise presented the staff report. Mrs. Wise answered questions from the Commissioners. No one from the public spoke in favor or against the request.

Motion: A motion was made to amend the Goose Creek Code of Ordinances, Title 15: Land Usage, Chapter 151: Zoning, § 151.083 (Landscaping Requirements), § 151.086 (Parking and Loading Space), and § 151.197 (Architectural Review Design Guidelines) as provided by City Staff. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

V. **CLOSING REMARKS & ADJOURNMENT**

Chairperson Edwards thanked City Staff for the holiday party.

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 6:07 pm.

Date: _____

Judie Edwards, Chair



Request for Planning Commission Agenda Item

To: Planning Commission

From: Kendra Wise, Planning and Zoning Director

Please check one box

Regular Meeting

Special Meeting

Work Session

Please check one box, if applicable

Ordinance

Resolution

Proclamation

Request to Purchase

Ordinance/Resolution Title

MAP AMENDMENT HENRY E. BROWN, JR. BOULEVARD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-083 (HENRY E. BROWN, JR. BOULEVARD) FROM PLANNED DEVELOPMENT (PD) TO GENERAL COMMERCIAL (GC) and TOWNHOME DISTRICT (R-4)

Background Summary

The proposal seeks to rezone one parcel from Planned Development (PD) to General Commercial (GC) and Townhome District (R-4). Specifically, the General Commercial (GC) portion of the parcel would consist of +/- 1.6 acres located along the majority of the Henry E. Brown, Jr. Boulevard frontage. The remaining +/-10.7 acres would be rezoned as Townhome District (R-4) and located behind the General Commercial (GC) property. Vicinity Zoning is included in the packet.

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



CITY COUNCIL

February 7, 2023, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Zoning Map Amendment Henry E. Brown, Jr. Boulevard

Tax Map:	235-00-00-083
Proposal:	Rezone from Planned Development (PD) to General Commercial (GC) and Townhome District (R-4)
Applicant:	Brett Woodward of Henry Brown TH PropCo, LLC
Acreage:	+/- 12.29 acres
Current Use:	Vacant
Proposed Use:	Commercial and Townhomes
Land Use Classification:	Village Node Mixed-use (Comprehensive Plan)
Current Zoning:	Planned Development (PD)
Proposed Zoning:	Townhome District (R-4)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) designates the parcel as Village Node Mixed-use.

ZONING DISTRICT SUMMARY

The subject property is currently zoned Planned Development (PD) as part of the Brickhope Plantation Development. Currently, this lot is part of the area previously designated for commercial use, which comprised approximately 37 acres of the estimated total site acreage of 729.34. The properties to the West of these parcels are zoned for multi-family use. The land to the North is currently under review for development as a storage company, and the land to the South is Mevers School of Excellence. The land to the East of this parcel is Federally owned and under the control of the Commander of Joint Base Charleston, and they have been sent notice of this application. Vicinity zoning is included in the packet.

Both the General Commercial (GC) and the Townhome District (R-4) zoning would demand adherence to specific design requirements, and any project under either zoning classification would require review and approval by the Architectural Review Board in addition to a full site plan review by staff.

