



**CREEK
COMPASS**
City of Goose Creek

PLANNING COMMISSION

July 5, 2022

Regular Meeting 6:00 PM

Marguerite H. Brown Municipal Center

City Hall

519 N. Goose Creek Blvd., Goose Creek, SC

AMENDED



TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: July 23, 2022

SUBJECT: NOTIFICATION OF PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, July 5, 2022, at 6:00 p.m. This meeting will take place at Marguerite H. Brown Municipal Center in City Hall, 519 N. Goose Creek Blvd, Goose Creek, SC 29445.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at planning-zoning@cityofgoosecreek.com.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 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: Heather Byrd; Judie Edwards; Gena Glaze; Anthony Jenkins; Josh Lilly

Absent: Lisa Burdick; Rob Wiggins

Staff Present: Assistant City Administrator Brian Cook; Planning and Zoning Director Kendra Wise; Planner II Brenda Moneer

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: There was none.

Vote: All voted in favor. The motion carried (5-0).

III. APPROVAL OF MINUTES: MARCH 1, 2022

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

Discussion: There was none.

Vote: All voted in favor. The motion carried (5-0).

IV. ACTION ITEMS

A. 2022-022MA: MAP AMENDMENT – REZONE REQUEST FROM RESIDENTIAL MEDIUM DENSITY (R2) TO TOWNHOME DISTRICT (R4) FOR NINETEEN (19) PARCELS LOCATED OFF STEPHANIE DRIVE:

| | |
|-------------------|-------------------|
| TMS 235-09-06-031 | TMS 235-09-06-019 |
| TMS 235-09-06-032 | TMS 235-09-06-020 |
| TMS 235-09-06-033 | TMS 235-09-06-057 |
| TMS 235-09-06-034 | TMS 235-09-06-021 |
| TMS 235-09-06-025 | TMS 235-09-06-058 |
| TMS 235-09-06-022 | TMS 235-09-06-023 |
| TMS 235-09-06-013 | TMS 235-09-06-024 |
| TMS 235-09-06-014 | TMS 235-09-06-035 |
| TMS 235-09-06-015 | TMS 235-09-06-027 |
| TMS 235-09-06-018 | |

Mrs. Wise presented staff report. She stated the proposal is to rezone nineteen (19) parcels from Medium Density Residential (R-2) to Townhome District (R-4). She stated the applicant is R. Chamberlain Chesnut II, the acreage is .644 and the current use is vacant. Mrs. Wise stated the City of Goose Creek's Comprehensive Plan designates the parcels as Moderate- Density Residential.

Mrs. Wise stated the subject property is currently zoned R-2 (Medium-Density Residential) and is surrounded by like zoning in the vicinity of the established single-family neighborhoods of Boulder Bluff, Borden Garden, and Quail Hill. She stated the R-4 (Townhome District) would require adherence to specific design requirements and any project would need review/approval by the Architectural Review Board. The purpose of the district is to develop housing that meets the needs of residents and provides long-term value to the community, while involving smart design choices with careful attention to site planning, design, and architecture.

Mrs. Wise stated gross density in R-2 is 5.4 units per acre and in R-4 it is twelve (12) units per acre. The minimum lot width/depth in R-2 is 60/100, and in R-4, it is 20/100. She stated the maximum height in R-2 is thirty-five (35) feet and is forty (40) feet in R-4.

Mrs. Wise stated Stephanie Drive is maintained by SCDOT from US Hwy 52 to Amy Drive where it turns into a Berkeley County maintained street in front of the subject parcel. The applicant is encouraged to coordinate with Berkeley County on the potential traffic related requirements for development. There are no sidewalks on Stephanie Drive. Records indicate a portion of the parcels are classified as a Freshwater Forested/Shrub Wetland.

