



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

**PLANNING COMMISSION
SUPPORTING DOCUMENTS
THURSDAY, JULY 16, 2020
6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: July 1, 2020

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Thursday, July 16, 2020, 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 Brenda Moneer at (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



MINUTES: Tuesday, June 2, 2020

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JUNE 2, 2020, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Heather Byrd; Paul Connerty; Judie Edwards; Josh Johnson; Jeffrey Smith; Gary Berenyi
Absent: John Starzyk
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer
Council Present: None

II. APPROVAL OF AGENDA

Chairman Johnson inquired if the Commission would consider switching items four (4) and five (5) on the agenda. He stated the Public Hearing should not take very long.

Motion: A motion was made to accept the agenda with Chairman Johnson’s recommendation to switch items four (4) and five (5). **Moved by** Commissioner Edwards; **Seconded by** Commissioner Connerty.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: MARCH 3, 2020 AND APRIL 29, 2020

Chairman Johnson stated he sent a few typographical errors to City Staff prior to tonight’s meeting.

Motion: A motion was made to approve the minutes with corrections. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Smith.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PUBLIC HEARING: REZONING REQUEST FROM CONSERVATION OPEN SPACE (CO) TO LOW DENSITY RESIDENTIAL (R1) FOR THE PARCEL IDENTIFIED AS TMS#252-01-01-042.

Chairman Johnson stated any decision made tonight would simply be a recommendation to City Council for the rezoning. Chairman Johnson opened the Public Hearing. Ms. Moneer stated the applicant is requesting this property to be rezoned for CO to R1. She stated all surrounding properties are currently already zoned R1 and this does fall in line with the Comprehensive Land Use Map.

The applicant was present but did not speak. There was no public present to speak in favor or against the request. The Commission inquired if the lot meets the lot requirement. Ms. Moneer stated yes. Chairman Johnson closed the public hearing. He recused himself from the discussion and vote because he lives in the neighborhood and is president of the Civic Club.

- Motion:** A motion was made to approve the request to rezone property 252-01-01-042 currently zoned as CO to the proposed change R1. **Moved by** Commissioner Smith; **Seconded by** Commissioner Connerty.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried (6-0).

V. DISCUSSION FOR THE GOOSE CREEK COMPREHENSIVE PLAN 2020: BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENT (BCDCOG)

Ms. Bush presented the three (3) most important goals for the City per the survey's results:

1. New Public Recreation
2. Upgrade Commercial Plazas
3. Redevelopment of Underutilized Land

She stated the top three (3) biggest resident concerns are as follows:

1. Accessibility and Condition of Transportation Options
2. Access to High Quality Educational Opportunities
3. Protection and Conservation of Natural Resources

She stated about 50% respondents do not want townhouses/condos and multi-family homes. She stated respondents wanted quality affordable housing and the BCDCOG will have to do more research on this topic. She stated 40% of respondents feel neutral with public community events and 30% are pretty satisfied. In terms of satisfaction with public spaces, 35% are neutral and 34% are unsatisfied to very unsatisfied. She stated this is a place where we can make improvement.

She presented a word cloud showing where the City needs to focus reinvestment. She stated we want to focus efforts on Red Bank Road, Town Center, and the Boulder Bluff area. She presented prioritization for desired outcomes and respondents hopes for the City's future.

Ms. Bush presented survey results regarding the following topics:

- Goose Creek Population Change (2014-2018)
- Racial Diversity by Jurisdiction (2018)
- Education Attainment in Goose Creek
- Work Destinations
- Median Household Income by Jurisdiction (2018)
- Changes in Household Income
- Employment Characteristics
- Home Location of Goose Creek Workers

Ms. Bush presented natural resources, cultural resources, community facilities, transportation, and land use maps to the board.

She presented housing information that included the following:

- Total Households in Goose Creek
- Family vs Nonfamily Households (2018)
- Owner vs Renter Occupied Units (2018)
- Change in Goose Creek Housing Tenure
- Rental Housing Affordability
- Median Rent in Goose Creek
- Value of Owner-Occupied Units

She presented three planning area scenarios:

1. Maintain Current City Boundaries
2. Moderate Expansion
3. Larger Expansion

She ended her presentation with a homework assignment for the Commission. She stated a survey will be emailed to the Planning Commission consisting of 12 questions and should take 30 minutes to complete.

VI. PUBLIC HEARING: ORDINANCE LANGUAGE AMENDMENT TO INCLUDE ALL ZONING CLASSIFICATIONS WITHIN 151.105, AND DEFINITIONS WITHIN 151.125

Chairman Johnson opened the Public Hearing and requested a staff report. Mrs. Moneer stated there was a discussion at a prior meeting about this item. She stated the Ordinance language was inadvertently left out for section 151.105 and definitions within 151.125. and a public hearing needed to address this issue. No one from the public spoke for or against this request. The Commission had no questions. Chairman Johnson closed the Public Hearing and inquired if the Commission would like to act.

- Motion:** A motion was made to approve the request to include all zoning classification with in 151.105 and definitions within 151.125. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Smith.
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried (6-0).

VII. STREET NAMING: MONARCH PHASE 2A: PAINTED LADY, RED ADMIRAL, WHITE ADMIRAL AND MOURNING CLOAK.

Chairman Johnson stated there are four (4) names of butterflies before the Commission for a street naming request. He stated by the material presented it would appear there is a roadway

ready to designate as Painted Lady. He stated the applicant would like to reserve the other three (3) names for future use. Chairman Johnson inquired if the Commission would like to act. Discussion regarding Mourning Cloak ensued. The Commission was not in favor of that name. It was suggested that the designations suffix for these names be included as it is unclear if they should end with lane, drive, or street.

- Motion:** A motion was made to approve Painted Lady Lane and defer the remaining three names for clarification. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Berenyi.
- Discussion:** Commissioner Byrd made a recommendation to change Mourning Cloak.
- Vote:** All voted in favor. The motion carried (6-0).

VIII. COMMENTS FROM THE COMMISSION

The Commission inquired about Mr. Moore. Mrs. Moneer stated that Mr. Moore took the City Managers position for the town of Hartsville. Chairman Johnson stated section 95 of the ordinance is not under purview of the Planning Commission. He stated he is attempting to address the community issues with this section with City Council. He stated the City has minimum parking requirements but does not have maximum parking allowed and requested brief feedback for Mr. Brodeur. He stated he feels it is important to address this as a future discussion item. He stated it would be primarily required for Commercial. The Commission agreed to address it.

IX. COMMENTS FROM STAFF

Mr. Brodeur inquired if the Planning Commission would consider moving the July meeting to July 16th. The Commission agreed.

X. ADJOURNMENT

Commissioner Smith made a motion to adjourn, Commissioner Berenyi seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:58pm.

Mr. Josh Johnson, Chairman

Date: _____