

**MINUTES  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
MARCH 28, 2018 6:30 P.M.  
GOOSE CREEK MUNICIPAL COURTROOM  
519 N. GOOSE CREEK BOULEVARD**

**I. Call to Order** – Chairman Clift called the meeting to order at 6:32 p.m.

Present: Butch Clift, Jason Dillard, Larry Monheit, Gerald Stinson, Thomas Volkmar  
Absent: James Fisk  
Staff Present: Kara Browder

**II. Public Hearing – Application for Variance to Appendix D Zoning Districts of the City’s zoning ordinance for property at 435 Old Mt. Holly Rd., TMS #234-07-05-042**

Chairman Clift gave the testimony of oath to those parties to speak for or against the request, and opened the public hearing.

Chairman Clift opened the floor to Staff. Ms. Browder highlighted the location, the reason for the request, explaining part of the plant is within the City and the other portion is within the County. Mr. David Tracy, of JW Aluminum, and Chris Haynes of Davis and Floyd Engineering, presented the request to the Board. Mr. Tracy gave a brief history of the facility. He added the variance request was for internal property boundaries only and would only affect JW Aluminum, not the adjacent neighboring properties. Mr. Volkmar confirmed the boundaries, and setbacks would remain. Mr. Tracy agreed. There was discussion about some concerns of noise from the plant and buffering the property. Mr. Volkmar inquired to Staff about the buffers. Ms. Browder stated that they were working with the engineers about the buffer to the rear, and increasing the density of some areas. Mr. Tracy explained two phases for development; one being early site work (approved by Berkeley County and Goose Creek), and the other would consist of a finished site work package (currently in process with Goose Creek and the State).

Chairman Clift invited anyone to speak for or against the project. There were none.

*Motion:* Mr. Monheit made a motion to close the public hearing. Mr. Dillard seconded.

The Board discussed the location and the uniqueness of the site.

Chairman Clift opened the public hearing.

*Motion:* Mr. Volkmar made a motion to approve the application for a variance from the front and rear setback requirements to Appendix D, Zoning Districts of the City's zoning ordinance for the property located at 435 Old Mt. Holly Rd., TMS#234-07-05-042. Having found that the application satisfies the conditions set forth for variances as outlined in §151.171(C) of the seven criteria. Mr. Monheit seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

Chairman Clift stated the Board had approved the variance request.

### **III. Comments from the Board**

There were none.

### **IV. Comments from Staff**

Ms. Browder mentioned the recruitment for the vacancy on the Boards, and member training. There was a brief discussion about the buffers for the plant, and sound proofing the new facility.

### **V. Adjournment**

Mr. Volkmar made a motion to adjourn. Mr. Stinson seconded. All voted in favor. The meeting ended at or about 6:57 p.m.

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**Butch Clift, Chairman**

**Date:** \_\_\_\_\_, 2018