

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JUNE 3, 2025, 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; Gena Glaze; Anthony Jenkins; Josh Lilly; Nick Matthews

Absent: Lisa Burdick

Staff Present: Kendra Wise, Planning and Zoning Director; Alexis Kiser, Special Projects Manager; Emma Hall, Planner II; Joey Morris, Planner II; Rafael Guerra, Build the Bench Intern

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES

a. PLANNING COMMISSION MEETING APRIL 1, 2025

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

Discussion: None.

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

IV. NEW BUSINESS

a. MAP AMENDMENT LINDY CREEK ROAD - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS# 244-01-04-023 ON LINDY CREEK ROAD, INTO THE CITY OF GOOSE CREEK AND TO ASSIGN A ZONING OF RESIDENTIAL SINGLE FAMILY (RSF)

Director Wise presented the staff report. The applicant, Stanley Martin Homes on behalf of Perlmutter Martin et al Trustees, requested annexation into the City of Goose Creek to be assigned the zoning of Residential Single Family (RSF). Currently, the parcel is located in Berkeley County with the assigned zoning of Residential Single Family (R1). The proposed use is for a single-family residential unit. Staff's recommendation is for approval. The applicant was present and spoke with the Commission.

Motion: A motion was made to approve the annexation/map amendment request for the area identified as TMS# 244-01-04-023 on Lindy Creek Road, into the city of Goose Creek and to assign a zoning of Residential Single Family (RSF). **Moved by** Commissioner Glaze; **Seconded by** Commissioner Jenkins.

Discussion: None.

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

- b. MAP AMENDMENT LINDY CREEK ROAD - REZONING REQUEST FOR THE PARCEL IDENTIFIED AS TMS# 244-01-04-018 (200 LINDY CREEK ROAD) FROM CONSERVATION (C) TO RESIDENTIAL SINGLE-FAMILY (RSF)

Director Wise presented the staff report. The applicant, Stanley Martin Homes, requested to rezone from Conservation (C) to Residential Single Family (RSF). The proposed use is for a single-family residential unit. Staff's recommendation is for approval. The applicant was present to answer questions.

Motion: A motion was made to approve the rezoning request for the parcel identified as TMS# 244-01-04-018 (200 Lindy Creek Road) from Conservation (C) to Residential Single-Family (RSF). **Moved by** Commissioner Glaze; **Seconded by** Commissioner Matthews.

Discussion: None.

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

- c. ZONING TEXT AMENDMENT - TO AMEND TITLE XV: LAND USAGE, CHAPTER 151: ZONING, SECTION THREE: ZONING DISTRICTS REGARDING THE FLEXIBLE REVIEW DISTRICT (FRD)

Director Wise stated there are no substantial text changes being proposed. The request will simply remove a step in the Flexible Review District application process that is already codified in Section Two of Chapter 151. She stated this is a bit of "housekeeping" to reduce any issues that might arise from possible modification of one section and not the other.

Motion: A motion was made to amend Title XV: Land Usage, Chapter 151: Zoning, Section Three: Zoning Districts regarding the Flexible Review District (FRD). **Moved by** Commissioner Byrd; **Seconded by** Commissioner Glaze.

Discussion: None

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

V. MISCELLANEOUS

- a. PLAT APPROVAL (INFORMATIONAL PURPOSES ONLY)

- HENRY BROWN COMMERCIAL TRACK - SUBDIVISION OF TMS# 235-00-00-083
- CARNES CROSSROADS PHASE 15 - FINAL PLAT
- THE OAKS PHASE 2 - FINAL PLAT
- CARNES CROSSROADS ACTIVE ADULT PHASE 2 - FINAL PLAT
- CARNES CROSSROADS COMMERCIAL - SUBDIVISION OF TMS# 222-00-00-230
- CARNES CROSSROADS LOT ADJUSTMENT - LOT ADJUSTMENT OF TMS# 222-07-01-114 and TMS#222-07-01-115

VI. GENERAL PUBLIC COMMENTS

No public comments were made.

VII. CLOSING REMARKS & ADJOURNMENT

Chairperson Edwards welcomed the Build the Bench Intern, Rafael Guerra, who is currently working at the City with Alexis Kiser. No other remarks were made.

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

Discussion: None.

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

Chairperson Edwards adjourned the meeting at approximately 6:12 p.m.

Date: _____

Judie Edwards, Chair