

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, DECEMBER 5, 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 with one amendment, to move item 4C to the top of Section 4. **Moved by** Commissioner Lily; **Seconded by** Commissioner Burdick.

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING NOVEMBER 7, 2023

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

Discussion: None.

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

IV. ZONING PUBLIC HEARING

a. MAP AMENDMENT GOOSE CREEK MIXED-USE DESTINATION DISTRICT PD PHASE 1 – REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 235-00-00-003 (523 NORTH GOOSE CREEK BOULEVARD) FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Ms. Wise presented staff report. She stated the proposal is for a rezoning request for the parcel identified at TMS 235-00-00-003 (523 North Goose Creek Blvd) from General Commercial (GC) to Planned Development (PD). The PD consists of multifamily rental units complemented by a commercial space with a pedestrian plaza and surface parking. The PD plan allows for multifamily units in a mix of studio, one-, two- and three-bedroom units. Staff's recommendation is for approval. The applicant presented the proposal and answered questions from the board.

Motion: A motion was made to approve the map amendment Goose Creek Mixed-Use Destination District PD Phase 1 rezoning request for the parcel identified as TMS# 235-00-00-003 (523 North Goose Creek Boulevard) from General Commercial (GC) to Planned Development (PD). **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Burdick.

Discussion: None.

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

- b. ZONING TEXT AMENDMENT/MAP AMENDMENT – TO REPEAL AND REPLACE IN ITS ENTIRETY TITLE XV: LAND USAGE, CHAPTER 151: ZONING, ADOPT TITLE XV: LAND USAGE, CHAPTER 153: LAND DEVELOPMENT REGULATIONS AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF GOOSE CREEK

Mrs. Wise stated this item is to repeal and replace in its entirety Title XV: Land Usage, Chapter 151: Zoning, Adopt Title XV: Land Usage, Chapter 153: Land Development Regulations and to amend the official Zoning Map of the City of Goose Creek.

The City's current ordinance was written in 1985 and contains many contradictions because of decades of amendments. Mr. Cook stated staff has led two Planning Commission Workshops, presented at three City Council workshops, and held four public open houses. Staff has worked to incorporate comments from Commissioners, City Council, and the public.

No one from the public spoke in favor. One resident shared concern regarding infrastructure, electricity, and sewer.

Motion: A motion was made to approve the zoning text amendment to repeal and replace in its entirety Title XV: Land Usage, Chapter 151: Zoning, and adopt Title XV: Land Usage, Chapter 153: Land Development Regulations and to amend the official Zoning Map of the City of Goose Creek. **Moved by** Commissioner Lilly; **Seconded by** Commissioner Jenkins.

Discussion: None.

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

- c. A RESOLUTION TO AMEND THE CITY OF GOOSE CREEK COMPREHENSIVE PLAN (2021) AND FUTURE LAND USE MAP

Ms. Kiser stated as apart of updating the Zoning Ordinance and Land Development regulations it is important that the Comprehensive Plan reflect these updates. She stated staff uses the Comprehensive Plan every day as a guiding document. Land use sections, amended future land use map, and revised annexation plan were all updated. No one from the public spoke in favor or in opposition of this request.

Motion: A motion was made to approve the resolution to amend the City of Goose Creek Comprehensive Plan (2021) and Future Land Use Map as written. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

V. OTHER BUSINESS

a. ELECTION OF CHAIR AND VICE-CHAIR

Motion: A motion was made to approve Ms. Judie Edwards as Planning Commission Chair. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None.

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

Motion: A motion was made to approve Ms. Heather Byrd as Planning Commission Vice-Chair. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Glaze.

Discussion: None.

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

b. 2024 CALENDAR

Ms. Wise stated a calendar for 2024 was provided as notice for the Commissioners.

Motion: A motion was made to approve the 2024 Calendar as provided. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

VI. CLOSING REMARKS & ADJOURNMENT

The Commission applauded staff for their hard work on the Zoning Ordinance and Comprehensive Plan. Ms. Wise thanked the Commission for being involved in the process.

Motion: A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Burdick.

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 6:38 p.m.

Date: _____

Judie Edwards, Chair