



**GOOSE CREEK PLANNING COMMISSION MEETING
TUESDAY, AUGUST 1, 2023 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard**

COMMISSIONERS: CHAIRPERSON JUDIE EDWARDS, VICE CHAIRPERSON HEATHER BYRD, LISA BURDICK, GENA GLAZE, ANTHONY JENKINS, JOSH LILLY, NICK MATTHEWS

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843)797-6220.

I. CALL TO ORDER & ROLL CALL

II. PUBLIC MEETING: APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- a. PLANNING COMMISSION MEETING JULY 10, 2023

IV. ZONING PUBLIC HEARING

- a. **MAP AMENDMENT NELLO DRIVE/ELROD DRIVE** - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-14-04-009 and TMS 235-14-04-010 LOCATED ON NELLO DRIVE/ELROD DRIVE INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)

V. CLOSING REMARKS & ADJOURNMENT



Request for Planning Commission Agenda Item

To: Planning Commission

From: Lili Ortiz-Ludlum

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

PLANNING COMMISSION MEETING JULY 10, 2023

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JULY 10, 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; Josh Lilly; Nick Matthews

Absent: Anthony Jenkins

Staff Present: Director of Planning and Zoning Kendra Wise; Assistant to City Administrator Alexis Kiser

II. PUBLIC MEETING: APPROVAL OF AGENDA

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

Discussion: None.

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

III. APPROVAL OF MINUTES: JUNE 6, 2023

Motion: A motion was made to approve the minutes from the meeting on June 6, 2023. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Matthews.

Discussion: None.

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

IV. NEW BUSINESS

a. STREET NAME APPROVAL – CARNES CROSSROADS GBT APARTMENTS

Mrs. Wise stated the request submitted was for Planning Commission's approval of street name changes from already approved street names in Carnes Crossroads. The request was for Batton Lane to be changed to Batton Circle, and Breaker Lane to be changed to Breaker Street.

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

Discussion: None.

Vote: The motion carried (6-0).

b. STREET NAME APPROVAL – PLANET ROAD TOWNHOMES

Mrs. Wise stated the application was requesting for Planning Commission's approval of street names for the Planet Road Townhome Development. The request submitted was for Cline Street, Writers Way, New Voyage Drive, Galivant Drive, Perambulate Drive, Barnstorm Way, and Cloverleaf Acres Lane.

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

Discussion: Mr. Mathews stated he would like to propose the developer provide a different name that is easier to say and spell instead of Perambulate Drive. He expressed concern for the City's residents that do not speak English as a first language.

Amended

Motion: A motion was made to strike Perambulate Drive and ask the developer to provide a different name that is easier to pronounce. **Moved by** Commissioner Matthews; **Seconded by** Commissioner Byrd.

Discussion: Mrs. Wise explained the process that street names must go through when selected.

Vote: Amendment to the motion passed (6-0).

Vote: All voted in favor of the original motion as amended. The motion carried (6-0).

V. CLOSING REMARKS & ADJOURNMENT

Mrs. Wise explained that training opportunities will be sent out soon.

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

Discussion: None.

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

The meeting adjourned at approximately 6:07 p.m.

Judie Edwards, Chair

Date: _____



Request for Planning Commission Agenda Item

To: CITY OF GOOSE CREEK PLANNING COMMISSION

From: ALEXIS KISER, ASSISTANT TO CITY ADMINISTRATOR

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☒ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

MAP AMENDMENT NELLO DRIVE/ELROD DRIVE - ANNEXATION/MAP AMENDMENT REQUEST FOR THE AREA IDENTIFIED AS TMS 235-14-04-009 and TMS 235-14-04-010 LOCATED ON NELLO DRIVE/ELROD DRIVE INTO THE CITY OF GOOSE CREEK TO ASSIGN A ZONING OF MEDIUM-DENSITY RESIDENTIAL (R-2)

Background Summary

The subject parcels are currently located in unincorporated Berkeley County and are zoned Single-Family Residential (R-1). One parcel is vacant and the other is occupied by several manufactured homes. The future land use for these parcels is Low-Density Residential (see attachments).

