

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 7, 2017, 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 6:35 p.m.

Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Josh Johnson, Allen Wall, Barry Washington

Absent: Jeffrey Smith

Staff Present: Kara Browder

II. Approval of Agenda

Motion: Mr. Washington made a motion to accept the Agenda as presented. Mr. Johnson seconded.

Discussion: There was none.

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

III. Public Hearing – Rezoning Request for property located on N. Main Street, designated as TMS#222-07-00-003 and TMS#222-07-00-004; Request to Rezone from Conservation Open Space (CO) to General Commercial (GC)

Chairman Wall opened the public hearing, and the floor to Staff. Ms. Browder described the location of the parcels near the Carnes development, recently annexed into the City, and the applicant is requesting to rezone from Conservation Open Space (CO) to General Commercial (GC).

Mr. Fred St. Laurent, presented the request to the Commission. Chairman Wall invited anyone to speak for or against the request. There was none. Chairman Wall inquired if Staff had a recommendation. Staff deferred to the Commission.

Chairman Wall closed the public hearing, and asked the Commission to address the request. He noted that the annexation would go before Council next month. There was a brief discussion about the previous use of the properties.

Motion: Mr. Berenyi made a motion to accept the request as submitted. Mr. Connerty seconded.

Discussion: There was none.

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

IV. Public Hearing – Rezoning Request for property located on Old Moncks Corner Road, designated as TMS#234-00-00-146; Request to Rezone from Low Density Residential (R1) to General Commercial (GC)

Chairman Wall opened the public hearing, and requested Staff open the discussion. Ms. Browder addressed the Commission with the details of the request, and the history of previous request. Chairman Wall invited the applicant to present to the Commission. A representative from the Church gave a brief history with the original intent to build a church on the property, and the findings of the wetlands on the property. He added that the current zoning classification of (R1) limits the use and the potential sale of the property.

Chairman Wall invited anyone to speak for the request. There was none. Chairman Wall invited anyone to speak against the request. Mr. McCants requested to keep safety in mind, and suggested a traffic study for Old Moncks Corner Road. Mr. Larry Hearn, of Foxborough, expressed concerns for the use of the land and the traffic it would generate. A resident that lives on Old Moncks Corner Road stated concerns for safety, and the hopes for green space within the community. Another resident of Foxborough expressed concerns for development having a negative impact on the neighborhood of Foxborough. Mr. Ted Adams, of Thurgood Road, stated his opinion to oppose adding a business at that location. Mr. Wendell Gathers, of Wallace Road, expressed opposition for the development of that parcel, and over development of City green space. Mr. Larry Houston stated opposition for the rezoning, and additional traffic.

Chairman Wall inquired if Staff had a summary or a recommendation. Staff deferred to the Commission. Chairman Wall requested the applicant summarize the request. The applicant stated traffic would have been an issue if a church had been built there, and traffic will always exist to some extent. He outlined the requirements of development for a small business, mentioning the bike path is not part of this parcel.

Chairman Wall closed the public hearing, and asked the Commission to address the request.

There was a detailed discussion about a traffic study. Mr. Berenyi inquired about a path that borders the property, and inquired with the owner if there is a commercial buyer. He inquired with the Commission regarding the best use of this site. There was discussion about uses best suited for this location, and what type of residential zoning would work best. Chairman Wall asked Staff to point out the City property. Staff displayed a map of the area. Chairman Wall asked the applicant to point out the portion of the property that was buildable. The applicant pointed out the area that could be developed and presented the Commission with a copy of the parcel. Mr. Berenyi stated the material as presented, for the record, showing satellite imagery. He noted that this was not an official wetlands document, specifying the portion of wetlands. There was discussion about the cost involved to record a wetlands plat. There was also discussion about the plans to continue or table the decision to make a good decision for both parties.

Motion: Mr. Connerty made a motion to deny the rezoning request for property located on Old Moncks Corner Road, designated as TMS#234-00-00-146, request to rezone from Residential Low Density (R1) to General Commercial (GC). Mr. Berenyi seconded.

Discussion: Mr. Johnson stated favor for this area to be a transitional zoning to decrease the impact of traffic. Mr. Berenyi stated he would like to see an official recorded wetland. Chairman Wall stated the Planning Commission is currently seeking a zoning classification for a low traffic office district that may potentially offer a more favorable zoning classification. There was discussion about the public hearing, and the timeframe to request a different rezoning request.

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

IX. Comments from the Commission

Chairman Wall stated minutes were not ready at the time the packets were put together. He noted that changes to the Restricted Commercial would be presented at the next meeting for discussion.

X. Comments from Staff

Ms. Browder stated that the language for the new business district would be presented at the next Planning Commission meeting.

XI. Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:52 p.m.

Date: _____

Allen Wall, Chairman