

**MINUTES  
CITY OF GOOSE CREEK  
PLANNING COMMISSION  
TUESDAY, JANUARY 5, 2020, 6:30 P.M.  
MARGUERITE H. BROWN MUNICIPAL CENTER**

**I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON**

**Action:** Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.  
**Present:** Josh Johnson; Heather Byrd; Paul Connerty; Judie Edwards; Gena Glaze; Rob Wiggins  
**Absent:** Gary Berenyi  
**Staff Present:** Planning Director Mark Brodeur; Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

**Motion:** A motion was made to approve the agenda. **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: DECEMBER 1, 2020**

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

**IV. PRESENTATION:**

**A. TSW'S LATEST INFORMATION OF THE 2020 COMPREHENSIVE PLAN**

Ms. Allison Sinyard thanked the Planning Commission for allowing her to present. She stated today she will present the second round of public input that was launched this morning.

Ms. Sinyard stated her objectives for tonight's presentation are as follows:

- Give an update to the planning process.
- Communicate what we learned at the first workshop.
- Walk the Commission through the second Virtual Public Workshop.

She stated the Agenda is as follows:

- Process + Schedule
- Scope
- Public Workshop #1 Review
- Public Workshop #2 Walkthrough
- Questions

Ms. Sinyard defined the term comprehensive plan as a road map that outlines how a city's long-term vision will be met over time. Comprehensive plans are continuously updated, usually every 5 to 10 years. She stated TSW is looking at

how Goose Creek changed over time. The main question is will Goose Creek continue to stay a bedroom community or is it going to become something more than that in the future. She stated the updated plan will include the following:

- Include new and updated goals, objectives, and strategies.
- Provide an ongoing framework for development decisions.
- Be reflective and responsive to the priorities and values of the city's residents and stakeholders.
- Make policy and project recommendations based on best practices for land use, economic development, transportation, infrastructure, and housing.

Ms. Sinyard presented the process and schedule:

- Research and Analysis
- Vision
- Draft Recommendations
- Final Recommendations

She stated TSW wrapped up the visioning phase at the end of 2020 and is now focusing on the draft recommendation phase which will be complete at the end of next month.

The draft recommendation phase will include the following:

- Finalize plan goals and policies
- Present draft recommendations
- Get input on draft recommendations from the community
- Refine ideas based on input
- Create project list
- Draft Plan Open House
- Priority investment

Final recommendations will follow the Draft recommendation and will include the following:

- Refine / finalize ideas based on input from the Draft Plan Open House and Planning Commission
- Prepare final plan document
- Adoption by City Council

Ms. Sinyard presented upcoming dates:

- Planning Commission Meeting #4 - February 2nd
- Draft Plan Open House - February 3rd
- City Council Meeting (Adoption) - March 9<sup>th</sup>

She walked the Commission through the results of the first public workshop:

- Thirty-Six (36) Live Presentation Views
- Sixty-Seven (67) Participants
- One Hundred and Eleven (111) Map Comments
- Two Hundred and Forty-Eight (248) Survey Responses

She presented the map that the community helped to create on the Social Pinpoint Page. TSW asked the community to pin the map with icons as to where they would like to see the following:

- Places to Preserve
- Transportation Concerns
- Places for Bike/Ped Improvements
- New Park
- Places to Change or Redevelop
- Places for a Town Center
- Areas to Annex
- Other Comments

Ms. Sinyard stated traffic was the biggest concern for the community. She stated the survey discussed the following:

- Presented fifty-three (53) goals across eight (8) topics
- Most responded neutrally or positively to the goals presented.
- Four (4) goals that got the most “disagree” responses:
  - “Goose Creek should encourage growth that includes diverse housing options within a range of prices accessible to current and future residents.” (12%)
  - “Goose Creek should consider permitting higher density residential uses in and around underperforming commercial areas by right.” (27%)
  - “Goose Creek should promote development that is appropriate and compatible with neighboring developments.” (11%)
  - “Goose Creek should work harder to achieve a better live/work/play balance to move beyond its bedroom community status.” (17%)

Ms. Sinyard stated she learned the following from the first public workshop:

- Multi-family continues to be a hot-button issue for residents.
- Quality commercial (i.e. better restaurants) is desired.
- Traffic continues to be a chief transportation concern and it erodes quality of life for residents.
- General consensus that a location for a town center/downtown area needs to be established.
- Several aging commercial properties were identified as redevelopment opportunities.
- Appropriate scale of new commercial development is going to be important.
- Community is generally supportive of continuing annexation efforts and consolidating city boundaries.

