

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, MARCH 1, 2016, 6:30 P.M.  
GOOSE CREEK MUNICIPAL CENTER  
519 N. GOOSE CREEK BLVD.**

**I. Call to Order – Chairman Allen Wall**

Chairman Wall called the meeting to order at 6:36 p.m.

Present: Paul Connerty, Allen Wall, Barry Washington, Darrell Williams

Absent: Connie Myers, Jeffrey Smith

Staff Present: Jake Broom, Sarah Hanson, Mayor Heitzler

**II. Approval of Agenda**

*Motion:* Mr. Williams made a motion to accept the Agenda as posted. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor. (4-0)

**III. Review of Minutes from February 2, 2016**

*Motion:* Mr. Williams made a motion to accept the minutes as written. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor. (4-0)

**IV. Discussion – Industrial Zoning**

Chairman Wall opened the discussion of industrial zoning. Ms. Hanson presented language to the Commission in regards to various types of proposed commercial industrial zoning to add within the land use tables and zoning ordinance. She highlighted current and proposed types of commercial zoning along with industrial zoning and their definitions. Staff mentioned the need to prepare the zoning ordinance along with the land use table to establish an appropriate zoning classification should the need arise. Ms. Hanson detailed the proposed changes, detailing the types of uses for each category, and asked the Commission to review the material and make comments or suggestions prior to the next meeting. She stated a public hearing would then be sent when the Commission was ready to recommend modifications to City Council. Ms. Hanson added City Staff had suggested changing the format to add language to the body of the zoning ordinance. Ms. Hanson described the proposed changes within each zoning.

Mr. Williams inquired if the land use table would be moved into the document portion of the ordinance. Staff stated it could be an option if the Commission wished to simplify the ordinance and omit the table of land uses. There was a detailed discussion about the ordinance language and how it could be modified to better serve the community. Chairman Wall inquired if it would be possible to keep both the definitions and the land use table. There was some discussion as to the timeline to proceed with these amendments.

Chairman Wall tasked the Commission with reviewing the information and contacting Staff with any questions, comments, or concerns in regards to the language within the next two weeks. Ms. Hanson explained the concept of creating varied industrial zonings to provide more cohesive transitions with development. There was discussion in regards to buffers within various proposed zoning districts.

Mr. Jake Broom, Assistant City Administrator, stated the reason for having various zoning district classifications, designated by the City, would enable a company to enter the City, and regulate what they do within that area. Mr. Broom added this would provide a plan for companies to be able to annex into specific areas of the City.

Staff restated the request to the Commission to familiarize themselves with the land use table, and requested the Commission contact Staff with any comments or questions.

## **V. Comments from the Commission**

Chairman Wall inquired if there was a presentation planned for Mr. Quinn at a City Council meeting. Staff stated it would be at the next upcoming City Council meeting. Chairman Wall inquired to Staff if there were any pending ordinance recommendations to City Council. Ms. Hanson stated some second readings were scheduled for the next City Council meeting.

## **VI. Comments from Staff**

Ms. Hanson mentioned the recognition for Mr. Quinn would be next Tuesday at 7:00 p.m. She also stated a Waffle House would be coming to Red Bank Road, along with the re-development of 208 St. James Avenue, which would include an interior storage facility, pet supply store, and outparcel development. Ms. Hanson added the Planning Department had recently completed the review and approval of apartments, an assisted living facility, along with a dental and medical office at Carnes Crossroads. Mr. Connerty inquired if the pet supply store was a chain or family owned. Staff stated it is family owned.

Mr. Mayor thanked the Commission for all their hard work for the City.

## **VII. Adjournment**

Mr. Connerty made a motion to adjourn, and Mr. Washington seconded. All voted in favor. The meeting adjourned at approximately 7:23 p.m.

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Allen Wall, Chairman

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