

**MINUTES
CITY OF GOOSE CREEK
ZONING BOARD OF APPEALS MEETING
APRIL 8, 2019 6:30 P.M.
GOOSE CREEK COUNCIL CHAMBERS
519 N. GOOSE CREEK BOULEVARD**

I. CALL TO ORDER – CHAIRMAN BUTCH CLIFT

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

II. REVIEW OF MINUTES – DECEMBER 13, 2018

MOTION: Approve the minutes as presented., **MOVED BY** Tom Volkmar,
SECONDED BY James Fisk
DISCUSSION: There was none.
VOTE: All voted in favor. (5-0)

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

III. PUBLIC HEARING – TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT 101 HOLLYWOOD DRIVE (TMS #235-13-03-043). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE LAND USE BUFFER REQUIREMENT OF §151.085 OF THE CITY ZONING ORDINANCE.

Chairman Clift opened the floor to Staff. Mr. Moore presented the Staff Report for the property located at 101 Hollywood Drive. He noted that the applicant was requesting a 7' relief from the required buffer as per §151.085, adding that there is a structural element already in place.

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. Ricky Herndon presented the request to the Board. Mr. Herndon stated that at the initial time of starting the project he did not realize the restrictions for the setbacks since it is a corner property. He added that this restricted the building size, which he needed to be of a certain size for his Jujitsu studio in order to accommodate the mats. Mr. Herndon also mentioned that he would be willing to add substantial plantings to create a dense buffer between the two properties.

TOM VOLKMAR MOTIONED TO CLOSED THE PUBLIC HEARING, GERALD STINSON SECONDED.

The Board reviewed the plans and the photo's submitted by the applicant. Staff noted that Mr. Herndon had been working with City Planning Staff to develop the project and mentioned that the building had been approved by the Architectural Review Board pending the ZBA granting of the requested variance for buffer relief.

GERALD STINSON MOTIONED TO OPEN THE PUBLIC HEARING, JAMES FISK SECONDED.

- MOTION:** Made a motioned to approve the application for a variance at 101 Hollywood Dr., property identified as TMS#235-13-03-043 from the land use buffer requirement as outlined in §151.085 of the city zoning ordinance. Having found that the application satisfies the seven criteria set forth as outlined in §151.171(C) of the zoning ordinance with the following conditions: That the northern property boundary has significant plantings.
MOVED BY Tom Volkmar, **SECONDED BY** James Fisk
- DISCUSSION:** There was none.
- VOTE:** All voted in favor. (5-0)

Chairman Clift stated the Board had approved the variance request.

IV. PUBLIC HEARING – TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT 115 RED CEDAR DRIVE (TMS #235-14-01-050). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE FRONT SETBACK REQUIREMENT AS PER APPENDIX D OF THE CITY ZONING ORDINANCE.

Chairman Clift opened the floor to Staff. Mr. Moore presented the Staff Report for the property located at 115 Red Cedar Drive. He noted that this property was also located on a corner.

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. The contractor for the applicant stated that the request to add a deck would create a safer entry area to the home. He added when the home was originally built it had a small stoop with steps within less than 2' of the front setback which hindered adding a porch area onto the entry, and that this house was raised unlike others in the neighborhood. The applicant presented several photos of other properties within the subdivision that had done similar decks, some covered. He stated this would not be a covered deck.

GERALD STINSON MOTIONED TO CLOSED THE PUBLIC HEARING, JAMES FISK SECONDED.

The Board reviewed the site plan along with construction drawings submitted by the applicant.

GERALD STINSON MOTIONED TO OPEN THE PUBLIC HEARING, JAMES FISK SECONDED.

MOTION: Made a motioned to approve the application for the variance as requested at 115 Red Cedar Drive, property identified as TMS#235-14-01-050, from the front setback requirements as outlined in Appendix D of the city zoning ordinance. Having found that the application satisfies the seven criteria set forth as outlined in §151.171(C) of the zoning ordinance.
MOVED BY Tom Volkmar, **SECONDED BY** Gerald Stinson

DISCUSSION: There was none.

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

Chairman Clift stated the Board had approved the variance request.

V. PUBLIC HEARING – TO SOLICIT PUBLIC INPUT CONCERNING A REQUEST FOR A VARIANCE AT 538 RED BANK ROAD (TMS #252-01-03-002). THE APPLICANT WILL BE SEEKING A VARIANCE FROM THE MAXIMUM ALLOWANCE OF MONUMENT SIGNS AS OUTLINED IN §151.084 OF THE CITY ZONING ORDINANCE.

Chairman Clift opened the floor to Staff. Mr. Moore presented the Staff Report for the property located at 538 Red Bank Road. He noted that the applicant was requesting an additional monument sign for the location of a Parkers Kitchen. Mr. Moore stated due to the property being on a corner of a busy intersection, the applicant wished to have a monument sign on the Red Bank Road side and the NAD side.

Chairman Clift invited the applicant to speak on behalf of the request. Mr. Thomas Mathewes, of Drayton-Parker Companies LLC, presented the request to the Board. He re-iterated that the property was unique because it was on a corner of a busy intersection, and they are requesting two signs as they felt it would be a safer and more informative to have a sign at each entry. There was a brief discussion that the request would be for only 1 additional, total of 2 signs.

Chairman Clift invited anyone to speak for or against the issue. Rev. Joe McNeil, of Trinity Missionary Baptist Church of Goose Creek, expressed concerns for the buffer between the two uses.

BAKARI JACKSON MOTIONED TO CLOSED THE PUBLIC HEARING, JAMES FISK SECONDED.

There was discussion regarding implementing a substantial buffer between the two parcels to provide enough screening.

GERALD STINSON MOTIONED TO OPEN THE PUBLIC HEARING, JAMES FISK SECONDED.

MOTION: Made a motioned to approve the application for a variance from §151.084 at 538 Red Bank Rd., property identified as TMS#252-01-03-047, allowing 2 monument style signs, conditional upon the Architectural Review Board approval of the sign design, and a substantial buffer between the church property boundary and the boundary line of this parcel. Having found that the application satisfies the seven criteria set forth as outlined in §151.171(C) of the zoning ordinance with the following conditions: That the northern property boundary has significant plantings.

MOVED BY Tom Volkmar, **SECONDED BY** Gerald Stinson

DISCUSSION: There was none.

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

Chairman Clift stated the Board had approved the variance request.

VI. Comments from the Board

There was a brief discussion regarding training.

VII. Comments from Staff

Mr. Moore mentioned training would be offered multiple times throughout 2019 in house. Mr. Moore also stated the new Planning Director would begin in early May.

VIII. Adjournment

Tom Volkmar made a motion to adjourn. James Fisk seconded. All voted in favor. The meeting ended at or about 7:27 p.m.

Butch Clift, Chairman

Date: _____, 2019