

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 1, 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; Administrative Assistant Lili Ortiz-Ludlum

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: NOVEMBER 3, 2020

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

Discussion: There was none.

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

IV. OLD BUSINESS & PUBLIC HEARINGS: NONE

V. NEW BUSINESS & PUBLIC HEARING:

A. PUBLIC HEARING: REGARDING A REZONING REQUEST FROM RESIDENTIAL MEDIUM DENSITY (R2) TO RESIDENTIAL HIGH DENSITY (R3) FOR PARCELS IDENTIFIED AS TMS#'S: 244-00-00-033, 244-14-05-047, 244- 14-05-048 OFF OF OLD BACK RIVER ROAD.

Mr. Brodeur read his staff report into record.

STAFF REPORT:

Proposal: The applicant, Hebe Land, LLC, is before the Commission to request rezoning a property located at 309 Old Back River Road. The project is called Poplar Bluffs. The subject 13.37-acre property is currently zoned R-2 (Medium Density Residential). The rezone proposal is to rezone the property to R-3 (High Density Residential).

Background: The subject property is identified as TMS #'s 244-00-00-033, 244-14-05-47, 244-14-05-048. The properties are surrounded by Berkeley County R-2 parcels on three sides. The fourth side is Goose Creek R-2. The Rezone is being accompanied by a development proposal for approximately 63 attached garden homes. If the site were developed under current R2 zoning without site constraints, a property of 13.37 acres could support as many as 73 single family detached dwelling units.

On October 6th, the Planning Commission held an informal workshop with the applicant. The applicant illustrated surrounding property values. The purpose was to support the request for garden homes versus single family detached units. If the rezone is granted, the applicant will proceed to the Zoning Board of Appeals to allow multi-family housing on the site.

Discussion: The property is currently surrounded by low to medium priced housing in the County of Berkeley. The applicant feels that attempting to build and sell single family detached homes at the neighborhood price-point would be very difficult. To develop the property in a site sensitive way, the applicant is proposing paired homes on their own smaller parcels. These may be referred to as garden homes, typically a smaller footprint and two-story.

Currently, the City of Goose Creek's Zoning Map contains very little if any R-3 zoned property. For the applicant to build these attached units, the project proposal must receive approval of the Zone Change Amendment from City Council and a Conditional Use Permit from the Zoning Board of Appeals.

Recommendation: Staff supports the zone change amendment from R2 to R3.

The applicant, Mr. David Stevens, was present to answer questions. No public spoke in favor or in opposition for this request.

Chairperson Johnson inquired about this request before the Zoning Board of Appeals (ZBA). Mr. Brodeur stated the applicant would present this plan before the ZBA.

- Motion:** A motion was made to approve the rezoning of R2 to R3 for the parcels identified on Old Back River Road. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
- Discussion:** There was none.
- Vote:** All voted in favor. Motion carried (6-0).

B. PUBLIC HEARING: REGARDING A PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE LANGUAGE AFFECTING ALL SECTIONS AND TABLES ESTABLISHING ZONING CLASSIFICATIONS OF INDUSTRIAL LAND USE, ALONG WITH REPEALING THE COMMERCIAL INDUSTRIAL ZONING CLASSIFICATION IN ITS ENTIRETY.

Mr. Brodeur stated over the last few months the Planning Commission has been working on cleaning up the zoning code. No public was present to speak in favor or in opposition. The board reviewed concerns they saw in the proposed zoning code.

Motion: A motion was made to approve the recommendation regarding a proposal to amend the city of Goose Creek Zoning Ordinance language affecting all sections and tables establishing zoning classifications of Industrial Land Use, along with repealing the Commercial Industrial zoning classification in its entirety. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.

Discussion: There was none.

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

C. PUBLIC HEARING: REGARDING THE PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE LANGUAGE AFFECTING SECTION 151.086 PARKING AND LOADING SPACE REQUIREMENTS.

Chairman Johnson stated the goal is to provide a maximum cap on the amount of parking that would be provided with a new development in order to reduce the amount of impervious area and preserve more landscape area. The proposal is as follows:

1. Setting a maximum restriction to the number of parking space to 150 % of what is required.
2. Allow, if there is adjoining uses, to share a certain percentage of spaces.
3. Allow the reduction in the parking space size if it is adjacent to a landscape area where the front of the vehicle overhangs in that area.

Chairman Johnson stated the proposal in the packet is not the latest version as it is missing a few items that was discussed previously. No public spoke in favor or against the request.

Motion: A motion was made to approve with the additions that Chairman Johnson noted. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Connerty.

Discussion: There was none.

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

VI. NEW BUSINESS: 2021 CALENDAR APPROVAL

Motion: A motion was made to approve the 2021 Calendar. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Byrd.

Discussion: There was none.

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

VII. COMMENTS FROM THE COMMISSION

Chairperson Johnson recognized former Commissioner Smith who was sitting in the audience. Chairperson Johnson recognized and welcomed the new Commissioner's Ms. Gena Glaze and Mr. Rob Wiggins.

VIII. COMMENTS FROM STAFF

Mr. Brodeur thanked the new members of the Commission for serving their community. Mr. Brodeur thanked Chairperson Johnson and Administrative Assistant Lili Ortiz-Ludlum for all their work on the Industrial Zone clean up. He also stated last week City Council met with Beazer Homes which will require a zone change and annexation in the City and it will be brought before the Commission soon.

IX. ADJOURNMENT

Commissioner Connerty made a motion to adjourn, Commissioner Byrd seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:07 pm.

Mr. Josh Johnson, Chairman

Date: _____