

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, NOVEMBER 1, 2016, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Chairman Wall called the meeting to order at 6:30 p.m.

Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Jeffrey Smith, Allen Wall, Barry Washington (arrived at 6:31 after vote of approval of agenda)

Absent: Joshua Johnson

Staff Present: Sarah Hanson

II. Approval of Agenda

Motion: Mr. Jeffrey Smith made a motion to accept the Agenda as posted. Mr. Connerty seconded.

Discussion: There was none.

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

III. Review of Minutes from October 4, 2016

Motion: Mr. Smith made a motion to accept the minutes as submitted. Ms. Fowler seconded.

Discussion: There was none.

Vote: All voted in favor. (5-0) Mr. Connerty abstained due to absence from meeting.

IV. Public Hearing – Change to Land Use Map – Cobblestone Village

Chairman Wall stated that this land use map was planned back in 2006-2008, with the intent to be a community project. He noted since that time the Zoning Board of Appeals had made some requested changes, in keeping the commercial area in tact where it was originally planned. Chairman Wall noted the guidelines for a public hearing from section 151.008 of the zoning ordinance. He outlined the procedures for the public hearing, opened the public hearing, and requested Staff present the request to change the land use map.

Ms. Hanson presented a plan showing the original concept for the development of Cobblestone when it was annexed into the City. Staff added that the plan was approved in 2006 by City Council. Ms. Hanson stated that the concept for Cobblestone at that time was for a village community with a mixed use of multi-family, single family, and general commercial, along with retail to support the community. She detailed the locations of apartments, villas developed by Epcon, and the recent

development of 250 additional apartments approved by a conditional use permit. She stated the thirteen criteria must be met in order for the Zoning Board of Appeals to grant a conditional use permit for multi-family use in a General Commercial zoning classification. Ms. Hanson stated the land use map was submitted similarly to the way a development agreement is currently submitted. She added that in order to make changes to the map, it would need to be presented to the Commission in order to determine if it is consistent with the comprehensive plan, is for the betterment of the City, and to hear the applicant's request.

Chairman Wall opened the floor to Mr. Tuttle. Mr. Tuttle stated the master plan shows a large commercial area to include a project which was included with the original request for annexation. He added the request for annexation included a description for multi-family as well as commercial property. He also mentioned that in one of the tracts a description was given for the commercial tract to incorporate approximately eight one and a half to two acre outparcels as well as a big box retail user in 2006. Mr. Tuttle stated they were close, at that time, to signing an agreement with a movie theatre, but the economy went through hard times in 2007 and 2008. He added this stopped the development of that property. Mr. Tuttle added they continue to want to add commercial development to the remaining parcels that remain. He outlined the area to the right to include seven acres, with three and half of those remaining available to date on the far north corner of the property. Mr. Tuttle stated it was their intention to develop those as commercial, along with the property that fronts the new apartment community along St. James Avenue. He added that City Staff and he agree that this remaining property consisting of four acres on the south corner, along with the two and a half acres on the north end should be developed as commercial. Mr. Tuttle expressed concern for commercial to include medical office space. He added they had a client that had approached them that had wanted to build a medical office building on one of the remaining parcels, and it was determined that it was not consistent with commercial development. Mr. Tuttle added they feel a medical office building is an appropriate use of a commercial tract of land. Mr. Tuttle also stated they were requesting Staff to consider including medical use in the classification of the remaining commercial property within the Cobblestone development.

Chairman Wall invited anyone to speak on behalf of or against the issue. A resident of Marrington Villas requested clarification on the location of the request. Staff clarified the area Mr. Tuttle was referring to. Chairman Wall inquired with Staff if the City had a recommendation. Ms. Hanson stated that the original concept was for the development to support the community to directly benefit the residents of Cobblestone Village. She added that although medical is an approved use for general commercial use, it was not a part of the original concept for the Cobblestone Village community. Staff also clarified the purpose of this public hearing was to change the original land use map, not the zoning. Ms. Hanson stated Staff understands the medical community is attracted to this location, and added this particular request for a medical office will not have a direct impact on the community. Staff deferred to the Commission to decide what is best for this plan, and that Staff prefers it is modified, and it still provides a safety net for the community, along with a benefit to the residents of the community.

Chairman Wall closed the public hearing.