Mrs. Wise stated staff recommends approval. Townhomes are a development type that may be considered in Moderate-Density Residential Land Use areas. It is desirable to make the R-4 designation in locations where there can be a transition from low to medium density neighborhoods to higher density residential and commercial areas, with access to trails, sidewalks, and public transportation. She stated in this specific case, a reasonable argument may be made for an infill development with existing access to US Hwy 52 in proximity, and in consideration of existing environmental restraints and adjacent neighbors in mind. She stated a rezoning request is not a site plan review, and no specific plan will be tied to the request; however, it is acceptable to consider all factors that could potentially result from a zoning change.

The applicant, Mr. Chesnut, stated this is a unique situation as the lots were originally set up as mobile home lots, and there is no water, sewer or access road provided. Most of these lots are owned by different owners, and the owners have written letters to the city expressing their will of wanting to sell. Mr. Chesnut stated pertaining to the properties that do not want to sell, he will provide water, sewer and electric to the lots in case they do decide that they want to build, they will have full access to all utilities.

No one from the public spoke in favor or against the request. The applicant answered questions from the board.

Motion: A motion was made to recommend to City Council the approval to rezone from Residential Medium Density (R2) to Townhome District (R-4) for nineteen parcels located off Stephanie Drive as listed in the agenda. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Glazed inquired if this request is in the Comprehensive Plan for Townhomes. Mrs. Wise stated correct. She stated townhomes are articulated as a type of use under the Comprehensive Plan for Moderate Density Residential Development.

Vote: All voted in favor. Motion carried (5-0).

V. ACTION ITEMS

- A. **2022-013SN: STREET NAME APPROVAL – CARNES CROSSROADS PHASE XI: ASHWORTH LANE TO ASHWORTH DRIVE; DENHAM LANE TO DENHAM STREET; MEDFORD LANE TO MEDFORD STREET**

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XI: Ashworth Lane to Ashworth Drive; Denham Lane to Denham Street; Medford Lane to Medford Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

Vote: All voted in favor. Motion carried (5-0).

- B. **2022-014SN: STREET NAME APPROVAL – CARNES CROSSROADS PHASE XIII: EAST MORTON LANE TO EAST MORTON STREET; WEST MORTON LANE TO WEST MORTON STREET; YALTON LANE TO YALTON STREET; ORWELL LANE TO ORWELL STREET; WITHERSPOON LANE TO WITHERSPOON STREET**

Motion: A motion was made to approve the street name approval request for Carnes Crossroads Phase XIII: East Morton Lane to East Morton Street; West Morton Lane to West Morton Street; Yalton Lane to Yalton Street; Orwell Lane to Orwell Street; Witherspoon Lane to Witherspoon Street. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: None

Vote: All voted in favor. Motion carried (5-0).

- C. **2022-021SN: STREET NAME APPROVAL – OLD BACK RIVER BEND: RIVER HILL ROAD; RIVERSWING ROAD; RIVER BRIDGE TRAIL**

Mrs. Moneer stated according to Berkeley County the developer’s request to use the street name River Bridge Trail is not available for use. She stated River Hill Road is available or Riverswing Road. She stated Berkeley County would prefer Riverswing Road to be two words. Commissioner Byrd clarified that only one name needs to be chosen.

Motion: A motion was made to approve the street name request River Hill Road **Moved by** Commissioner Jenkins; **Seconded by** Commissioner Byrd.

Discussion: None

Vote: All voted in favor. Motion carried (5-0).

- D. **2022-015RES: RESOLUTION - RESILIENCY ELEMENT (COMPREHENSIVE PLAN)**

Mrs. Wise stated this is the Resiliency Element Addendum which will be added to the City of Goose Creek Comprehensive Plan. The State of South Carolina passed the ‘Disaster Relief and Resilience Act’ (DRRA) in September of 2020 to expand the state’s planning efforts for resilience to natural disaster and flooding events; new requirement to include a Resiliency chapter in comprehensive plans. The City of Goose Creek contracted with BCDCOG to complete a Resiliency chapter addendum to comply with DRRA requirements.

Mrs. Wise stated the Planning Commission is being asked to approve a Resolution to recommend to City Council the adoption of the Resiliency Element. Any recommendations for edits to the document will be provided to City Council. As a refresher, a comprehensive plan serves as a “roadmap” for planning and development and is not considered zoning code, but rather a principal guiding planning document that requires continual evaluation. A draft version of the plan has been provided.

Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Jenkins.

Discussion: Commissioner Lilly shared concerns with the following requirements listed in the Resiliency Element: buffers; green infrastructure; and stormwater.

Commissioner Lilly shared his comments on the recommendation which had to do with buffers that were put in the charts. He stated there was a recommendation for a 50 to 100-foot buffer around FEMA flood zones. He stated another recommendation was for a 50 to 100-foot buffer on wetlands. He stated he does not want to come across as someone who does not care about the wetlands, they are important, and the report does a good job of explaining that. Commissioner Lilly wants to understand what a 100-foot buffer to any wetlands is and what it means from a restriction of development. He stated The Core of Engineers continually changes the definition of a wetland. He stated there are sites now that a ditch is considered a wetland. He stated if we adopt a 50 to 100-foot buffer on a wetland we must understand that ditches could possibly be buffered. He provided an example pertaining to the new park that is under construction on Mt. Holly Road. He stated there is a ditch that runs through the park, if this ordinance was in place at the timing of the park’s conception, we now have to stay 100-feet from that ditch which would be a significant impact to that site plan. My recommendation would be that the Planning Department considers buffers on wetlands and leave it up to their interpretation. Commissioner Lilly summarized his recommendation:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.
- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek’s relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Amended Motion: A motion was made to adopt the resolution - Resiliency Element (Comprehensive Plan) with the following recommendations:

- Recommendation to #2, instead if it is saying 50 to 100-foot FEMA flood zone, possibly staff to consider a setback or buffer to the flood zone.
- Recommendation to #3, have staff to consider a buffer to wetlands.

- Recommendation to #4, green infrastructure is suggested or encourage instead of required.
- Recommendation to #6, only be implemented after a detailed stormwater study is conducted that identifies areas of regular flooding. In effect, creating a special flood district, and then implementing stricter stormwater requirements within this area. Due to Goose Creek's relationship with Berkeley County this will be hard to implement without staff taking on an engineering role to review these plans beyond what Berkeley County does. He does not think this should be a requirement on the entire city as much as to specific and certain areas.

Moved by Commissioner Byrd; **Seconded by** Commissioner Jenkins.

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

VI. CLOSING REMARKS & ADJOURNMENT

Mr. Cook stated a meeting will be held on May 16, 2022 at 5 p.m. with the ARB to discuss the Red Bank Overlay District.

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

Discussion: None

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

The meeting adjourned at approximately 6:40 p.m.

Judie Edwards, Chair

Date: _____



2022-031MA

OLD MONCKS CORNER ROAD/THURGOOD ROAD



PLANNING COMMISSION

July 5, 2022, at 6:00 PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Annexation/Zoning Map Amendment Old Moncks Corner Road/Thurgood Road

| | |
|---------------------------------|--|
| Tax Map: | 234-08-00-018 |
| Proposal: | Annex and assign zoning from Berkeley County Single Family Residential (R-1) to High Density Residential (R-3) |
| Applicant: | Scott Hebebrand for Hebe Land LLC |
| Acreage: | +/- 25.89 acres |
| Current Use: | Vacant |
| Proposed Use: | Residential |
| Land Use Classification: | Low-Density Residential (Comprehensive Plan) |
| Current Zoning: | Berkeley County Single Family Residential (R-1) |
| Proposed Zoning: | High Density Residential (R-3) |
| Staff Recommendation: | Denial |

PLANS, POLICIES, AND LAND USE

The City of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcels designated as Low-Density Residential (Comprehensive Plan).

ZONING DISTRICT SUMMARY

The subject property is currently zoned Berkeley County Single Family Residential (R-1) in an area of larger single-family and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek. The surrounding properties located within unincorporated Berkeley County are zoned as Berkeley County Single Family Residential (R-1) and Berkeley County Manufactured Residential District (R-2). The surrounding properties within the City of Goose Creek are zoned as Low Density Residential (R-1), Medium Density Residential (R-2), and Conservation Open Space (CO). Records indicate areas of wetlands on the subject parcel and general vicinity. The zoning district maps are included in the packet.

