

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, NOVEMBER 07, 2023, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Edwards called the meeting to order at 6:00 p.m.

Present: Judie Edwards; Heather Byrd; Lisa Burdick; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: None

Staff Present: Director of Planning and Zoning Kendra Wise; Special Projects Manager Alexis Kiser; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING OCTOBER 3, 2023

Motion: A motion was made to approve the minutes from the meeting on October 3, 2023. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Lilly.

Discussion: None.

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

b. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 11, 2023

Motion: A motion was made to approve the minutes from the meeting on October 11, 2023. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Burdick.

Discussion: None.

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

c. PLANNING COMMISSION WORKSHOP MINUTES OCTOBER 18, 2023

Motion: A motion was made to approve the minutes from the meeting on October 18, 2023. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT CROSSWATCH/ANCRUM ROAD/INTERSTATE 26 - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 242-00-03-053 AND TMS# 242-00-03-055 LOCATED ON CROSSWATCH DRIVE/ANCRUM ROAD ALONG INTERSTATE 26 INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

Commissioner Jenkins recused himself for the two zoning public hearing agenda items. City staff presented the staff report. The applicant requested to annex and to assign zoning of approximately 50.06 acres into the City of Goose Creek as a Planned Development (PD). The PD will include the following uses: Commercial (4.7 acres), Industrial (41.9 acres), and Preservation (2.5 acres). Staff recommended approval for the annexation with the request to assign zoning from Berkeley County General Commercial (GC) and Berkeley County Manufactured Residential (R-2) to Planned Development (PD) district.

The applicant presented and stated that the proposal is primarily industrial outdoor storage with portions being preservation and commercial.

Mr. Alex Irwin spoke in favor of the request. He stated the property has been listed for sale for seven years as there are problems with the site. He stated industrial outdoor storage is the highest and best use of this parcel.

Mr. Roger Cob, Ms. Syrinia Singleton and Ms. Traci Bryant opposed the request. Concerns of contaminated land, an existing cemetery and traffic were shared; opposition for the proposed type of use was also stated. County Councilmen Tommy Newell requested that buffers and improved roads for the area be considered.

The applicant answered questions from the Commission.

Motion: A motion was made to approve the map amendment request for the area identified as TMS# 242-00-03-053 and TMS# 242-00-03-055 located on Crosswatch Drive/Ancrum Road along Interstate 26 into the city of Goose Creek to assign a zoning of Planned Development (PD). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Lilly.

Discussion: Commissioner Burdick shared concerns for the twenty-foot buffer. Ms. Kiser stated this request will be under the current zoning ordinance, not the proposed future ordinance. Commissioner Lilly shared concerns about traffic.

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

Amended

Motion: A request to amend the current motion to include a traffic study to extend to I-26 and incorporate Hwy 78/Ladson Road and College Park Road intersection and to increase the buffer to 75-foot buffer and a six-foot tall opaque barrier. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

Discussion: None

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

Amended

Motion A request to strike the following language: The developer may reduce or omit the buffer in the future based on cultural resources survey. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None

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

- b. A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) FUTURE LAND USE MAP TO INCLUDE TMS# 242-00-03-053 AND TMS# 242-00-03-055 INTO THE CITY OF GOOSE CREEK.

City staff recommended approval of this Resolution to amend the Comprehensive Plan (2021) Future Land Use Map to assign the designated future land use classification of Employment Center to parcels identified as TMS# 242-00-03-053 and TMS# 242-00-03-055.

No one from the public spoke in favor or in opposition of this request. The Commission had no questions.

Motion: A motion was made to approve a resolution to amend the City of Goose Creek Comprehensive Plan (2021) Future Land Use map to include TMS# 242-00-03-053 and TMS# 242-00-03-055 into the City of Goose Creek. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

V. NEW BUSINESS

Ms. Wise stated for the record that Commissioner Jenkins is rejoining the Planning Commission at this time for the remaining agenda items.

- a. STREET NAME APPROVAL FOR PARCEL TMS# 235-00-00-049

Planning Commission approval was requested for one of the following street names for a multifamily community located off Henry Brown Jr. Blvd.: Payton Circle, Spivey Circle, Henry Station Circle, Hyde Circle, and Tributary Circle.

Motion: A motion was made to approve Spivey Circle. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Matthews.

Discussion: None.

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

b. STREET NAME APPROVAL FOR PARCEL TMS# 234-08-00-018 (CENTRAL CREEK)

Planning Commission approval was requested for the Central Creek development of both proposed street names: Central Creek Drive and Old Creek Court.

Motion: A motion was made to approve Central Creek Drive and Old Creek Court. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Byrd.

Discussion: None.

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

c. STREET NAME APPROVAL FOR PARCEL TMS# 244-09-02-008 (AVALON POINT)

Planning Commission approval was requested for the Avalon Point development of all proposed street names: Stone Crest Drive, Valor Drive, Finster Alley, and Gretels Alley.

Motion: A motion was made to approve all proposed street names for the Avalon Point development. **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Matthews.

Discussion: None.

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

VI. CLOSING REMARKS & ADJOURNMENT

Ms. Wise thanked everyone for completing training. She reminded everyone that the next Open House would take place at City Hall on November 8, 2023, from 11am – 1pm and 5pm – 7pm. She thanked everyone that came out to the last Open House. Ms. Kiser stated she had 950 respondents for the Bike and Ped Safety Survey.

Chairperson Edwards adjourned the meeting at approximately 7:58 p.m.

Date: _____

Judie Edwards, Chair