



Planning Commission Meeting
Tuesday, May 1, 2018
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina



MEMORANDUM

TO: Members of the Planning Commission

FROM: Brenda Moneer
Planning and Zoning Specialist

DATE: April 26, 2018

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, May 1, 2018, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Kara (x.1118) at 797-6220. We look forward to seeing you Tuesday evening.

AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 1, 2018, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

- I. Call to Order – Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from March 6, 2018
- IV. **Public Hearing** - Rezoning Request for property located on Thurgood Road designated as TMS#234-08-00-003; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2)
- V. Comments from the Commission
- VI. Comments from Staff
- VII. Adjournment

Please note this Agenda was posted at City Hall and on the City Website prior to meeting.

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 6, 2018, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Vice Chairman Josh Johnson

Action: Vice Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Barry Washington
Absent: Allen Wall
Staff Present: Kara Browder

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty.
Discussion: There was none.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

III. Review of Minutes from December 5, 2017

Motion: A motion was made to accept the minutes as submitted., **Moved by** Jeffrey Smith, **Seconded by** Jeanette Fowler.
Discussion: There was none.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

IV. Street Naming – Mackey Tract

- Belgian Court, Caspian Court, Clydesdale Circle, Oldenburg Drive, Percheron Drive, Shire Drive

Mr. Johnson noted to correct the spelling of Caspian. Ms. Browder presented the layout of the subdivision to the Commission.

Motion: Recommend to accept the names as submitted with the correction to Caspian Court. **Moved by** Gary Berenyi, **Seconded by** Paul Connerty.
Discussion: There were none.
Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 6).

V. Discussion – Home Occupations

Ms. Browder distributed information regarding the ordinance language for home occupations, and language from nearby municipalities for comparison. Staff noted the City is in line with other municipalities. She added that she did not feel as though the Ordinance needed to be modified at this time, unless the Commission deemed it necessary. There was discussion about what is considered a home occupation, and the current regulations for it. The Commission determined not to take any action at this time.

VI. Discussion – Term(s) language within the Zoning Ordinance; specifically, for Boards and Commissions.

Ms. Browder distributed information regarding the ordinance language for the Architectural Review Board, Planning Commission and Zoning Board of Appeals outlining terms. There was discussion about the terms for each member and how this would affect the current terms. The Commission tasked Staff with providing the language to be discussed at a future date.

VII. Discussion – Business Professional Office District; specifically adding language throughout Zoning Ordinance.

There was discussion about providing additional information to add as a discussion item at a future date, and then a public hearing.

VIII. Comments from the Commission

Ms. Fowler commented on sign ordinance regulations, and not hindering the building and growth of business within the City. The Commission decided to revisit the discussion of signs in a few months. There was a brief discussion about the status of Economic Development. Vice Chairperson Johnson stated it may be best to discuss sign ordinance language at a future meeting with a light agenda.

IX. Comments from Staff

Ms. Browder updated the Commission with recent information regarding open positions on other Boards.

X. Adjournment

Motion: to adjourn at 7:39 pm, **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty.

Allen Wall, Chairman

Date: _____



STAFF REPORT FOR THE CITY OF GOOSE CREEK PLANNING COMMISSION

For reference, the City of Goose Creek Code of Ordinances are available online at <https://www.cityofgoosecreek.com/government/code-ordinances>

Agenda Item	
Request #:	To be assigned
Applicant:	Anna Gregory
Location/Address:	1027 Thurgood Road

Subject Parcel	
Property Owner:	Adrian P. Grant, Lula Bell Grant, personal rep of the estate of Benjamin Samuel Grant aka Samuel B. Grant
Tax Map Number:	234-08-00-003
Approximate Acreage:	Approximately 1 acre
Plat Book & Page:	Plat info not available – Deed Book A787, Deed Page 0297
Comprehensive Plan Future Land Use Map Designation:	Single Family Residential
Current Zoning:	Conservation/Open Space

Property Zoning to the		Property Uses to the	
North:	R-2 Medium Density Residential	North:	Single Family Residence
South:	Berkeley County Zoning R-1 Single Family Residential	South:	Vacant
East:	Berkeley County Zoning R-1 Single Family Residential	East:	Vacant
West:	CO Conservation/Open Space	West:	Single Family Residence and Vacant

