

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MARCH 5, 2019, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Josh Johnson

Action: Chairman Josh Johnson called the meeting to order at 6:32 p.m.
Present: Paul Connerty, Judie Edwards, Joshua Johnson, Jeffrey Smith
Absent: Gary Berenyi, John Starzyk
Staff Present: Daniel Moore, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as presented., **Moved by** Paul Connerty; **Seconded by** Jeffrey Smith
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)

III. Review of Minutes from December 4, 2018, and February 5, 2019

Motion: Made a motion to approve the minutes as presented., **Moved by** Jeffrey Smith; **Seconded by** Judie Edwards
Discussion: Chairman Johnson stated the February minutes stated the motion for several items noted “approval of Agenda”, and that the December 2018 minutes were not reviewed at the January meeting. Mr. Connerty suggested Mr. Smith withdrawal his motion to approve the minutes as presented and move to approve the December minutes.
Motion: Made a motion to withdrawal., **Moved by** Jeffrey Smith; **Seconded by** Judie Edwards
Motion: Made a motion to approve the December 4, 2018 minutes as presented., **Moved by** Jeffrey Smith; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)
Motion: Made a motion to approve the February 5, 2019 minutes with corrections as discussed., **Moved by** Paul Connerty; **Seconded by** Jeffrey Smith
Discussion: There was none.
Vote: All voted in favor. The motion carried. (4-0)

IV. PUBLIC HEARING – Request to amend the density of the Planned Development for additional units within the Development of Lakeview Commons to apply to properties identified as TMS#252-06-00-046, 252-06-00-049, 252-06-00-024.

Chairman Johnson opened the public hearing. He asked Staff to brief the Commission with the request. Mr. Moore stated the applicant is requesting to increase the number of lots in the Planned Development of Lakeview Commons. He mentioned Phase V, which was part of the original Development, would now require additional lots due to increasing the number of lots in Phase IV. Mr. Moore noted the number of units originally approved in 2006 was 330 units. Mr. Moore stated the applicant is wishing to amend the Planned Development (PD) to increase the number of units to 350 units to complete Phase V. He added this use is in line with the City Comprehensive Plan. Chairman Johnson requested the applicant present the request to the Commission. Mr. Matt Cline, of Cline Engineering, presented the original layout of the development with all phases. Mr. Cline reiterated that due to the increase in lots in Phase IV, they needed to increase the overall number of units in order to close out the development, and complete Phase V. Mr. Cline stated that Staff had requested a 15' buffer along the commercial property fronting Red Bank Road to the South.

Chairman Johnson asked if any public present wished to speak in favor of the request. There was no one. Chairman Johnson asked if any public present wished to speak against the request to amend the Planned Development. Mr. Alfred Calafiore, of Jackson Street, stated he opposed the request due to concerns for suitable fill for housing construction and runoff. Mr. Calafiore added concerns for proper drainage, erosion on Truman Dr., wetlands, traffic, and Harding St. that has concrete refuse being dumped there. Mr. Jody Brown stated concerns for current parking conditions, lack of overflow parking, and only one entrance. Mr. John Satterfield stated concerns for the development of the new phase consisting of a product that may promote rental properties. Chairman Johnson invited anyone in addition to speak against the issue. There was none.

Chairman Johnson requested the applicant come forward to address the concerns. Mr. Cline came forward to address the concerns raised by those that spoke against the request. Mr. Cline mentioned that the requested amount was to have enough lots in order to close out phase V and complete the project. Mr. Cline outlined the process to develop land includes delineating wetlands, DHEC permits, City of Goose Creek permits, and Berkeley County permits. Mr. Cline noted driveways for Phase V, would be like Phase I. He added that the current overflow parking requirements by the City would be met. Mr. Cline noted that the concrete that was dumped would be removed at time of development, and he was not aware of why it was placed there. Mr. Cline mentioned his understanding why the 2nd entrance was gated was to prevent cut through traffic to the High School. Mr. Moore added that the roads were private allowing the neighborhood to gate it if they chose to. There was a brief discussion about access for fire, and that The Fire Department would cut the lock if need be. Chairman Johnson inquired to Mr. Cline how the extra units were achieved. Mr. Cline stated that the additional lots added to Phase IV forced the need for additional lots to be added to Phase V to allow the development to be completed as originally laid out. Chairman Johnson inquired if there would be any additional drainage retention added with this additional phase. Mr. Cline stated that there would be detention added to meet the DHEC standards. There was detailed discussion about these detention areas supporting the need for development of phase V. Chairman Johnson inquired if the parking would be enough, and if these units would be three (3) bed room. Mr. Cline added that he was uncertain of the product at this time and noted that current parking requirements by the City would be met. There was discussion regarding parking plans for this phase, and the

type of product to be offered. Ms. Edwards inquired if there was any intent to build on the property fronting Red Bank Road. Mr. Moore stated that area would remain access only. Mr. Moore stated that the zoning ordinance language requirements had changed since the initial phase. He added that the ordinance requirements are met with the new phase. Mr. Moore did state that he would be working with the developer to make corrections to the existing parking throughout the development. Mr. Moore mentioned that the illegal dumping of concrete would also be taken into consideration, and that 2 (two) access/egress points are not a requirement for a development. There was a brief discussion about amenities, and the access on the High School side for the use by the residents.

Chairman Johnson closed the public hearing.

- Motion:** Made a motion to approve the requested revision to the Planned Development Agreement for additional units., **Moved by** Judie Edwards; **Seconded by** Paul Connerty
- Discussion:** Mr. Connerty stated that some of the concerns heard tonight would be addressed by the developer in working with City Planning along with other agencies. There was a brief discussion regarding wetlands and the required approvals prior to City approval.
- Vote:** Three voted in favor, one opposed. The motion carried. (3-1)

V. DISCUSSION – Zoning Ordinance Section 151.080 Use of Land or Buildings, specifically tree ordinance language; and Section 151.083 Landscape Requirements.

Chairman Johnson noted the materials were included in the packet with deletions and added language highlighted, noting 2 minor changes. Mr. Connerty inquired if any additional comments were added by members that were not present at this meeting. Staff stated no. There was discussion regarding tree protection during construction.

- Motion:** Made a motion to place 151.080 Use of Land or Buildings up for a public hearing next month as presented this evening., **Moved by** Jeffrey Smith; **Seconded by** Paul Connerty
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (4-0)
- Motion:** Amend motion to also include 151.083 Landscaping Requirements for a public hearing next month as presented this evening., **Moved by** Jeffrey Smith; **Seconded by** Paul Connerty
- Vote:** All voted in favor. The amended motion carried. (4-0)

VI. Comments from the Commission

Chairman Johnson inquired about the status of the Planning Director.

VII. Comments from Staff

Mr. Moore stated that an announcement would be forthcoming after Council had an opportunity to review and decide to move forward for filling the position of the Planning Director.

VIII. Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Smith seconded. All voted in favor. The meeting adjourned at approximately 7:26pm.

Mr. Josh Johnson, Chairman

Date: _____