

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

**I. CALL TO ORDER**

**Action:** Chairwoman 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; Gena Glaze; Rob Wiggins

**Absent:** None

**Staff Present:** Assistant City Administrator Brian Cook; Planning Technician Brenda Moneer

**II. APPROVAL OF AGENDA**

Chairwoman Edwards stated item four (4) letter A, the amendment to request a zoning change for the parcel identified at TMS 234-16-05-051, 222 St. James Ave, has been stricken.

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

**Discussion:** There was none.

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

**III. APPROVAL OF MINUTES: SEPTEMBER 7, 2021**

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

**Discussion:** There was none.

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

**IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT**

- A. **2021-105 MA: MAP AMENDMENT: A REZONING REQUEST FROM RESIDENTIAL LOW DENSITY (R1) TO GENERAL COMMERCIAL (GC) FOR PARCEL IDENTIFIED AS TMS#: 234-16-05-051, 222 ST. JAMES AVE, GOOSE CREEK, SC**

The applicant withdrew his application prior to the meeting. No action was taken.

- B. **2021-082 MA: MAP AMENDMENT: REZONING REQUEST FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL LOW DENSITY (R1) FOR PARCEL IDENTIFIED AS TMS#'S: 234-08-00-049 TO BUILD A SINGLE-FAMILY RESIDENTIAL HOME.**

Chairwoman Edwards opened the public hearing. Mr. Cook presented staff report. He stated this is a rezoning

request from GC to R1 for the property located at 125 Sass Drive, TMS 234-08-00-049. The City of Goose Creek's Comprehensive Plan has the subject parcel designated as Low Density Residential. The subject property is currently zoned GC in an area of large lot single family uses and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek. The zoning district map is included in the packet. Staff recommends the approval for the rezoning request at 125 Sass Drive from GC to R1.

No one from the public spoke in favor or against the request. Chairwoman Edwards closed the public hearing.

**Motion:** A motion was made to approve the rezoning request. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

**Discussion:** None

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

**C. 2021-104 TA: TEXT AMENDMENT: PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES TO ESTABLISH LAND USE CRITERIA FOR CLUSTER DEVELOPMENT WITHIN THE EXISTING HIGH DENSITY RESIDENTIAL ZONING DISTRICT (R3), TOWNHOMES WITHIN THE NEW CLASSIFICATION OF (R4), AND APARMENTS UNDER THE NEW CLASSIFICATION OF (R5).**

Chairwoman Edwards opened the public hearing. Mr. Cook presented staff report. He stated this is a Zoning text amendment for several sections of Chapter 151 which is the City's Zoning Ordinance. He listed the sections that he is proposing to amend: 151.085 (Land Use Buffers); 151.105 (Establishment of Districts and Maps); 151.125 to 151.139 (Zoning District Regulations); 151.196 (Purview of ARB); 151-Appendix A (Table of Parking); Appendix B (Table of Land Use); Appendix D (Zoning Districts).

Mr. Cook stated staff recommends creating two new zoning districts: R4 - Townhome District and R5 - Multi-family, Apartment District, and a Cluster Provision in R3 - High Density Residential. In addition, staff recommends that the Architectural Review Board review townhome and multi-family, apartment projects and the Board of Zoning Appeals no longer review these types of projects.

Mr. Cook stated cluster development is a grouping of single family uses within a subdivision or development site that allows a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. Cluster zoning gives flexibility to design a variety of neighborhoods with consideration of aesthetics, economy in construction of streets and utilities, parks, and recreational uses, and a pattern which does not comply with lot area, setbacks, or yard restrictions in traditional zoning regulations.

He stated this is the first step in a long process of going through the zoning code rewrite. He stated certain areas of the City will be looked at differently. He stated the public will have several opportunities to comment on the changes when we move into the new year.

In closing Mr. Cook stated staff recommends creating two new zoning districts: R4 - Townhome District and R5 - Multi-family, Apartment District, and a Cluster Provision in R3 - High Density Residential.

No one from the public spoke in favor or against the request. Chairwoman Edwards closed the public hearing.

**Motion:** A motion was made to recommend to City Council approval for the proposed text amendments. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

**Discussion:** Chairwoman Edwards inquired as to the kind of protections for open space. Mr. Cook stated the open space are intended for the use and enjoyment of the residents. He stated

15% of the total land area will be protected as open space. The proper dedication statements protecting all required open spaces shall be included in all plats and an open space preservation easement shall be recorded concurrently with all final plats. Chairwoman Edwards inquired as to what would happen if in five years from now someone wants to rezone the open space. Mr. Cook stated there is always an opportunity for things to change down the road, but until City Council makes the change, that subdivision will be locked in under the regulations that it was approved under. Discussion regarding cluster development ensued.

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

**V. CLOSING REMARKS & ADJOURNMENT**

Chairwoman Edwards stated this is Commissioner's Connerty last meeting. A woman from the public stated if the item that was stricken from the agenda tonight should go before the board in the future, it should be well advertised. Chairwoman Edwards stated it will be and explained the process.

**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 6:22 pm.

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Judie Edwards, Chair

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