The purpose of R-3 (High Density Residential District) is to provide areas suited for a variety of housing types to include single-family residential units and duplexes. Gross density in R-3 permits a minimum lot area of 6,500 square feet for single-family residence and a minimum area of 8,000 square feet for duplex. Under R-3 zoning, the maximum number of single-family residential units permitted under gross density would be 173, and the maximum number of duplex lots would be 140 with a maximum of 280 dwelling units. These figures are based on maximum gross density and will be reduced by additional considerations such as wetlands and infrastructure.

Old Moncks Corner Road is maintained by SCDOT and Thurgood Road by Berkeley County. The applicant is encouraged to coordinate with SCDOT and Berkeley County on the potential traffic related requirements for development. There are currently no sidewalks along either Old Moncks Corner Road or Thurgood Road.

STAFF RECOMMENDATION

Staff does not recommend approval for the annexation with the request to assign zoning from Berkeley County Single Family Residential (R-1) to High Density Residential (R-3) based on the Comprehensive Plan Future Land Use Map and current use/zoning in the vicinity. While staff would not be opposed to the annexation, staff would recommend consideration of Low Density Residential (R-1) zoning to be consistent with the future land use map and the unique nature of the surrounding properties.

Under R-1, each lot would have a required minimum density of 10,000 square feet, and the maximum number of residential units that could be permitted under gross density would be 112. This figure is based on maximum gross density and will be reduced by additional considerations such as wetlands and infrastructure.

A rezoning request is not a site plan review, and no specific plan will be tied to the request.



234-08-00-018

-  Parcel of Interest
-  Goose Creek Parcels



Old Moncks Corner Rd./Thurgood Rd.

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270

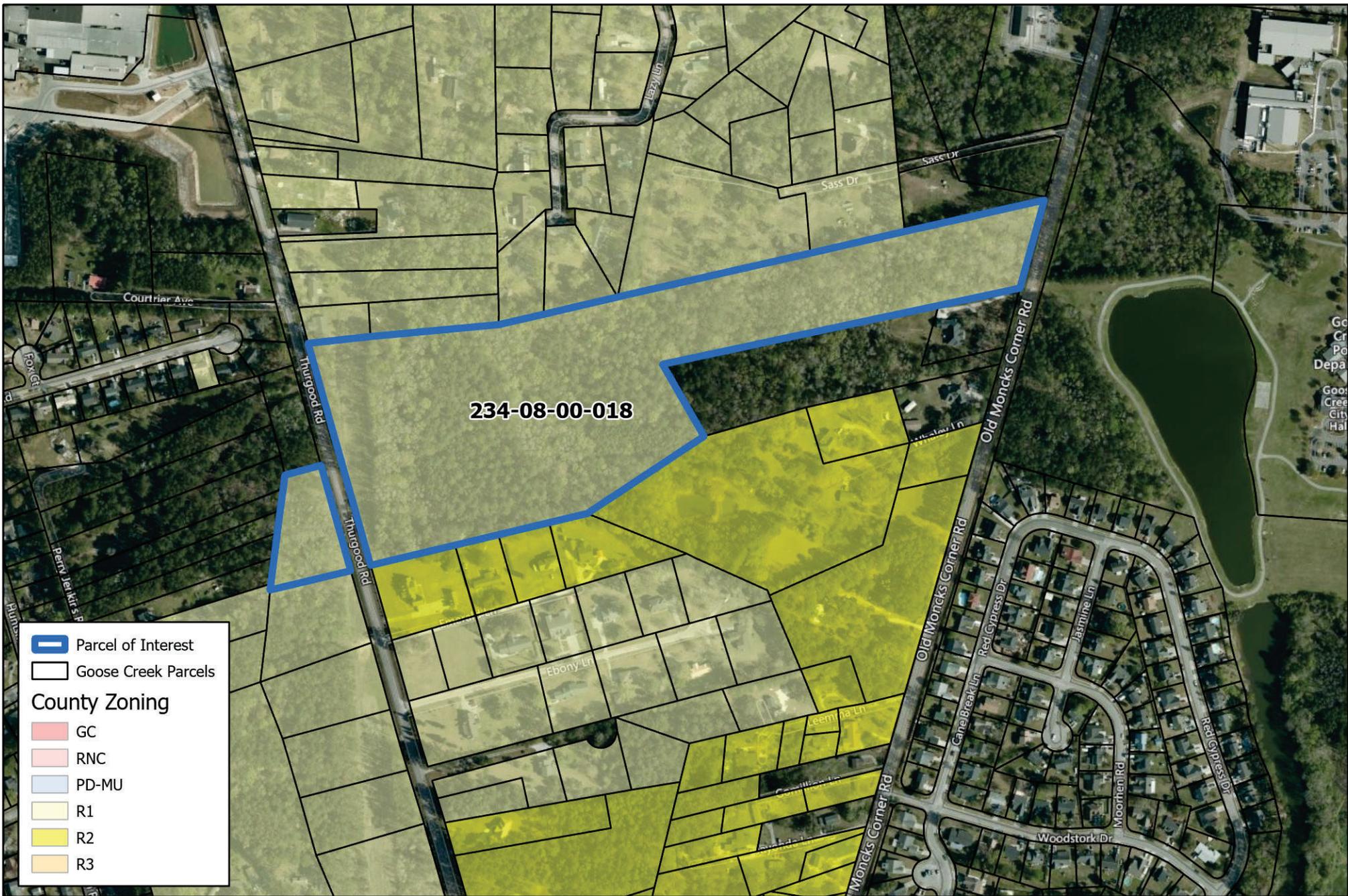
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as of 6/6/2022 1:32 PM



