

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, October 1, 2019, 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:** Josh Johnson; Paul Connerty; Judie Edwards; Jeffrey Smith;  
John Starzyk  
**Absent:** Heather Byrd; Gary Berenyi  
**Staff Present:** Planning Director Mark Brodeur; Assistant City Administrator Daniel  
Moore  
**Council Present:** Councilmember McSwain

**II. Approval of Agenda**

**Motion:** A motion was made to accept the agenda as presented. **Moved by**  
Commissioner Edwards; **Seconded by** Commissioner Connerty.  
**Discussion:** There was none.  
**Vote:** All voted in favor. The motion carried (5-0).

**III. Review of Minutes from August 6, 2019**

**Motion:** A motion was made to approve the August 6, 2019 minutes as  
presented. **Moved by** Commissioner Smith; **Seconded by**  
Commissioner Edwards.  
**Discussion:** Commissioner Connerty stated he was absent and will abstain from  
voting.  
**Vote:** All voted in favor. The motion carried (4-0).

**IV. PUBLIC HEARING – Rezoning Request for property located at 787 St. James Ave., property  
designated as TMS#234-00-00-147; Request to rezone from Conservation Open Space  
(CO) to General Commercial (GC).**

Chairman Johnson opened the public hearing. Mr. Brodeur presented staff report. He stated this is an annexation for 787 St. James Ave know as Taco Bell. He stated he has not received opposition from the public to rezone. He stated the proposed zoning of GC is consistent with the comprehensive plan. Mr. Brodeur wanted to state for the record the plat book and page is Plat CABQ-212A and has an approximate acreage of 1.92 acres.

Mr. Don Wilson who works for the developer of Taco Bell, spoke on behalf of the applicant. He stated he hopes the Commission would consider the request before them.

There was no public present to speak in favor or in opposition.

Chairman Johnson opened discussion to the Commission. A Commissioner inquired what is the benefit of changing the zoning to GC if the business is already there. Mr. Moore stated this is a formality to clean up a unique situation due to a water service area agreement. He stated Taco bell was working with Berkeley County when it was discovered that they needed to annex into the City due to water. He stated due to the City's Ordinance, the property has to be annexed into the City as CO.

Chairman Johnson closed the public hearing and inquired if the Commission would like to act.

- Motion:** A motion was made to approve the rezoning request for the property located at 787 St. James Ave parcel 234-00-00-147 from Conservation Open Space (CO) to General Commercial (GC). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried (5-0).

**V. PUBLIC HEARING - ANNEXATION AND ZONING PROCESS; regarding the proposal to amend the City of Goose Creek Zoning Ordinance language to Sections: 151.107, specifically requiring concurrent zoning classification assignment at time of annexation request.**

Chairman Johnson opened the public hearing. Mr. Brouder presented staff report. He stated the current zoning classification as it pertains to annexations is confusing to the general public. He stated citizens may assume that a classification of CO means that a park will be annexed into the City; only to have the property rezoned at a later date. He stated the properties that come into the city should be designated at the time of the annexation request so that the public is made fully aware of what the ultimate use is going to be.

There was no public present to speak in favor or in opposition.

Chairman Johnson opened discussion to the Commission. Discussion occurred between the Commission and City Staff. Commissioner Johnson stated he had a concern regarding the proposed wording of section 151.107 Change of City Boundaries. He suggested the following text, "to an appropriate city zoning classification, as approved by City Council." Mr. Moore requested the Commission make that amendment in the recommendation as it could be added to the packet for City Council. The Commission agreed.

Chairman Johnson closed the public hearing and inquired if the Commission would like to act.

- Motion:** A motion was made to approve the Goose Creek Zoning Ordinance language change with Commissioner Johnson's recommendation to

section 151.107. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Connerty.

**Discussion:** There was none

**Vote:** All voted in favor. The motion carried (5-0).

**VI. PUBLIC HEARING – MULTIFAMILY CONDITIONAL USE PERMIT PROCESS; regarding the proposal to amend the City of Goose Creek Zoning Ordinance language to Sections: 151.171, Duties and Powers; specifically relinquishing the issuance of multi-family conditional use permits by the Zoning Board of Appeals and to move that specific duty to the Goose Creek City Council.**

Chairman Johnson opened the public hearing. Mr. Brouder presented staff report. He stated the proposed zoning code amendment would modify the duties of the Zoning Board of Appeals (ZBA) to relinquish the issuance of multi-family conditional use permits and to move that specific duty to City Council. He stated City Council is directly responsible to the residents of the City of Goose Creek. As elected officials, they have been entrusted with the care of our community. The Council is involved with many facets of community development including land use, transportation, economic development, employment, safety, recreation and mainly being the vision-keepers for the community. Mr. Brouder stated due to the very nature of multi-family uses, City Council is better equipped to render decisions and attach the needed conditions to any and all such developments because of this broader view of the entirety of City needs. He stated the role will change just for multi-family conditional use permits from the ZBA to the City Council.

There was no public present to speak in favor or opposition.

Chairman Johnson shared his opposition for this request. He closed the public hearing and inquired if the Commission would like to act. Discussion occurred regarding the role of City Council and the ZBA. Procedural inquiries arose regarding if this commission chose not to vote or if this could be tabled until a future date. City Staff answered all questions.

**Motion:** A motion was made to deny the zoning change for 151.171 to City Council. **Moved by** Commissioner Starzyk; **Seconded by** None.

**Discussion:** There was none

**Vote:** Motion failed due to no second.

**Motion:** A second motion was made to approve for recommendation the multifamily conditional use permit process regarding the proposal to amend the City of Goose Creek Zoning Ordinance language to section 151.171 Duties and Powers; specifically relinquishing the issuance of multifamily conditional use permits by the ZBA and to move that specific duty to the Goose Creek City Council. **Moved by** Commissioner Connerty; **Seconded by** Smith.

**Discussion:** There was none

**Vote:** Commissioner Connerty; Commissioner Smith and Commissioner Edwards voted in favor. Chairman Johnson and Commissioner Starzyk were opposed. Motion Carried (3-2)

**VII. Comments from the Commission**

No Comments.

**VIII. Comments from Staff**

**Discussion – Murals:** Mr. Brodeur stated there is discussion at the City Council level to permit murals within the City. He stated the proposal would define what types of murals might be permitted and what types of murals may not be permitted. Discussion ensued regarding whether the Cultural Arts Commission or the ARB should approve murals. Mr. Brodeur stated we should specify what kind of mural art we would allow.

Mr. Moore stated there is one more training session on October 23, 2019 and it will be for three (3) hours.

**IX. Adjournment**

Commissioner Connerty made a motion to adjourn, Commissioner Smith seconded. All voted in favor (5-0). The meeting adjourned at approximately 7:42pm.

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Mr. Josh Johnson, Chairman

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