

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 03, 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

Absent: Nick Matthews

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 Burdick; **Seconded by** Commissioner Glaze.

Discussion: None.

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

III. APPROVAL OF MINUTES: AUGUST 1, 2023

Motion: A motion was made to approve the minutes from the meeting on August 1, 2023. **Moved by** Commissioner Glaze; **Seconded by** Commissioner Lilly.

Discussion: None.

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

IV. ZONING PUBLIC HEARING

- a. MAP AMENDMENT MEDWAY ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 224-00-02-034 LOCATED ON MEDWAY ROAD INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF PLANNED DEVELOPMENT (PD)

The Laurel Bay proposed planned development includes a request to rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD) and a request to annex and assign zoning of one parcel currently within Berkeley County to Planned Development (PD). The Laurel Bay planned development includes mostly undeveloped portions of the Monarch Tract (TMS No. 235-00-00-031, 235-01-01-053, 235-05-11-001 through -004) and the Medway Tract (TMS No. 224-00-02-034) with a total area of approximately 552.89 acres including wetlands. The Medway Tract contains approximately 515.44 acres. Specifically, the Monarch Tract portion contains approximately 37.45 acres. The applicant had a representative available to answer any questions.

No one from the public spoke in favor of the request. Ms. Mary Horres, Mr. James Linton, Mrs. Matthew Gant opposed the development due to traffic, flooding, and ingress and egress issues. Ms.

Wise presented the staff report. She stated this item was on the City Council agenda on September 12, 2023. She noted that since the Council meeting, updates to the document were made by the applicant after working with staff to meet the recommended conditions of approval. The formal resubmission of the document was dated September 20, 2023. Ms. Wise also listed remaining items for consideration as included in the agenda packet and noted that the recommendation was for approval with conditions.

Chairperson Edwards state this section of the Public Hearing only refers to the Medway Tract. The applicant and staff answered questions from the Commissioners. The public hearing was closed.

Motion: A motion was made to approve the annexation and zoning of the Planned Development for the Medway Tract, TMS 224-00-02-034 with the following conditions: dedication of wetlands and wildlife corridors into an easement to protect resources in perpetuity; a minimum ten-foot buffer requirement along the perimeter of the wetlands including the rear of all residential lots; restriction against the use of vinyl as a primary building material in specific areas of development; additional language regarding distance between the front doors and the garage doors; clarify the details of the monotony clause; ensure road standards meet requirements for acceptance by Berkeley County including street trees; add language to donate any archeological items discovered during construction to a nonprofit organization in Berkeley County; and verify recommendations by Davis and Floyd and SCDOT to completion. **Moved by** Commissioner Glaze. **Seconded by** Commissioner Burdick.

Discussion: Clarification pertaining to buffer measurement was made.

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

- b. MAP AMENDMENT MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE - REZONING REQUEST FOR THE PARCELS IDENTIFIED AS TMS #235-00-00-031, 235-01-01-053, 235-05-11-001, 235-05-11-002, 235-05-11-003, and 235-05-11-004 (MEDWAY ROAD, MONTAGUE PLANTATION ROAD, AND ORANGETIP DRIVE) TO AMEND THE OFFICIAL CITY OF GOOSE CREEK ZONING MAP FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT (PD)

Mrs. Wise presented the staff report. The proposal is to rezone six parcels currently within the City of Goose Creek from General Commercial (GC) to Planned Development (PD). These parcels of land are referenced as the Monarch Tract portion of the proposed Laurel Bay Planned Development. Staff recommendation was for approval with conditions. Ms. Wise also listed remaining items for consideration as included in the agenda packet.

The applicant made a presentation regarding the proposed project. The public hearing was opened for public comment. No one spoke in favor of the request. Ms. Mary Horres opposed the request due to traffic and flooding. The applicant answered questions from the Commissioners.

Motion: A motion was made to approve the rezoning request for the parcels identified as TMS #235-00-00-031, 235-01-01-053, 235-05-11-001, 235-05-11-002, 235-05-11-003, and 235-05-11-004 from General Commercial (GC) to Planned Development (PD) with the following recommendations: restriction against the use of vinyl as a primary building material in specific areas of development; additional language regarding distance between the front doors and the garage doors; clarify the details of the monotony clause; ensure road standards meet requirements for acceptance by

Berkeley County including street trees. **Moved by** Commissioner Burdick; **Seconded by** Commissioner Lilly.

Discussion: Discussion pertaining to path material ensued.

Amended

Motion: An amendment to the motion was made to make a recommendation to account for hard surfaces on multi-use trails. **Moved By** Commission Byrd, **Seconded by** Commissioner Lilly.

Vote on Amended

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

Vote on Original

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

V. NEW BUSINESS

a. STREET NAME APPROVAL - PLANET ROAD

Motion: A motion was made to approve Odyssey Street.

Discussion: Commissioner Lilly excused himself from the vote.

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

VI. CLOSING REMARKS & ADJOURNMENT

Ms. Wise stated there will be two workshops for Planning Commission pertaining to the Zoning Ordinance that are scheduled for October 11, 2023, and October 18, 2023. In addition, she shared the upcoming Open House dates of October 18, 2023, and November 8, 2023.

Chairperson Edwards adjourned the meeting at approximately 7:25 p.m.

Date: _____

Judie Edwards, Chair