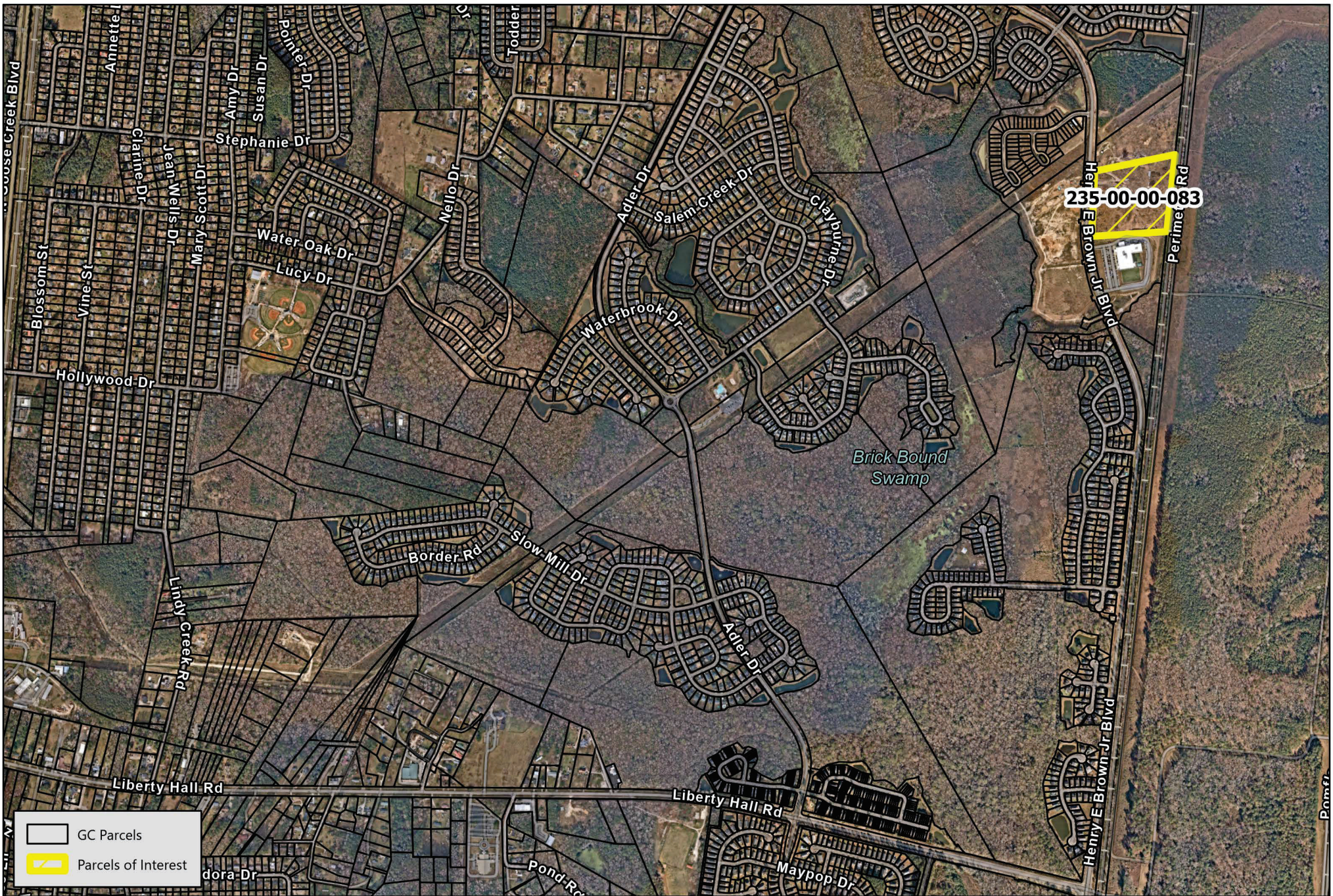
The purpose of the Townhome district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture. R-4 zoning permits 12 units per acre with no more than 6 units attached, and for this parcel, a maximum of 120 townhome units could be developed. These figures are based on maximum gross density and may be reduced by additional infrastructure requirements in addition to the impact of wetlands on the property.

The portion of Henry E. Brown, Jr. Boulevard adjacent to this parcel is maintained by Berkeley County, and the applicant is encouraged to coordinate with that agency on the potential traffic related requirements for development.

STAFF RECOMMENDATION

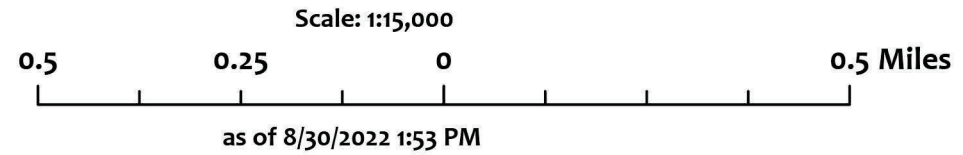
Approval.

The Village Node District is intended to encourage a mixture of residential, commercial, and institutional land uses. Commercial uses should front existing and future roadways, and a variety of medium-density residential types should be promoted to attract residents of varying lifestyles and income levels. Townhomes are a development type that may be considered in a Village Node District along with commercial retail, service retail, and offices. A rezoning request is not a site plan review, and no specific plan will be tied to the request.



