

**MINUTES
CITY OF GOOSE CREEK
ZONING BOARD OF APPEALS MEETING
DECEMBER 13, 2018 6:30 P.M.
GOOSE CREEK COUNCIL CHAMBERS
519 N. GOOSE CREEK BOULEVARD**

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

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

II. Public Hearing – Request for a Conditional Use Permit for a Townhome Development located off Montague Plantation Road(TMS#235-06-02-070).

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. Mr. Moore stated the request was for 12 townhome units on approximately 1.97 acres along Montague Plantation Road, zoned General Commercial (GC). Mr. Moore displayed an aerial of the location on the over-head and mentioned that this use with a Conditional Use Permit would be a permitted use per the development agreement for Brickhope.

Chairman Clift stated for the record of the minutes no public was present to speak for or against the request.

Chairman Clift invited the applicant to speak on behalf of the request. Mr. Matt Cline, of Cline Engineering, stated the idea of the project would be to tie into Montague Plantation directly across from Hyrne Drive, with access to the townhomes from the rear of the property. Mr. Cline stated he thought this project would be a good fit for this location.

Chairman Clift inquired if this project would be under an HOA. Mr. Cline stated that it is required to be an HOA due to the stormwater regulations, and the fact that open spaces are a requirement of the project, which would be maintained by an HOA. Chairman Clift inquired who would be responsible for the HOA? Mr. Cline stated it would be the owner's responsibility and is currently responsible for another HOA within the City of Goose Creek. Chairman Clift inquired about parking on the Montague side, and if the bylaws would prohibit parking on the Montague Road. Mr. Cline mentioned that the 24' drive would provide full width access at the rear, and that would be a reasonable request to add to the bylaws. Chairman Clift inquired about trash pickups. Mr. Cline mentioned there would be service down the 24' wide drive, and that there would be individual refuse containers per unit so that the City truck could do pickups. There was discussion regarding the fill to be brought in so that the buildings would be at road level, and the elevation

and grade of the land. Mr. Cline mentioned there would be two retention areas for water run-off, leaving the wetlands alone.

Mr. Volkmar inquired about the buffers. Mr. Cline stated they were proposing a 6' opaque wood fence to buffer the commercial and residential areas, some vegetative plantings for the residential side, and stay out of the 20' utility easement and wetlands. Mr. Moore stated that a dense buffer would be required between the existing commercial properties to the west, with not as much required for the location to the South. There was a detailed discussion regarding the buffering requirements. Mr. Volkmar mentioned traffic on this road for the record, and this would be a less intrusive development than a General Commercial use for this location. Mr. Cline mentioned an office space would be a use by right that could generate more traffic and would not be required to come before the Zoning Board of Appeals. There was discussion regarding adding a 6' or 8' fence at the southern perimeter of the property. Mr. Stinson inquired about the parking requirements per the city ordinance. Mr. Moore stated that it is two spaces per unit plus an additional 12% for overflow parking. There was discussion regarding ensuring parking requirements would be met. Mr. Cline stated the turn-around location could shift on the property that would provide an area for the refuse trucks to turn around. There was also discussion regarding fire trucks access for the units. Mr. Cline stated they would work through the site with staff to ensure the turn around for the trash trucks. Mr. Moore stated that all criteria had been addressed per the ordinance by Mr. Cline. Mr. Cline stated he would have no issues adding additional parking as required by the City.

Motion: Mr. Stinson made a motion to close the public hearing. Mr. Volkmar seconded.

Mr. Volkmar stated importance for the buffering for the commercial parcel next door and buffering the southern boundaries. He suggested including an 8' privacy fence on the western boundary with significant undergrowth, canopy, vegetative buffer; and the southern boundary with a 6' fence that extends to the wetlands, and follows the critical line of the wetland on the upland side of the parcel to separate the southern use from the northern use the extent of the property. Chairman Clift suggested to add to the HOA bylaws that there would be no parking on the Montague Plantation Road with additional parking spots provided and not just on the road.

Chairman Clift opened the public hearing.

Motion: Mr. Volkmar made a motion to approve the application for a Conditional Use Permit for the property located on Montague Plantation Rd., TMS#235-06-02-070. Having found that the application satisfies the thirteen criteria set forth as outlined in §151.171(C) of the zoning ordinance with the following conditions: That the western property boundary has an 8' privacy fence with significant undergrowth, and canopy vegetative buffer; and the southern boundary has a 6' privacy fence installed from the south western property corner to the wetlands boundary, then turn north and be located on the upland critical line of the wetlands boundary to encompass the southern property boundary, and that no parking will be mandated in the HOA bylaws to occur on the Montague Plantation portion of the property or on

Montague Plantation Road, with additional parking spaces to be included in the design per the city codes. Mr. Fisk seconded.

Discussion: There was none.

Vote: All voted in favor.

Chairman Clift stated the Board had approved the variance request. Mr. Volkmar closed the public hearing, Mr. Stinson seconded. All voted in favor.

I. Reorganization of Board – Election of Chairperson and Vice Chairperson for calendar year 2019

Motion: Mr. Stinson made a motion to nominate Butch Clift as Chairperson of the ZBA for the 2019 calendar year. Mr. Fisk seconded.

Discussion: There was none.

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

Motion: Mr. Stinson made a motion to nominate Tom Volkmar as Vice Chairperson of the ZBA for the 2019 calendar year. Mr. Fisk seconded.

Discussion: There was none.

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

II. Comments from the Board

Mr. Stinson inquired about training.

III. Comments from Staff

Mr. Moore mentioned training would be offered multiple times throughout 2019.

IV. Adjournment

Mr. Stinson made a motion to adjourn. Mr. Fisk seconded. All voted in favor. The meeting ended at or about 7:22 p.m.

Butch Clift, Chairman

Date: _____, 2018