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Planning Commission

August 1, 2023, at 6:00 PM

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

Annexation/Zoning Map Amendment Nello Drive/Elrod Drive

Tax Map:	235-14-04-009, 235-14-04-010
Proposal:	Annex and assign zoning from Berkeley County Single-Family Residential (R-1) to Goose Creek Medium-Density Residential (R-2)
Applicant:	STYO Development, LLC on behalf of John Hair, Alex Mejia
Acreage:	+/- 10.05 acres
Current Use:	Manufactured home lot, Vacant
Proposed Use:	Medium-Density Residential (R-2)
Land Use Classification:	Low Density Residential
Current Zoning:	Berkeley County Single-Family Residential (R-1)
Proposed Zoning:	Goose Creek Medium-Density Residential (R-2)
Staff Recommendation:	Approval

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

A vicinity zoning map is provided in the packet. These two (2) parcels are located along Nello Drive and Elrod Drive. Adjacent properties are zoned Berkeley County Single-Family Residential (R-1), and Goose Creek Medium-Density Residential (R-2).

The Future Land Use for these parcels is Low-Density Residential in which development is to be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. Land uses and development types for Low-Density Residential include 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, and planned communities and infill housing on larger lots.

Gross density in Medium-Density Residential (R-2) permits a minimum lot area of 8,000 square feet. Under R-2 zoning, the maximum number of single-family residential units under gross density would be 55. These figures are based on maximum gross density and will be reduced by additional considerations such as wetlands and infrastructure.

Records indicate areas of wetlands on the subject parcel and in the general vicinity. Nello Drive and Elrod Drive are owned and maintained by SCDOT.

STAFF RECOMMENDATION

Staff recommends approval for the annexation with the request to assign zoning from Berkeley County Single Family Residential (R-1) to Medium-Density Residential (R-2) based on the current use/zoning in the vicinity and the Moderate Density Residential described in the Comprehensive Plan. The Future Land Use Map designates this area as Low-Density Residential, but surrounding parcels in the City are zoned Medium-Density Residential and approval of this application will be a continuation of existing zoning.

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

STATE OF SOUTH CAROLINA)
) PETITION FOR ANNEXATION
 COUNTY OF BERKELEY)

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:

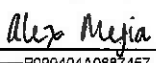
Property Description: All that piece, parcel, or tract of land, situate, lying and being in St. James Goose Creek Parish, in Berkeley County, South Carolina, MEASURING AND CONTAINING Fourteen and Three Tenths (14.3) acres, more or less, and all of which is most specifically shown by map of same prepared by R.D. Guerry R.L.S. dated September 2, 1970 and being designated thereon as Tract A, same BUTTING AND BOUNDING as follows, to-wit: on the Northeast by lands of Joseph A. Newell; on the Southeast by lands now or formerly of Nelson; on the Southwest and West by lands now or formerly of W.J. Beattie; on the West by lands now or formerly of Mrs. F.M. Hair. SAVING AND EXCEPTING One (1) acre, more or less, conveyed to Cleo H. Wrenn by Deed dated April 21, 1981 and recorded in the Office of the Register of Deeds for Berkeley County, South Carolina in Book A427, at page 160. SAVING AND EXCEPTING one and one one-hundredth (1.01) acres, more or less, conveyed to Carl Mills Jr. and Mary Mills by Deed dated May 1983 and recorded in the Office of the Register of Deeds for Berkeley County, South Carolina in Book A507, at Page 306. SAVING AND EXCEPTING one half (0.50) acre, more or less, conveyed to Mark M. Elrod by Deed dated June 1990 and recorded in the Office of the Register of Deeds for Berkeley County, South Carolina Book A866, at Page 0027. SAVING AND EXCEPTING Sixty-Seven one hundredths (0.67) acre, more or less, conveyed to Deborah E. Borris by Deed dated June 14, 1990 and recorded in the Office of the Register of Deeds for Berkeley County, South Carolina A866, at Page 31.

