

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, FEBRUARY 2, 2021, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.

Present: Josh Johnson; Heather Byrd; Paul Connerty; Judie Edwards; Gena Glaze; Rob Wiggins

Absent: None

Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

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

Discussion: There was none.

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

III. REVIEW OF MINUTES: JANUARY 5, 2021

Motion: A motion was made to approve the minutes with a typographical correction. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Wiggins.

Discussion: There was none.

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

IV. PRESENTATION:

A. TSW'S LATEST INFORMATION OF THE 2020 COMPREHENSIVE PLAN

Mr. Adam Williamson and Allison Sinyard with TSW presented an update on the Comprehensive Plan.

Mr. Williamson presented the objectives:

- Give an update to the planning process
- Communicate what we learned at the second workshop
- Discuss tomorrow's in-person Draft Plan Open House

Mr. Williamson presented the agenda:

- Process + Schedule
- Public Workshop #2 Review
- Draft Plan Open House
- Questions

Mr. Williamson reviewed the process and schedule and stated that the research, analysis, and visioning phase are complete. He stated the draft recommendation phase is 80% complete and in March the recommendation will be finalized.

He presented the schedule that is left:

- Draft Plan Open House -February 3rd
- City Council Meeting (Adoption) -March 9th

Ms. Sinyard summarized the public workshop review. She stated there were fifty-six (56) participants, ninety (90) map comments and sixty-nine (69) survey responses. She stated that a draft future land use plan, transportation projects and ideas for redevelopment were presented for feedback. She presented a slide that shows top map comments and comments from the survey.

Ms. Sinyard stated TSW learned the following:

- Feedback is consistent with first round of public input.
- Multi-family is most acceptable when it is part of a mixed-use building or a “missing middle” housing type (think: small condominium buildings).
- Housing strategies need to consider affordable or low-income housing geared toward seniors because of the limited options that already exist.
- Transportation improvements need to be geared toward people of all ages.
- Residents want to see better pedestrian/bicycle connectivity throughout the city.
- Red Bank Road should continue to remain more commercial if it redevelops.
- The Town Center area should have a large gathering space and lots of higher-density, quality, commercial and mixed-use development.

Ms. Sinyard presented the draft plan for the open house. She stated it will display the following:

- Updated goals.
- Redevelopment framework plans.
- Updated future land use map.
- Updated transportation projects.

Ms. Sinyard concluded her presentation by asking if the Commission had any questions. The Commission did not.

V. PUBLIC HEARING:

A. THE PLANNING COMMISSION WILL HOLD A PUBLIC HEARING REGARDING A REZONING REQUEST FROM HIGH DENSITY RESIDENTIAL (R3) TO PLANNED DEVELOPMENT (PD); FOR THE PARCELS IDENTIFIED AS TMS#2351302060, 004 AND INTENDED ZONING CLASSIFICATION FOR TMS#2351302019 UPON ANNEXATION INTO THE CITY OF GOOSE CREEK.

Chairman Johnson opened the Public Hearing and asked for staff comments. Mr. Brodeur stated the project before the Commission this evening will have several varied planning actions before it can be developed. He stated part of the project is located within Berkeley County and the applicant will need to petition City Council for annexation. He stated the proposal is a rezoning request of four(4) parcels from General Commercial (GC) & Residential High Density (R-3) to Planned Development (PD). He stated in order to qualify for a PD zoning, the master plan must include a mixture of commercial and residential uses. Mr. Brodeur stated this project is proposing an appropriate mixed land use. He stated City staff has reviewed the proposed Stephanie Drive Townhomes Planned Development Guidelines and offers the suggested modifications located in the supporting documents for tonight's meeting.

Mr. Ian Dunkin with Stantec presented the proposal. He stated two (2) items on staff's recommendation list that he wanted to mention were the masonry wall and a brick façade. He stated he would like to use a stockade fence option instead of a masonry wall. Regarding the brick façade, he presented examples of products that were successful in previous developments that do not include brick.

