

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 7, 2021, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Vice Chair Edwards called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Judie Edwards; Lisa Burdick; Paul Connerty; Heather Byrd (6:06 p.m.); Gena Glaze; Rob Wiggins

Absent: None

Staff Present: Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Connerty.

Discussion: There was none.

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

III. APPROVAL OF MINUTES: JULY 6, 2021

Motion: A motion was made to approve the minutes. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Glaze.

Discussion: There was none.

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

IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT

A. 2021-058 TA: TEXT AMENDMENT: REQUEST TO CONSIDER AMENDING APPENDIX B OF THE CITY'S ZONING ORDINANCE TO PERMIT NURSING HOMES IN THE RESTRICTED COMMERCIAL (RC) DISTRICT

Vice Chair Edwards opened the Public Hearing. Mrs. Moneer read staff report into the record.

Mrs. Moneer stated the proposal is to add nursing homes to the permitted uses in the Restricted Commercial (RC) District. Currently, the zoning code Chapter 151.129 allows nursing homes however, zoning code Appendix B does not list nursing homes as permitted in this district.

Mrs. Moneer presented background information. She stated the city's zoning code has been updated and amended for over forty (40) years. As a result, city staff often finds mistakes, contradictions, and omissions. This latest discovery came as a result of a zone change request the Commission endorsed recently. The zone change would have permitted the expansion of an existing twenty-nine (29) bed nursing home at 107 Etling

Avenue. She stated the RC district is a minor zoning district. There are only eight (8) parcels citywide and six (6) of the eight (8) are in this immediate area. The nursing home owns three of the six parcels.

Mrs. Moneer stated City staff is requesting that the language in Chapter 151.129 – Restricted Commercial District (RC) be amended along with modifying Appendix B to add the allowance of nursing homes, whether they administer outpatient treatment or not. (Note: *There is one nursing home type listed under residential and a slightly different nursing home type under the commercial use, both would now be permitted.*)

Mrs. Moneer stated city staff endorses the attached language modification to Chapter 151.129 and to Appendix B.

Mr. Brice Jones, the executive director of Quality Care Assisted Living, spoke in favor of the request. He stated the purpose of this request is to rezone a fifty (50) foot strip to add eight (8) additional rooms and sixteen (16) additional beds to their facility. No one from the public spoke in opposition.

The public hearing was closed, and the Commission went into discussion.

Motion: A motion was made to approve the request to amend Appendix B of the City's Zoning Ordinance to permit nursing homes in the Restricted Commercial (RC) district.
Moved by Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: None

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

B. 2021-059 MA: MAP AMENDMENT: REQUEST TO REZONE FROM RESIDENTIAL MEDIUM DENSITY (R2) TO RESTRICTED COMMERCIAL (RC). PLAN TO ADD EIGHT ROOMS ONTO CURRENTLY 29 BED ASSISTED LIVING (QUALITY CARE RESIDENTIAL HOME SC, LLC). PART WILL BE USED FOR ADDITIONAL PARKING.

Vice Chair Edwards opened the Public Hearing. Mrs. Moneer read staff report into the record.

Mrs. Moneer stated this rezone was approved by the Planning Commission back on July 6, 2021, but a detail was discovered which would have prohibited the Nursing Home from expanding; that zoning code detail is accompanying this re-request to rezone the property to Restricted Commercial (RC).

Mrs. Moneer stated the subject property currently is a vacant .22-acre parcel. She stated West of the property is currently identified as 107 Etling Ave which is a twenty-nine (29) bed assisted living facility known as Quality Care Residential Home SC, LLC. The applicant would like to join these two parcels together, rezone this parcel to Restricted Commercial (RC) and abandon the property line creating one larger parcel. This would allow the owner to build an additional eight (8) rooms onto the current twenty-nine (29) bed assisted living facility. A portion of the additional parcel would be used to meet additional parking requirements as outline in the City Zoning Code of Ordinances. Therefore, the applicant is requesting to rezone the parcel from (R2) Medium Density Single-Family Residential to (RC) Restricted Commercial.

Mrs. Moneer stated currently there is a residence located to the West, with no development to the North. The parcel to the South is located in the city, owned by the applicant, and is currently zoned (RC) Restricted Commercial. Properties to the East are commercial in nature and extend out to St. James Ave. Staff recommends this rezone request.

No one from the public spoke in favor or in opposition of the request. The public hearing was closed, and the Commission went into discussion.

Motion: A motion was made to approve the rezoning request to rezone the parcel from Residential Medium Density (R2) to Restricted Commercial (RC) as the plan is to add eight rooms onto the currently twenty-nine (29) bed assisted living (Quality Care Residential Homes, SC, LLC). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Wiggins.

Discussion: None

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

V. NEW BUSINESS:

A. ELECTION OF CHAIRMAN

Motion: A motion was made to nominate Ms. Judy Edwards as Chair. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.

Discussion: None

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

Motion: A motion was made to nominate Mrs. Heather Byrd as Vice Chair. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edward.

Discussion: None

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

VI. CLOSING REMARKS & ADJOURNMENT

Chairperson Edwards stated she had lunch with the former Chair Josh Johnson a few weeks ago. She stated he wanted to tell the Commission that he thanks them for all their support and well wishes as he moves forward. Mrs. Moneer stated City Staff met with Mr. Johnson and presented him a service award.

Motion: A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: None

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

The meeting adjourned at approximately 6:17 pm.

Judy Edwards, Chair

Date: _____