

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JULY 6, 2021, 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 Pledge of Allegiance.

Present: Josh Johnson; Lisa Burdick; Heather Byrd; Paul Connerty; Judie Edwards; Gena Glaze; Rob Wiggins

Absent: None

Staff Present: Planning Director Mark Brodeur

II. APPROVAL OF AGENDA

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

Discussion: There was none.

Vote: All voted in favor. The motion carried (7-0).

III. APPROVAL OF MINUTES: MAY 4, 2021

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

Discussion: There was none.

Vote: All voted in favor. The motion carried (7-0).

IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT

A. 2021-039 MA: TMS# 243-08-05-052; REQUEST TO REZONE THE PARCEL FROM RESIDENTIAL MEDIUM DENSITY (R2) TO RESTRICTED COMMERCIAL(RC). PROPERTY IS LOCATED ON ETLING AVE.

Mr. Brodeur stated the property currently is a vacant .22-acre parcel west of the property currently identified as 107 Etling Ave. He stated 107 Etling Ave is currently a 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. He stated this would allow the owner to build an additional eight (8) rooms onto the current twenty-nine (29) bed assisted living facility. Mr. Brodeur stated a portion of the additional parcel would be used to meet additional parking requirements as outlined in the City Zoning Code of Ordinances. He stated the applicant is requesting to rezone the parcel from (R2) Medium Density Single-Family Residential to (RC) Restricted Commercial.

Mr. Brodeur stated the newly created Comprehensive Plan Future Land Use Map shows this area as Medium Density Residential. The current zoning for this area is Restricted Commercial (RC), providing a good transitional zoning from General Commercial to Residential. A residential day care is not inconsistent with this land use. He stated staff recommends this rezone request.

The applicant stated they purchased the property in 2012 and repeated what Mr. Brodeur presented. He stated the focus for this addition will be memory care. He stated this product caters to the medium income individual. The applicant stated with the new addition, their will be private bathrooms which currently they do not have.

There was no public present to speak. Board Member Edwards inquired what would happen should this facility close. Mr. Brodeur stated it would be one lot and if a new applicant decided they wanted to re-split the parcel it could be done.

- Motion:** A motion was made to approve the rezoning request to rezone the parcel from Residential Medium Density (R2) to Restricted Commercial (RC) located at Etling Ave, TMS# 243-08-05-052. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (7-0).

V. NEW BUSINESS:

A. 2021-043 : PROPOSED REVISION TO PLANNING COMMISSION STARTING TIME (6PM)

Mr. Brodeur stated the city is trying to align all the Boards and Commissions start time to 6 p.m. beginning next month. The commission agreed to the time change. No vote was taken.

VI. CLOSING REMARKS & ADJOURNMENT

Mr. Brodeur provided the Commissioners with a copy of the adopted Comprehensive Plan. Chairman Johnson stated next month will be his last meeting as he is moving to Hanahan, SC.

- Motion:** A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (7-0).

The meeting adjourned at approximately 6:40 pm.

Mr. Josh Johnson, Chairman

Date: _____