Chairman Johnson inquired if the public would like to speak in opposition or in favor of the request. No one from the public spoke.

Mr. Chris Young of STYO Development stated he found a need for Townhome living in the City; somewhere for first time home buyers, workforce housing, teachers, and retirees could live. He stated they are seeing a large drive for townhouses, especially in the 55-year age group, that are looking to get out of the upkeep of a house. He stated we are aware that the City has a lot of apartments that are not in the best shape. He stated having a townhouse brings ownership and quality. He stated there was some concerns about the Quickie Mart at this location, however they are able to get this property in the PD. He stated unfortunately, they have to overpay for this type of business. He presented the commercial redevelopment plan for the section that the Quickie Mart is located. He stated this will be a big track of commercial land where they could put light office retail. He stated traffic is always a big concern. He stated the target is to get the consumer to live and work in the City.

Mr. Young reviewed the suggestions in the staff report. He shared concerns that the suggestions staff made will affect the final cost of the homes as they are trying to keep the cost under \$200,000.

Chairman Johnson inquired as to why the applicant wanted to rezone to a PD instead of R3 with the front parcels zoned commercial. The applicant stated the zoning structure for the City is written in a way that discourages townhome infill projects. He stated the reason being it is tied to a lot size that is dependent upon how many bedrooms the proposed townhome has. He stated he would make the recommendation to reevaluate the current code as the code is geared toward multifamily. The applicant stated in his opinion, a townhome is a single family attached home that is different than an apartment. He stated to rezone to PD is to have flexibility on lot size.

Commissioner Glaze inquired how much the difference would be if the developer went with all the recommendations that City staff presented. The applicant stated it could raise the cost about \$30,000 per lot. He stated the problem is the comparison in price point of the neighborhood behind this development. The applicant stated if we started with these recommendations, we would move into the same price range as a single-family residence. He stated we are trying to transition from commercial, to townhomes, then to single family residential.

Chairman Johnson closed the public hearing. The Commission reviewed the modifications that were discussed between the applicant, staff, and the Commission:

- Under Stephanie Drive Townhomes Planned Development Guidelines Parking requirements – modify to 20-foot onsite parking spot for each unit.
- Under Stephanie Drive Townhomes Planned Development Guidelines - strike the language in tree protection to default to City's tree ordinance.
- Item 1 under staff recommendation - replace the word masonry wall with the word fence to be determined by the director.
- Item 2 under staff recommendation - replace the word masonry wall and replace with the word fence to be approved by the director.
- Item 5 under staff recommendation - replace the word paved and replace with semi pervious.

- Item 6 under staff recommendation - remove the word masonry wall and replace with the word fence to be approved by the director.
- Item 8 under staff recommendation, third bullet – simply strike this line item.
- Item 8 under staff recommendation, tenth bullet - permitted roof materials shall be approved by the city building official, color pallet as approved by director.
- Item 8 under staff recommendation, sixteenth bullet - simply strike this line item.

The applicant agreed to all these conditions.

Motion: A motion was made to recommend to City Council the approval of the rezoning request from High Density Residential (R3) to Planned Development (PD); for the parcels identified as TMS#2351302060, 004 and intended zoning classification for TMS#2351302019 upon annexation into the City of Goose Creek with the modification for the PD which was read into the record by Chairman Johnson and the changes to the staff recommendation read into the record by Mr. Brodeur.

Moved by Commissioner Connerty; **Seconded by** Commissioner Byrd.

Discussion: There was none.

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

VI. COMMENTS FROM THE COMMISSION

There was none.

VII. COMMENTS FROM STAFF

Mr. Brodeur stated staff is working on the Sign Ordinance and it will be brought before the Planning Commission at the next meeting.

VIII. ADJOURNMENT

Commissioner Edwards made a motion to adjourn, Commissioner Connerty seconded. All voted in favor (6-0). The meeting adjourned at approximately 8:10 pm.

Date: _____

Mr. Josh Johnson, Chairman