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 ALL INFORMATION SHOULD ALWAYS
 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**





234-08-00-018

| | | | |
|--------------------|---------------------|--|-------|
| | Parcel of Interest | | R-5 |
| | Goose Creek Parcels | | GC |
| City Zoning | | | RC |
| | CO | | NC |
| | R-1 | | BPO |
| | R-2 | | LI |
| | R-3 | | GI |
| | R-4 | | PD |
| | | | PD-MH |



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LOW-DENSITY RESIDENTIAL



Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development



STATE OF SOUTH CAROLINA)
)
COUNTY OF BERKELEY)

PETITION FOR ANNEXATION

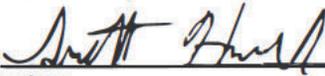
The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City off Goose Creek by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Property Description: All those certain parcels of land-containing 24.30 acres and 1.59 acres, more or less, as shown on a plat entitled "Plat Prepared for and May be Relied Upon By: Walter Gillins, Property Located 3.28 Miles North West of the City of Goose Creek, Berkeley County, South Carolina" prepared by Carolina Land Surveying, LLC (Thomas M. Graham, Jr., RLS) dated October 8, 2019 and recorded on March 5, 2020 in Plat File 20200080309 in the Office of the Register of Deeds for Berkeley County, South Carolina. This being the same property conveyed to Jerry Gillins, Pamela Jett, Deborah Mays, Debbie Gillins, and Walter Gillins by deed of distribution of the Estate of Sarah Gillins dated June 3, 2021 and recorded June 25, 2021 In Book 3864 at Page 263 in the Register of Deeds Office for Berkeley County, South Carolina.

Berkeley County TMS: 234-08-00-018
Berkeley County Land Use: Single Family Residential (R-1)
Property Address: Old Moncks Corner Rd./Thurgood Rd.
Proposed Zoning: High-Density Residential (R-3)
Attachments: Berkley County Deed, Tax Map of Parcel.

