

**MINUTES  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
SEPTEMBER 3, 2020 5:30 P.M.  
VIA VIDEO CONFERENCE (ZOOM)**

**I. CALL TO ORDER**

Chairman Clift called the meeting to order at 5:30 p.m.

**II. ROLL CALL**

Chairman Clift defined the duties and powers of the Zoning Board of Appeals (ZBA) per the City's Code of Ordinance. Mrs. Moneer initiated roll call.

**Present:** Butch Clift, Larry Monheit, Thomas Volkmar, James Fisk, Gerald Stinson  
**Absent:** Bakari Jackson; Jason Dillard  
**Staff Present:** Mark Brodeur; Brenda Moneer  
**City Council Present:** Christopher Harmon

**III. REVIEW OF MINUTES FROM JULY 30, 2020 (*Note: Review of Minutes was done after the Public Hearing*)**

**MOTION:** A motion was made to approve the July 30, 2020 minutes as written. **MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Fisk.  
**DISCUSSION:** None  
**VOTE:** All in favor (5-0). Motion carried.

**IV. PUBLIC HEARING**

**REQUEST FOR VARIANCE FOR RELIEF FROM THE REQUIRED LOT SETBACK FOR PROPERTY DESIGNATED AS TMS# 243-00-00-072.**

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

Mr. Brodeur presented Staff Report. He stated the applicant is seeking a relief for a side set back from ten feet to three feet. He stated the parcel is a narrow, infilled lot located between two developed properties with two street frontages. Mr. Brodeur stated an unusual aspect of this property is underground utilities are located on the site; due to this, the applicant cannot build on top of the utilities.

The applicant presented his request for a variance. He stated this project went before the Architectural Review Board (ARB) and the approval is contingent upon the ZBA's approval.

He stated the site is currently wooded with pine trees, undergrowth, and trash. He stated he is asking for a variance to the side setback located on the South of the property. The applicant stated he is asking for a variance in the area of the building. He presented an exhibit showing lines that are labeled UGE. He stated UGE is an abbreviation for the underground utilities. He stated the underground utilities located North on the property are called express lines and are impossible to relocate. He stated the underground utilities located closest to the building are able to be relocated, which is his intention.

The applicant presented the concept of Take 5. He stated it is perfect for this climate as the customer does not have to leave their cars for an oil change and it is typically done in 15 minutes. The applicant stated he is excited to bring it to Goose Creek.

The applicant listed three reasons he considered to be a hardship:

1. Width of the property.
2. Underground powerlines take up 30% of the property.
3. Vehicular circulation.

The applicant worked through different orientations for the building on the property, however he believes the only way to make this project work is the proposal that is in the application due to vehicular traffic. Board Member Volkmar stated the applicant listed in detail the hardship criteria's in the supporting documents. A board member inquired if drainage will be an issue. The applicant stated an underground retention system will reduce the amount of storm water on the site. A board member inquired if traffic will be safe when it exits onto St. James Ave. The applicant stated it will be a right in and right out and there will be stop signs.

Mr. Clift inquired if anyone from the public is for or against this request. Mrs. Moneer stated no one from the public submitted any comments for or against this proposal. Discussion regarding stacking cars at the Bridgetown exit ensued.

Mr. Brodeur summarized the project stating it meets the requirements for the variance request.

**BOARD MEMBER MONHEITT MADE A MOTIONED TO CLOSE THE PUBLIC HEARING. BOARD MEMBER STINSON SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

Board Member Monheit stated he would like to see a guarantee that the drainage is met.

**MOTION:** A motion was made to approve the application for a variance for TMS 243-00-00-072 for a resulting three foot set back on the Southern boarder seeing that it has met the criteria set forth for a variance outlined in section 151.171C of the Zoning Ordinance; there are extraordinary and exceptional conditions pertaining to the particular piece of property; and as long as this property meets the drainage and other city requirements.  
**MOVED BY** Board Member Volkmar. **SECONDED BY** Board Member Monheit.

**DISCUSSION:** None

**VOTE:** All in favor (5-0). Motion carried.

**BOARD MEMBER STINSON MADE A MOTION TO GO BACK INTO PUBLIC HEARING. BOARD MEMBER MONHEIT SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

**V. COMMENTS FROM THE BOARD**

No comments from the board

**VI. COMMENTS FROM STAFF**

No comments from staff.

**VII. ADJOURNMENT**

Board Member Fisk made a motion to adjourn. Board Member Monheit seconded. All voted in favor (5-0). The meeting ended at 6:02 p.m.

\_\_\_\_\_ **Date:** \_\_\_\_\_, 2020  
**Butch Clift, Chairman**