Henry E. Brown Jr. Blvd Overview

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd
 Goose Creek, SC 29445
 (843) 797-6220



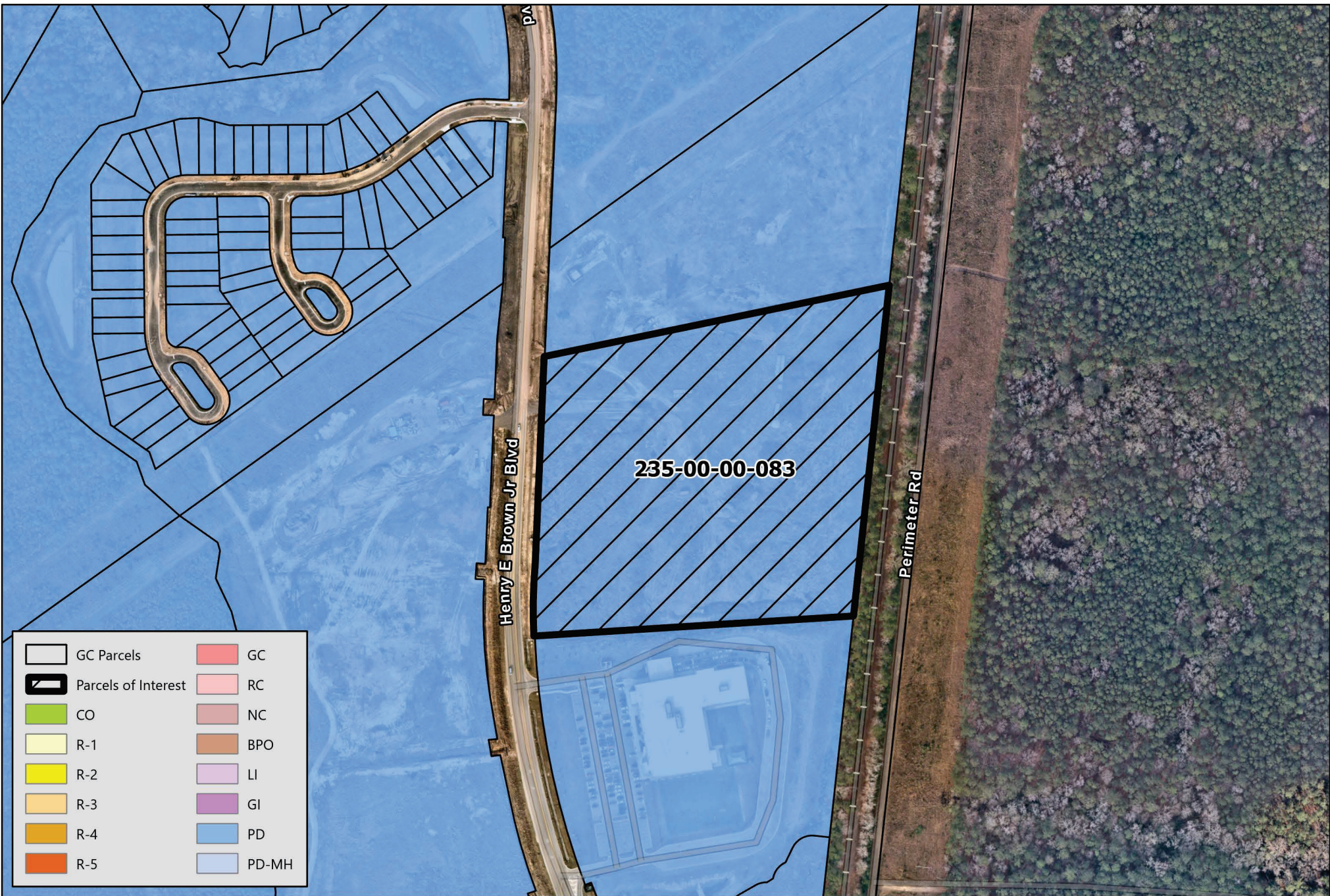
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VILLAGE NODE DISTRICT



Overview

The Village Node District is intended to encourage mixture of residential, commercial, and institutional land uses in a walkable setting. Commercial uses should front existing and future roadways, and uses should be “stacked” to create mixed-use buildings where appropriate. A variety of medium-density residential types will be promoted to attract residents of varying lifestyles and income levels. New development and redevelopment should be careful to respect existing residential areas and civic/ institutional areas in their design. For example, land uses similar in size, scale, intensity, and character are encouraged along the edge of established residential neighborhoods and communities to create a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity, and character.