HEBE LAND, LLC


Signature

5/10/22
Date
ITS: MEMBER

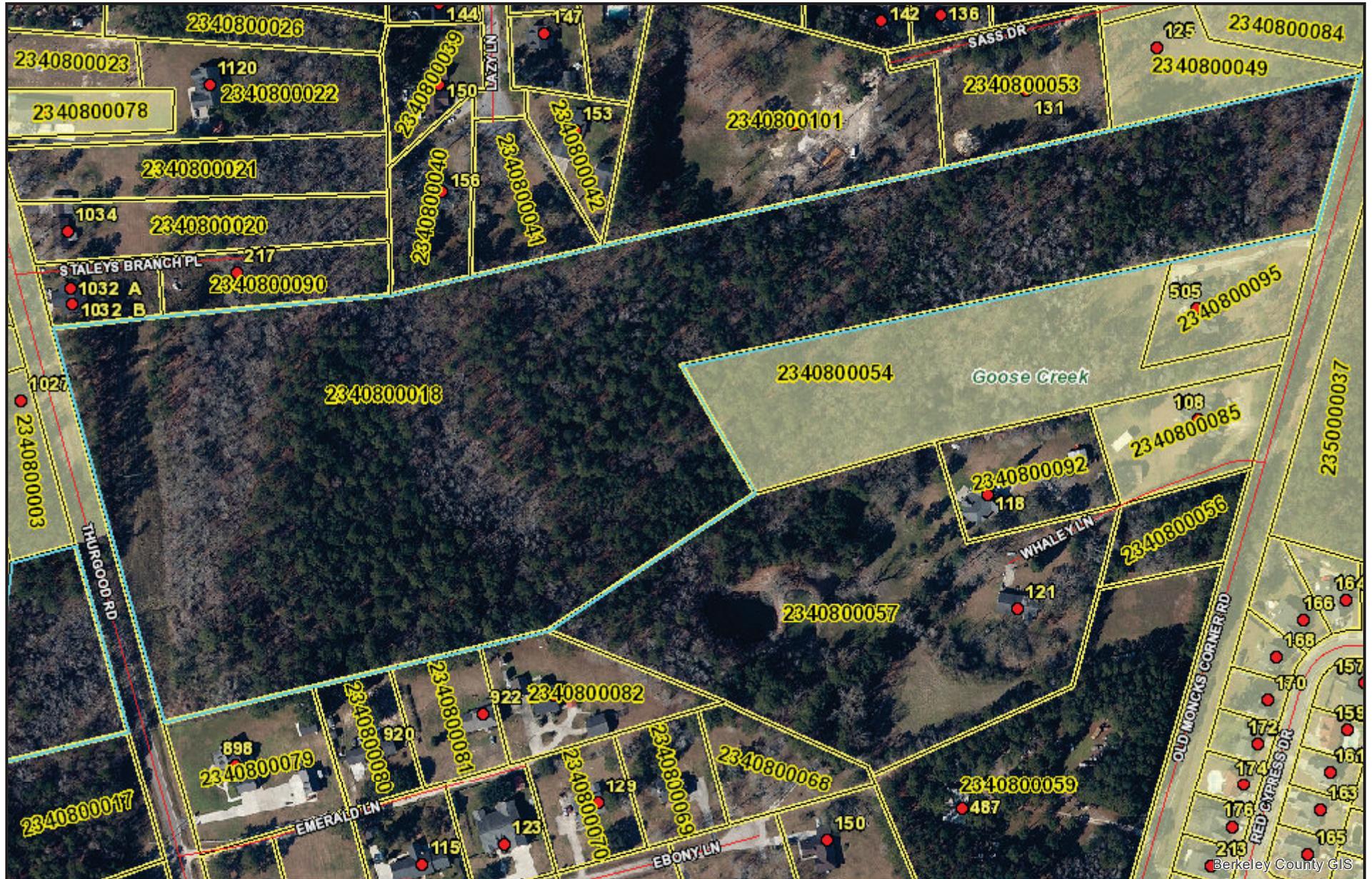
For Municipal Use:

Petition received by Alexis Kiser, Date 5/10/2022

Description and Ownership verified by Alexis Kiser, Date 5/10/2022

By: , Date 05/10/2022

Berkeley County GIS Online Mapping



1 inch = 250 feet
 Date: 5/10/2022
 Berkeley County GIS



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