Berkeley County TMS: 235-14-04-010

Property Address: 222 Nello Drive

Proposed Zoning: Goose Creek Medium-Density Residential (R-2)

Attachments: Property Deed and Plat of Property.

DocuSigned by:	222 Nello	
	0 Elrod goose creek sc 29445	4/28/2023
Signature	Street Address, City	Date

For Municipal Use:

Petition received by Alexis Kiser, Date 05/01/2023

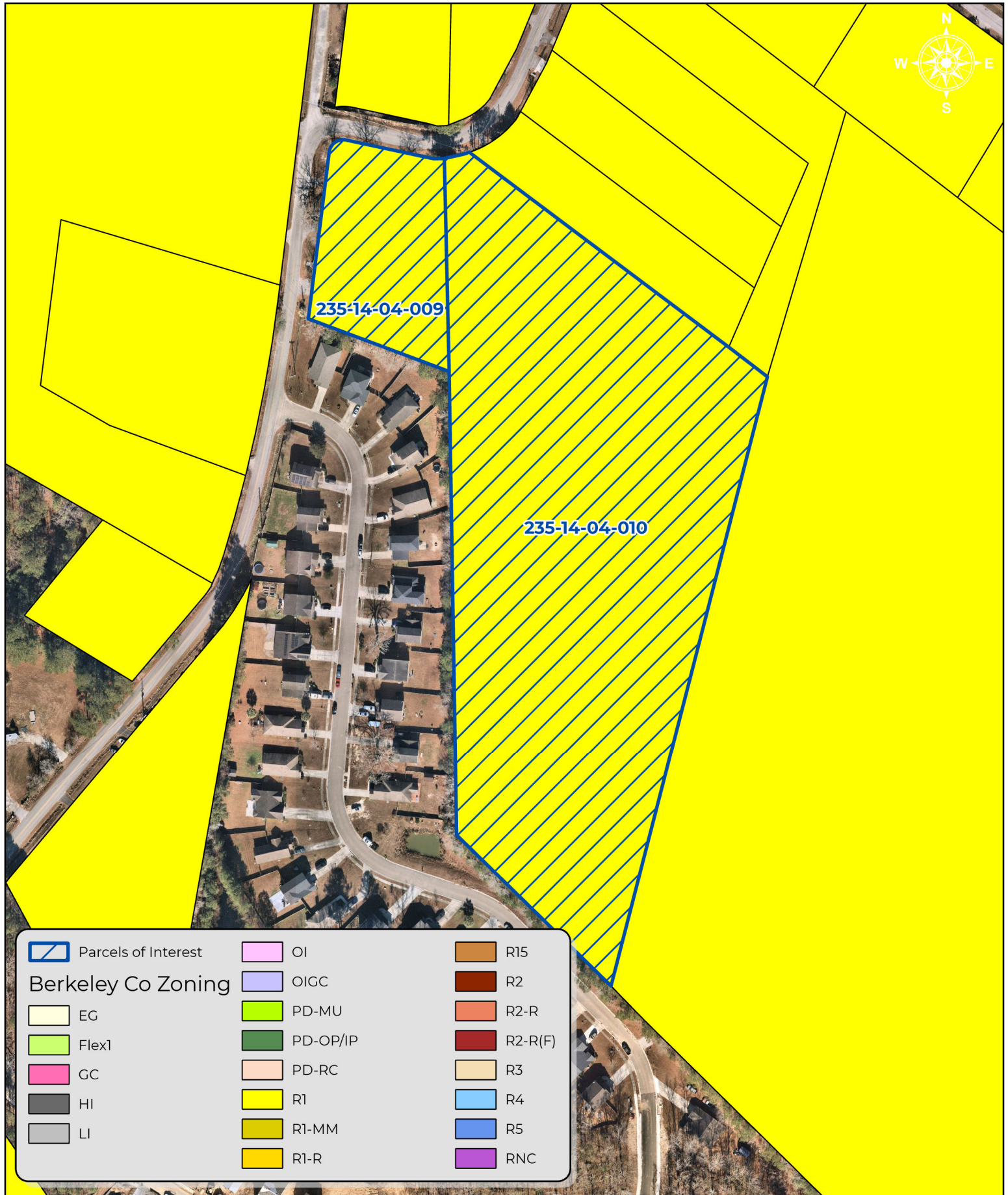
Description and Ownership verified by Alexis Kiser, Date 05/01/2023