Ms. Sinyard walked through the process for the second public workshop. She presented a QR code and the website ([www.tinyurl.com/goosecreekcompplan](http://www.tinyurl.com/goosecreekcompplan)) that will be used for this phase of the comprehensive plan. She stated TSW will be looking for the following in this phase:

- Future Land Use
- Transportation
- Redevelopment Areas
- Forum

She stated phase two (2) of the comprehensive plan will conclude on January 26th. She asked the community to spread the word on upcoming workshops to friends and neighbors. She stated the more participants they have, the

more input and feedback they will receive which will provide a better-quality plan. She provided her contact information.

**V. DISCUSSION:**

**A. SIGN ORDINANCE LANGUAGE – SPECIFICALLY REWRITE SECTION 151.084 IN ITS ENTIRETY**

Mr. Brodeur stated the decision to redo the sign code is based on his findings of working for the City for the last two (2) years. He stated his department has had a number of issues with the sign code. The sign code is terribly outdated and needs to be updated to what new sign technology is being called. One of the biggest challenges is going out and alleviating or removing what we call outdated signs or signs where the property has lapsed into dormancy.

The purpose of the revision is as follows:

- Remove internal inconsistencies. Add Clarity.
- Address new sign types such as feather and bandit.
- Beautify the community by restricting use of ugly sign types.
- Add signs to “prohibited “column.
- Exempt more sign types.
- Limit ARB review on existing buildings.
- Minimize changes to allow sign size.

He stated the City would like to limit the tenants on freestanding signs and encourage logo signs to simplify the visual environment.

Mr. Brodeur stated the City would like to prohibit the following signs:

- Roof Signs
- Bandit and Feather Signs
- CAN signs (CAN signs with opaque field is permitted)
- Internally Illuminated Awning Signs
- Pole Signs

Mr. Brodeur stated he encouraged comments on what was presented, and he plans on bringing a revised version in a Public Hearing format so the commission can make changes. He stated we are trying to improve the visual environment of the commercial corridors.

The Commission shared their concerns with Mr. Brodeur. Chairman Johnson suggested holding off on adding this to a Public Hearing until the language is agreed upon.

**B. DRAFT DESIGN GUIDELINES**

Mr. Brodeur stated the design guidelines are included for the ARB as they need a reference guide. At a later date he will bring a full packet of design guidelines before the commission.

**VI. NEW YEAR BUSINESS**

**A. ELECTION OF CHAIRMAN FOR 2021**

**Motion:** A motion was made to nominate Chairman Josh Johnson for another term. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Wiggins.  
**Discussion:** There was none.  
**Vote:** All voted in favor. Motion carried (6-0).

**B. ELECTION OF VICE CHAIRMAN FOR 2021**

**Motion:** A motion was made to nominate Commissioner Judy Edwards. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.  
**Discussion:** There was none.  
**Vote:** All voted in favor. Motion carried (6-0).

**VII. COMMENTS FROM THE COMMISSION**

Commissioner Byrd inquired about the St. James Ave Safety Project. Chairman Johnson stated SCDOT has awarded this project to Palmetto Site Prep with an estimated completion date for the end of July 2021. Chairman Johnson inquired if the parking and industrial zoning will make it to City Council next week.

**VIII. COMMENTS FROM STAFF**

Mr. Brodeur ask the Commission to participate in the online process of the Comprehensive Plan.

**IX. ADJOURNMENT**

Commissioner Edwards made a motion to adjourn, Commissioner Connerty seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:31 pm.

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Mr. Josh Johnson, Chairman

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