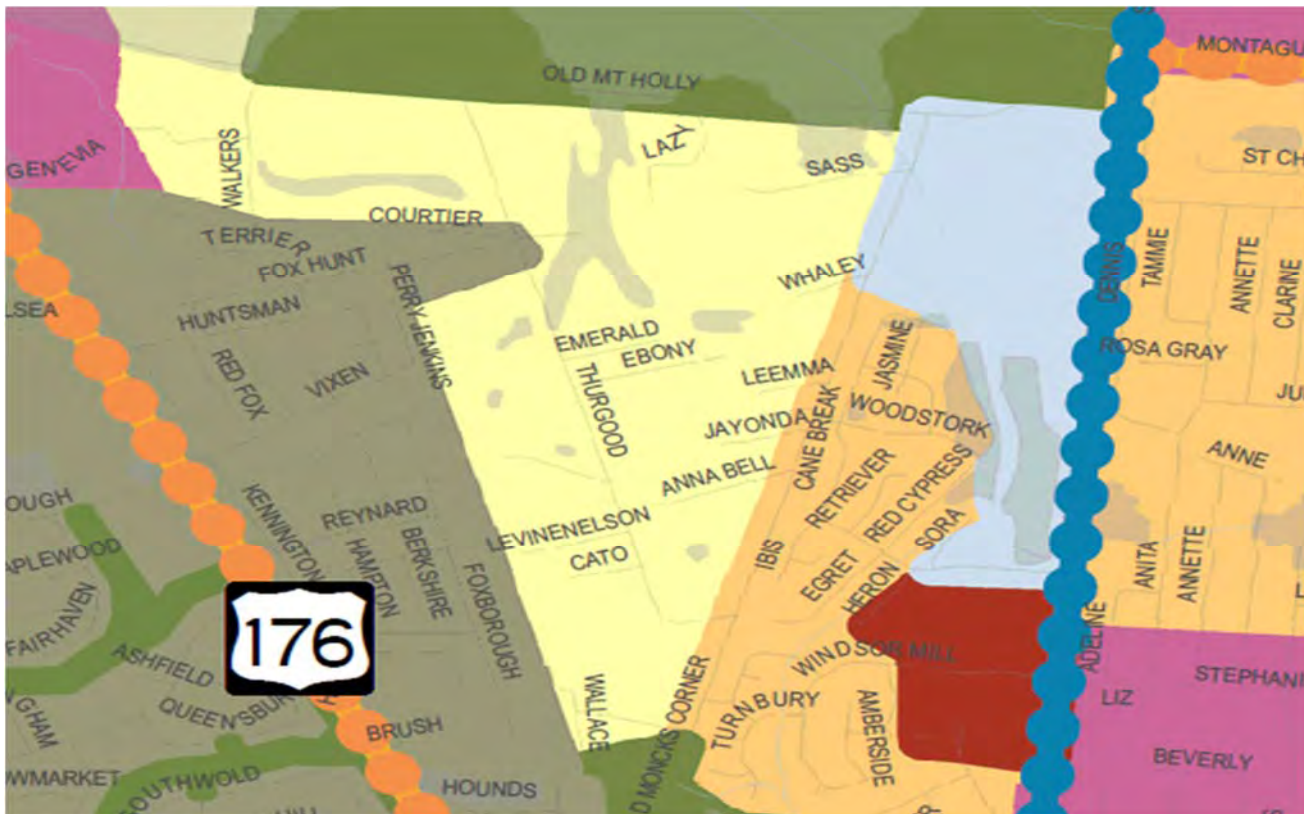
Aerial Map



Zoning Map



Comprehensive Plan



Relationship to Comprehensive Plan
Low Density Suburban Areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.

History of Property		
Date	Type of Request	Decision
No history to date	NA	NA
NA	NA	NA

Staff Comments/Additional Information
The applicant has the property under contract with buyers who wish to subdivide the property and

Construct one (1) to two (2) homes on the property. They are working with Schumacher Homes.

The adjacent property to the north is zoned R-2 Single Family Residential.

The minimum lot size in the R-2 District is 8,000 square feet.

Anticipated Meeting Schedule		
Body	Meeting Date	Action
Planning Commission	May 1, 2018	Click or tap here to enter text.
City Council Meeting	May 8, 2018	Click or tap here to enter text.
City Council Workshop	May 22, 2018	Click or tap here to enter text.
City Council Meeting	June 12, 2018	Click or tap here to enter text.
<i>City Council Meetings subject to change. Please check the website for up-to-date information.</i>		

Planning Commission Voted Click or tap here to enter text. _____ to Click or tap here to enter text. _____ to Click or tap here to enter text. _____ the request.	
Planning Commission Comments: Click or tap here to enter text.	
Click or tap here to enter text.	
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Planning Commission Chair Signature:	Date:
Allen Wall	