By: [Signature], Date 05/01/2023

All that piece, parcel, or tract of land, situate, lying and being in Berkeley County, South Carolina, containing four and one-half (4 1/2) acres, more or less, and all of which is more specifically shown by map of same prepared by R.D. Quarry, R.L.S., dated September 2, 1910 and being designated by R.D. Quarry as Tract A, same BEING AND BEING KNOWN as follows, to-wit: on the Northeast by lands of Joseph A. Newell on the Southeast by lands now or formerly of Newell on the Southwest and West by lands now or formerly of W.A. Beattie, on the West by lands now or formerly of John F.M. Hair, SAVERS AND EXCEPTING ONE (1) acre, more or less, conveyed to John H. Whiteman by Deed dated April 21, 1981 and recorded in the Office of the Registrar of Deeds for Berkeley County, South Carolina in Book 441, at page 100. SAVERS AND EXCEPTING ONE and one-half (1 1/2) acres, more or less, conveyed to Carl Mills Jr. and Mary Mills by Deed dated May 1983 and recorded in the Office of the Registrar of Deeds for Berkeley County, South Carolina in Book 450, at Page 306. SAVERS AND EXCEPTING ONE HALF (1/2) acre, more or less, conveyed to Mark M. Elick by Deed dated June 1990 and recorded in the Office of the Registrar of Deeds for Berkeley County, South Carolina in Book 486, at Page 6027. SAVERS AND EXCEPTING SEVEN (7) hundredths (0.07) acre, more or less, conveyed to Deborah E. Boudinot by Deed dated June 14, 1990 and recorded in the Office of the Registrar of Deeds for Berkeley County, South Carolina in Book 486, at Page 31.

Property Description:

235-14-04-010	Berkeley County, TN 37121
215 Nello Drive	Property Address
Goose Creek Village-Denali Residential (R-1)	Proposed Zoning
Property Deed and Plan of Property	Attachments
222 Nello	222 Nello
6 E 1st St, Goose Creek, SC 29445	6 E 1st St, Goose Creek, SC 29445
Street Address, City	Street Address, City
Date	Date

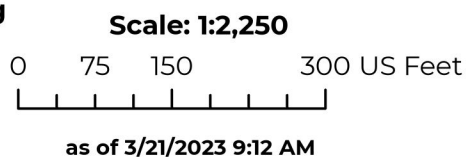


	Parcels of Interest		OI		R15
Berkeley Co Zoning					
	EG		OIGC		R2
	Flex1		PD-MU		R2-R
	GC		PD-OP/IP		R2-R(F)
	HI		PD-RC		R3
	LI		R1		R4
			R1-MM		R5
			R1-R		RNC

