

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 4, 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; Judie Edwards; Gena Glaze; Rob Wiggins
Absent: Paul Connerty
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 Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: MARCH 18, 2021; MARCH 25, 2021; APRIL 6, 2021

Chairman Johnson stated the vote quantity and the invocation need to be corrected in the minutes. Commissioner Glaze added clarification regarding her vote to oppose passing the sign ordinance.

Motion: A motion was made to approve all three minutes with corrections as presented. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT

2021-029 MA: TMS# 234-08-00-084; REQUEST TO REZONE THE PARCEL FROM GENERAL COMMERCIAL (GC) TO LOW DENSITY SINGLE FAMILY RESIDENTIAL (R1). PROPERTY IS LOCATED AT THE INTERSECTION OF SASS DR. AND OLD MONCKS CORNER RD.

Mrs. Moneer presented staff report. She stated the applicant proposes to rezone the vacant property identified as TMS#234-08-00-084 from General Commercial (GC) to Low Density Single Family (R1). The applicant plans to build one (1) single family home on the property. A single-family home is not a use by right within a General Commercial (GC) zoning classification.

Mrs. Moneer stated currently there are residential properties located on Sass Drive (west) and a vacant parcel to the south located within Berkeley County zoned (R1) Single Family Residential. Vacant properties to the north are within the City of Goose Creek boundaries and zoned General Commercial (GC). The City of Goose Creek Recreation facility, walker trail/pond area, and City Hall Municipal Complex sits on properties to the east, across Old Moncks Corner Road. These parcels are within the City of Goose Creek boundaries and are zoned Conservation Open Space (CO).

Mrs. Moneer stated within close proximity to this parcel, a Church is located to the north at the corner of Old Moncks Corner Road and Old Mt. Holly Road within the City of Goose creek Boundary, zoned General Commercial (GC). The parcel .09 miles south is located in the City of Goose Creek Boundary, zoned Low-Density Residential (R1). The

property is located in the Low-Density Residential area as shown on the future land use map of the tentative Comprehensive Plan 2020 and surrounded by residential development and vacant residential zoned parcels located within Berkeley County, zoned Low-Density Residential (R1), and Medium-Density Residential (R2).

It is Staff's opinion that the proposed zoning of Low-Density Residential is compatible with the location of the property and provides the necessary zoning for the best use of the property. The proposed zoning would meet the lot criteria as outlined in Appendix "D" of the City Zoning Code. Also, it is Staff's view that the Low-Density Residential zoning for this property is consistent with the City's tentative Comprehensive Plan 2020. In keeping with the future land use map designation, Staff recommends this rezoning request.

The applicant did not wish to speak. There was no public that spoke in favor or in opposition to the request. The Commission had no questions for the applicant.

- Motion:** A motion was made to approve the rezoning request for TMS# 234-08-00-084 General Commercial (GC) to Low Density Single Family Residential (R1) **Moved by** Commissioner Edwards; **Seconded by** Commissioner Burdick.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

V. STREET NAMING:

2021-030 SN: SHELL POINT PHASE II - PROPERTIES ARE ZONED PLANNED DEVELOPMENT (PD), REQUEST TO ESTABLISH THE FOLLOWING STREET NAMES: SUNRAY LANE, WHITE SCALLOP WAY, CORAL SUNSET WAY, CLEAR TIDE DRIVE.

- Motion:** A motion was made to approve the street names Sunray Lane, White Scallop Way, Coral Sunset Way and Clear Tide Drive for Shell Point Phase II. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

VI. CLOSING REMARKS & ADJOURNMENT

Commissioner Johnson stated the August meeting will probably be his last meeting as he is moving out of the City.

- Motion:** A motion was made to adjourn. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Byrd.
- Discussion:** None
- Vote:** All voted in favor. Motion carried (6-0).

The meeting adjourned at approximately 6:40 pm.

Mr. Josh Johnson, Chairman

Date: _____