

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, APRIL 3, 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, Brenda Moneer

**II. Approval of Agenda**

Vice Chairman noted the minutes were not available.

**Motion:** Made a motion to accept the Agenda as posted without the review of the minutes., **Moved by** Jeffrey Smith; **Seconded by** Barry Washington  
**Discussion:** There was none.  
**Vote:** All voted in favor.

**III. Review of Minutes from March 6, 2018**

Minutes not available at time of meeting.

**IV. Public Hearing – Rezoning request for property located off Blossom Street designated as TMS#235-13-03-021 and TMS#235-13-03-042; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2).**

Vice Chairman Johnson explained the procedures, and opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder noted that the parcel was recently annexed into the City as one parcel, and then subdivided into three separate parcels. She explained that the owner of the parcel intended to develop the two lots on Blossom Street as residential and the remaining lot on Hollywood as restricted commercial. Ms. Browder mentioned the lots met the requested zoning requirements for lot size and the comprehensive plan is recommended for a neighborhood mixed use, meeting that requirement.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Herndon, the property owner, was available to answer any questions.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Mr. Wagner of Blossom Street stated he was opposed to the property being annexed into the City, with concerns for development. There was a brief discussion about the annexation and the default zoning that is assigned as Conservation Open Space (CO) at that time.

Vice Chairman Johnson asked if there were any further questions from the Commission. There were none. Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request.

**Motion:** A motion was made to approve the request to rezone the properties located on Blossom Street designated TMS#235-13-03-021 and TMS# 235-13-03-042 from Conservation Open Space (CO) to Residential Medium Density (R2)., **Moved by** Jeffrey Smith, **Seconded by** Gary Berenyi

**Discussion:** There was none.

**Vote:** All voted in favor.

**V. Public Hearing – Rezoning request for property located off Hollywood Drive designated as TMS#235-13-03-043; Request to rezone from Conservation Open Space (CO) to Restricted Commercial (RC).**

Vice Chairman Johnson opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder stated the request was for Restricted Commercial, with the applicant’s intent to construct a Martial Arts Studio. Staff added that the property met the criteria for Restricted Commercial, noting the comprehensive plan denotes that area as a “Mixed Use”.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Herndon, the property owner, added nothing further and was open to answer any questions. Staff added that the martial arts studio would face out to Hollywood Drive with the ingress/egress off Hollywood Drive.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Mr. Wagner of Blossom Street stated concerns for the commercial development of the property affecting the residential neighborhood. Mr. Glass inquired about the zoning of the adjacent property and what type of zoning it has. Vice Chairman Johnson stated the property across the street has a General Commercial (GC) classification. Another Citizen stated concern for a development commercial in nature so close to residential.

Vice Chairman Johnson asked if the applicant had anything further to add, or if there were any further questions from the Commission. Mr. Herndon stated he would be available to answer any questions to explain his plans after the meeting. Mr. Connerty outlined the process for the request, stating any questions or concerns could be stated at a future City Council meeting. Ms. Fowler inquired to Mr. Herndon if this was a relocation or new business. Mr. Herndon stated that he currently is an instructor at the Weapons Station, and he would like to offer a place for children and Veterans to take classes.

Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request.

**Motion:** A motion was made to approve the request to rezone the property located off Hollywood Drive designated TMS#235-13-03-043 from Conservation Open Space (CO) to Restricted Commercial (RC)., **Moved by** Jeanette Fowler, **Seconded by** Jeffrey Smith

**Discussion:** Mr. Berenyi stated concerns for the neighboring properties and the established residential area. Vice Chairman Johnson added the uses for Restricted Commercial by right may not be as compliant to the neighborhood and may not be the best designation. Mr. Connerty inquired about parking. Mr. Herndon stated he does have a plan for off street parking for the building and noted that the building would compliment the neighboring structures, with a landscape buffer on Blossom. He added the driveway would be accessible off Hollywood Drive towards the western portion of the property. Vice Chairman Johnson noted that RC would be the lowest classification to allow a martial arts studio.

**Vote:** Vice Chairman Johnson requested a roll call vote. Gary Berenyi, No; Paul Connerty, Yes; Jeanette Fowler, Yes; Josh Johnson, No; Jeffrey Smith, Yes; Barry Washington, Yes. The motion carried (4 in favor, 2 opposed)

**VI. Public Hearing – Rezoning request for properties located off N. Goose Creek Boulevard designated as TMS#234-00-00-019, and Carol Drive designated as TMS#234-00-00-074; Request to rezone from Residential Low Density (R1) to Business Professional Office (BPO).**