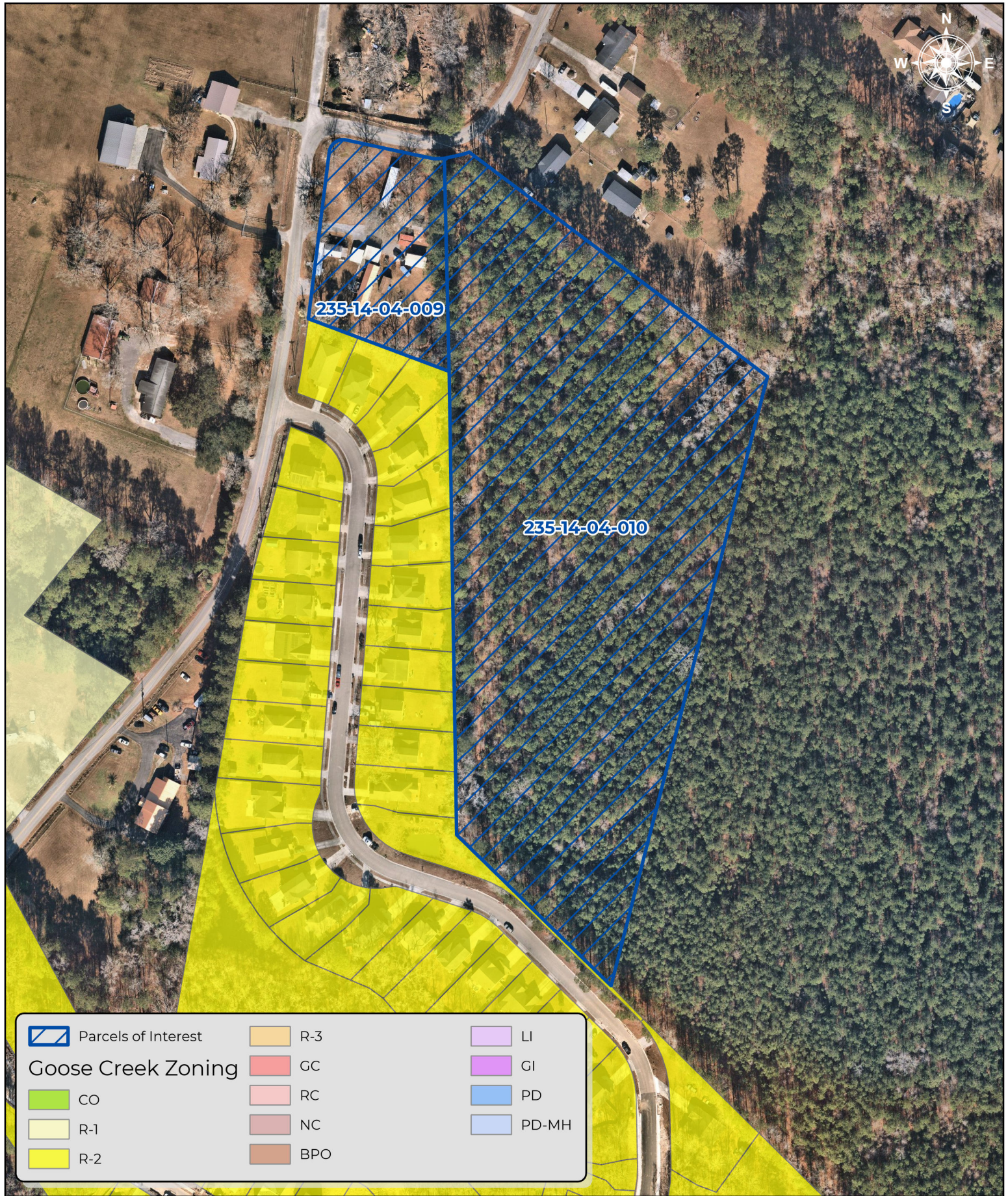


235-14-04-009/010 County Zoning

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



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ANY OFFICIAL ACTIONS.**

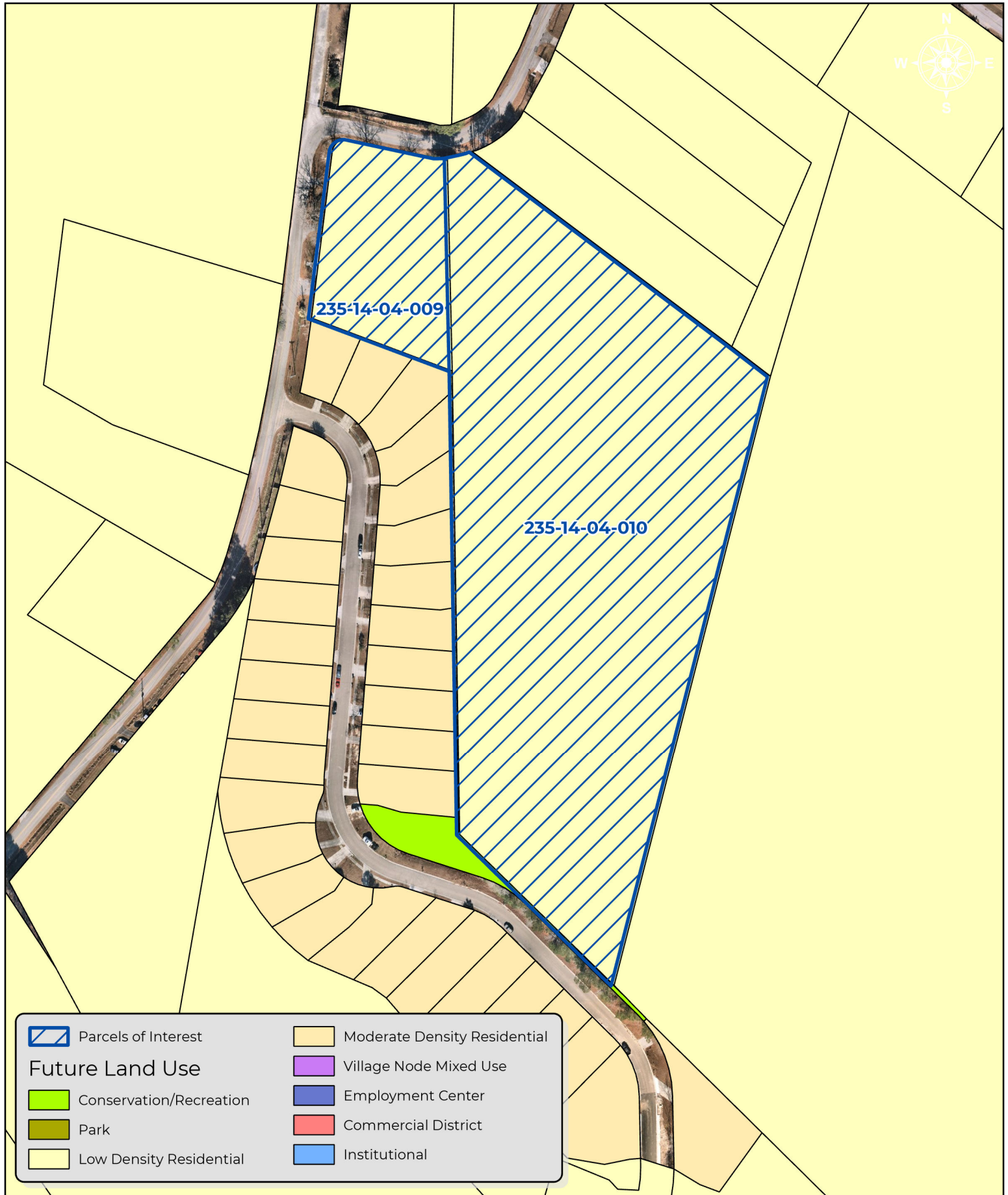


235-14-04-009/010 City Zoning

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

Scale: 1:2,250
0 75 150 300 US Feet
as of 3/21/2023 9:10 AM

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235-14-04-009/010 FLU

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

Scale: 1:2,250

0 75 150 300 US Feet

as of 3/21/2023 9:09 AM

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