Land Uses and Development Types

- Limited small-lot (< 0.25 acre) single-family residential detached housing
- Townhomes
- Duplexes / triplexes / quadplexes
- Accessory dwelling units (ADUs)
- Small apartment / condominium buildings (5-19 units), from studio units up to 3 bedrooms
- Commercial retail (shops, restaurants, etc)
- Service retail (salons, gyms, etc)
- Consumer-facing office (banks, real estate, etc)
- Professional office (medical, legal, etc)
- Mixed-use (i.e. commercial on the bottom, with upper-story office or multi-family units)
- Neighborhood-level or community-level parks
- Amenities and recreation
- Civic and institutional uses (schools, churches, etc)

Implementation Measures

- A mixed-use zoning district
- Permit multi-family housing **by-right**
- Prohibit multi-family from being placed directly adjacent to established single-family neighborhoods
- Street design standards for future internal streets lined with sidewalks
- Require inter-parcel connectivity
- Lot consolidation incentives
- Prohibit parcel-wide curb cuts
- Adaptive reuse
- Infill development
- Building performance standards for new construction and rehabilitation of older buildings
- Tax incentives, density bonuses, and an expedited development and site plan review process for new development / redevelopment
- Flexible shared parking standards





TODAY'S DATE: 01-10-2023

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist)
 Plat Review
 Rezoning*
 Small Wireless Facility
 Subdivision Plan (See Checklist)
 Variance*
 Conditional Use Permit*

PART II. GENERAL INFORMATION

- Development Name: Brick Hope Place
- Street Address: TBD Henry Brown Blvd
- TMS #: 2350000083
- Zoning Classification: PD
Requested Classification: See below (For rezoning only)
- Total Site Acres: 12.29

PART III. CONTACT INFORMATION

Owner/Developer Name: Henry Brown TH Propco LLC (Brett Woodward)
 Street Address: 222 West Coleman City: Mount Pleasant St: SC Zip: 29464
 Telephone: 843-375-8984 Cell Phone: 843-259-1144 Fax: _____
 E-mail Address: brett@bluecurrentdev.com

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: _____
 Proposed Total Building Area (gross sq. ft.): _____
 Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____
 Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: _____

APPLICATION SUMMARY:

Applicant intends to subdivide the parcel into two tracts, one being GC and the other R4. The GC portion shall be 1.6 acres +/- located along the majority of the Henry Brown Blvd frontage. The R4 portion shall be 10.7 acres +/- located behind the GC portion.

LAND DEVELOPMENT SERVICES

Subdivision Plat Review	1-10 LOTS	\$100.00
Subdivision Plat Review	Over 10 LOTS	\$200.00 Plus/\$1.00 Lot
Commercial Review	0-10 ACRES	\$200.00
Commercial Review	10-100 ACRES	\$200.00 Plus \$2.00 Acre
Rezoning Request		\$300.00
Temporary Use Permit		\$ 25.00
Development Agreement		\$500.00 **
Planned Development		\$500.00

***Fee charged will also include a reimbursement for the City's incurred legal fees related to the review of the development agreement.*

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

By: Henry Brown TH Propco, LLC
 Print Name: Brian E. Woodward, manager

Signature: [Handwritten Signature]

Person Completing this Application: Brett Woodward

Signature of Person Completing this Application: [Handwritten Signature]

GOOSE CREEK ZONING DISTRICTS

COMMERCIAL/INDUSTRIAL ZONING CLASSIFICATIONS
BPO: Business Professional Office
GC: General Commercial
GI: General Industrial
HI: Heavy Industrial
LI: Light Industrial
NC: Neighborhood Commercial
RC: Restricted Commercial

RESIDENTIAL ZONING CLASSIFICATIONS
R1: Low Density Residential
R2: Medium Density Residential
R3: High Density Residential
PD: Planned Development
PD-MH: PD for Mobile Home
BLANK ZONING CLASSIFICATION
CO: Conservation Open Space

CONTACT PLANNING-ZONING@CITYOFGOOSECREEK.COM FOR QUESTIONS PERTAINING TO THIS FORM

HENRY BROWN BLVD

