

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, AUGUST 2, 2022, 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; Heather Byrd; Lisa Burdick; Gena Glaze (6:08); Anthony Jenkins; Josh Lilly; Rob Wiggins

Absent: None

Staff Present: Planning and Zoning Director Kendra Wise; Administrative Assistant Lili Ortiz-Ludlum

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: There was none.

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

III. APPROVAL OF MINUTES: JULY 5, 2022

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

Discussion: There was none.

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

IV. ZONING PUBLIC HEARING

- A. 2022-034MA: MAP AMENDMENT WINDSOR MILL VILLAGE - REZONING REQUEST FOR THE FOLLOWING PROPERTIES: TMS 234-00-00-001 FROM PLANNED DEVELOPMENT(PD) TO PLANNED DEVELOPMENT(PD); TMS 234-00-00-021, TMS 234-00-00-044, TMS 234-00-00-046 FROM GENERAL COMMERCIAL(GC) TO PLANNED DEVELOPMENT(PD); TMS 234-00-00-074 FROM BUSINESS PROFESSIONAL OFFICE DISTRICT(BPO) TO PLANNED DEVELOPMENT(PD); TMS 234-16-02-040, TMS 234-16-02-041, TMS 234-16-02-042, TMS 234-16-02-043, TMS 234-16-02-044 FROM LOW DENSITY RESIDENTIAL(R-1) TO PLANNED DEVELOPMENT(PD); STONEWALL COURT AND A PORTION OF CAROL DRIVE TO BE ZONED PLANNED DEVELOPMENT (PD)**

City staff presented staff report. The applicant, Boris Van Dyck, presented his proposal for a mixed-use development to be comprised of multi-family units, senior living and retail/office space. Ms. Vivian Taylor presented a petition to the Commission with signatures of residents who opposed this development. Eight (8) other members of the community spoke in opposition of this request stating traffic, density, decrease in property value, flooding, and loss of green space as concerns.

Motion: A motion was made to recommend the applicant request as presented with the following conditions:

All parcels adjacent to residentially zoned properties, the following shall be required: A twenty-foot existing undisturbed buffer shall remain along the parcel lines. A twenty-foot additional buffer shall be required to consist of minimum four canopy trees, six understory trees, and fifteen shrubs per one hundred linear feet. Between these landscape buffers, a seven-foot metal fence (EG Aluminum) shall be required. The Architectural Review Board (ARB) may consider alternative fencing materials upon review. Amend language to exclude drive-thru restaurants, not to include similar uses as coffee shops, bakeries, etc. Addition of no fewer than two electrical EV charging stations. Amend the language in the document to specify time and schedule for completion of the entire development and its respective phases. Amend language under section 10.0 "Adherence to Regulations" to include adherence to General Commercial (GC) and or Multi-Family (R-5) at the time the Planned Development rezoning is approved. **Moved by:** Commissioner Byrd; **Seconded by:** Commissioner Wiggins.

Discussion: Discussion pertaining to buffers and traffic control ensued.

Amended Motion: Request additional turn lanes and request deceleration lanes into entrance one. Request left turn lane out of Windsor Mill Road. Request traffic arrows at South Bound and North Bound Hwy 52. Allow City staff to put additional controls beyond SCDOT recommendations. **Moved by:** Commissioner Glaze; **Seconded by:** Commissioner Byrd.

Amended Motion: Request the City staff be involved with discussion with SCDOT. She stated it may not be at the time this is constructed but even on an ongoing basis for any neighborhoods impacted that might require at some point some additional turn lanes or a traffic light. **Moved by:** Commissioner Burdick; **Seconded by:** Commissioner Wiggins.

Discussion: Commissioner Lilly stated it needs to be noted that such changes would be contingent on SCDOT and Berkeley County approval.

Vote: All voted in favor for Commissioner Burdick's amended motion. The motion carried (7-0).

Vote: All voted in favor for Commissioner Glaze's amended motion. The motion carried (7-0).

Vote: All voted in favor for Commissioner Byrd's original motion. The motion carried (7-0).

B. 2022-043MA: MAP AMENDMENT MARILYN STREET - REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS 243-08-05-009 AND TMS 243-08-05-010 (MARILYN ST.) FROM GENERAL COMMERCIAL (GC) TO HIGH DENSITY RESIDENTIAL (R-3)

City staff presented staff report with a recommendation to approve. The applicant, Will Silva, presented his proposal for twelve (12) to fourteen (14) duplexes on the corner of Marylin Street and Frances Street. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to recommend to City Council the applicant request to rezone parcels identified as TMS 243-08-05-009 and TMS 243-08-05-010 (Marilyn St.) from General Commercial (GC) to High Density Residential (R-3). **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Burdick.

Discussion: There was none.

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

V. **CLOSING REMARKS & ADJOURNMENT**

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 7:22 pm.

Judie Edwards, Chair

Date: _____