Vice Chairman Johnson opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder presented the location on the overhead, noting it shared a Boundary with the Colonial Heights neighborhood. She added the square footage requirements for R1 and BPO zoning classifications, and the Comprehensive Plan recommendation of a downtown mixed use. Ms. Browder also noted that these parcels had history of rezoning requests, one in 2015 to request General Commercial, and one in 2016 for a request for Restricted Commercial.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Bates presented the request on behalf of the owner. He stated that originally the parcels were designated for a Church, however the property was lost in foreclosure. Mr. Bates stated all access/egress would be off North Goose Creek Boulevard and not Carol Drive. He added that the

smaller parcel would be used for water retention. It was measured that the distance from the entrance to the entrance of Colonial Heights would be approximately 800 feet. Mr. Bates noted that the entrance for the location would require approval from SCDOT, and the intent would be office with limited office hours.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Ms. Moyer stated concern for the retention pond, and mosquitos. She added that the neighborhood does not have a traffic light, making it extremely difficult during peak hours. Ms. Evans inquired what would this development do to the property values, and what the office hours would be. Ms. Fowler stated other areas have similar layouts. There was discussion about a one way in and one way out of the neighborhood, and other similar neighborhoods. Mr. Glass requested the Commission inquire how many in the audience were opposed. Vice Chair Johnson requested a show of hands. There were approximately 16 people. Mr. Glass stated concern for the lots, and the previous request for the rezoning's. He outlined the covenants and restrictions for Colonial Heights, along with the stipulations outlined. He inquired what guiding principles were being used to research the request. Vice Chairman Johnson noted the two minutes had passed. Mr. Glass requested to speak longer on behalf of all the people present. Vice Chairman Johnson inquired to all present if they agreed to Mr. Glass representing them as a group. It was so agreed, and Vice Chairman Johnson noted that Mr. Glass would be the final speaker on this issue. Mr. Glass inquired why this request had gotten this far, with this being the third request for a rezoning. He requested the Commission ensure the property was properly researched to determine if it could be rezoned.

Vice Chairman Johnson gave a history on the recommendations and the decisions of City Council. He inquired to Staff, or Mr. Bates if the property was originally part of Colonial Heights. Mr. Bates stated that the recorded plat of July 1967 did not include these properties as part of Colonial Heights. He addressed concerns of the citizens. Specifically, the layout of the site that would not adversely affect the neighboring properties. Mr. Bates also addressed Ms. Evans concerns about the timeline, and he addressed Mr. Glass's concerns. He pointed out the General Commercial parcels north of Colonial Heights and added that this would offer a good transitional zoning between the residential and general commercial classifications. Mr. Bates also stated the concerns for uses by right of a restricted commercial vs. business professional office. He outlined the type of detention pond and that it would not hold water. Vice Chairman Johnson asked for clarification on the small property and that they would relinquish all access off Carol Drive. Mr. Bates stated yes. Mr. Berenyi inquired if they would abandon a property line. Mr. Bates stated favor for abandonment of the property line.

Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request. Ms. Fowler wanted to clarify the fact that the zoning was not created in working with the applicant. She noted it was developed to fill a needed zoning classification. Mr. Berenyi stated for the record that he was offended by Mr. Glass's comments about the Commission, and what the duties and responsibilities are, and that we would pay favoritism to anyone. He also added that

this property, along with other situations throughout the City of Goose Creek, that the Commission looks at and tries at their best to serve the interest of the residents within those communities. He suggested the property line be abandoned for development. Ms. Fowler inquired to Staff about the lot size restriction of 5,000 square feet for BPO, noting that this property consists of approximately 10,000 square feet. She stated this would provide a large area for a buffer of trees, of 5,030 square feet between the two types of uses.

- Motion:** A motion was made to approve the request to rezone the property located off N. Goose Creek Boulevard designated as TMS#234-00-00-019, and Carol Drive designated as TMS#234-00-00-074; Request to rezone from Residential Low Density (R1) to Business Professional Office (BPO). **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty.
- Discussion:** Mr. Berenyi suggested a caveat to combine the lots.
- Motion:** Mr. Smith amended his motion to include the caveat to combine the lots, Mr. Paul Connerty seconded.
- Discussion:** Vice Chairman Johnson offered insight to reducing traffic within the City by offering businesses within the City where they would need to take shorter trips.
- Vote:** Vice Chairman Johnson requested a roll call vote. Gary Berenyi, Yes; Paul Connerty, Yes; Jeanette Fowler, Yes; Josh Johnson, Yes; Jeffrey Smith, Yes; Barry Washington, No. The motion carried (5 in favor, 1 opposed)

## VII. Comments from the Commission

Vice Chairman Johnson inquired about the discussion about the term limits and incorporating language regarding the zoning classification of BPO into the ordinance. Ms. Browder stated that another upcoming discussion would be signage.

## VIII. Comments from Staff

Ms. Browder informed the Commission about discussion items for upcoming agendas.

## IX. Adjournment

Ms. Fowler made a motion to adjourn, and Mr. Connerty seconded. All voted in favor. The meeting adjourned at approximately 7:35.

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Joshua Johnson, Vice Chairman

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