Mr. Connerty inquired with Staff to clarify if anything other than retail use along St. James Avenue would conflict with the concept of the community or the land use map approved by City Council at

the time of annexation, and if Staff objects to the request. There was some discussion in regards to the original intent of the community and the outparcel spaces. Chairman Wall inquired what type of facility had originally been requested. Mr. Tuttle stated he felt medical use in commercial developments is the perfect fit, and they are inquiring if they could put other medical uses there. Mr. Tuttle stated the clinic that had proposed development for that site had moved on, and they are now bringing the request before the commission to inquire if other types of medical offices could be used for this general commercial area. He added there are seven acres to be developed, and are open to understanding what would be an appropriate use for commercial development. Mr. Tuttle inquired for clarification from the Commission. There was discussion in regards to the concept of the original intent of the land use map along with providing a business that would serve the community of Cobblestone. Chairman Wall inquired if Mr. Tuttle wished to summarize the request. Mr. Tuttle asked the commission to consider commercial development be allowed to include medical uses that are included in other commercial development classifications.

Chairman Wall inquired if there were any other comments or questions from the Commission. There were none.

Motion: Mr. Berenyi made a recommendation that the Commission vote to allow unrestricted or to abandon the land use map as originally planned in 2006, allowing businesses to occupy the area that fits within the category of general commercial without separation, no restrictions or planned development. Mr. Smith seconded.

Discussion: Chairman Wall inquired with Staff if you can abandon a planned development area. Ms. Hanson stated it would be abandoning the concept of the land use map, not the planned development area. Chairman Wall inquired with Mr. Tuttle in regards to the size of the building as proposed. Mr. Tuttle stated it would have been around 4,000 square feet. Chairman Wall stated he felt it should stay as originally intended. There was some discussion about other planned developments, land uses, and development agreements.

Vote: All voted in favor. (5-1) the motion carried.

Chairman Wall inquired as to when this may go before City Council. Staff stated it had been requested for the December agenda. Chairman Wall closed the public hearing.

V. Street Name Approval – Central Avenue Extension

Chairman Wall requested Staff brief the Commission on the street name approval. Ms. Hanson presented the Commission with a plat showing the improvement of the Central Avenue Extension, located by the Walmart Neighborhood Market. She added that the road leads to Westview Primary School, having been referenced in the past as Central Avenue Extension, without officially being named. Staff requested the Planning Commission officially approve the name of this roadway to be Central Avenue Extension. There was some discussion in regards to the School property.

Motion: Mr. Berenyi made a motion to accept the name Central Avenue Extension.
Mr. Connerty seconded.
Discussion: There was none.
Vote: All voted in favor. (5-1)

VI. Discussion

a.) Flood Hazard Controls

Ms. Hanson presented the Commission with the language as per the model from DNR (Department of Natural Resources) that would need to be incorporated into the existing ordinance language. Staff requested the Commission review the materials, and suggested the Commission hold a public hearing to amend the existing ordinance once final modifications have been made. Ms. Hanson stated the biggest impact is the substantial impact improvement paragraph. She detailed the requirements of the improvement language for a period of over five years. Ms. Hanson noted it was currently included within the flood zone ordinance model in reference to flood zones. She added Staff felt it needed to be added to the general portion of the ordinance language. There was discussion about the future date for a public hearing.

b.) ARB approval

Ms. Hanson suggested adding language to the ordinance to clarify a timeframe of an ARB approval. Staff recommended adding an end date of one year for all ARB approvals, to keep projects current with current zoning ordinance requirements. There was discussion in regards to adding language for an extension for unusual circumstances at the discretion of the Zoning Administrator with a written request. There was some discussion about adding this item to the December public hearing.

Motion: Ms. Fowler made a motion to amend the ordinance to add the language as discussed. Mr. Connerty seconded.
Discussion: There was none.
Vote: All voted in favor. (6-0)

c.) Automobile Sales Lots – Parking Requirements

Ms. Hanson stated it is Staff's opinion that language needs to be added in order to regulate parking lot requirements for automobile sales lots. She stated this would help create ADA accessibility, and safety within the parking lots. There was some discussion in regards to the width of the drive isle, and double stacking the lots. There was also a discussion in regards to the effect any language modifications would have on existing properties. Staff noted this would impact auto sales and auto repair lots. Chairman Wall inquired with Staff if they would compare other municipal ordinance language pertaining to this subject matter. Ms. Hanson stated Staff would research it. The Commission requested Staff proceed with researching the matter further.

VII. Reorganization of Commission – Election of Chairperson and Vice Chairperson for calendar year 2017

Chairman Wall requested the Commission elect a chairman and vice chairman for the upcoming year, and opened the floor for nominations for Chairperson.

Motion: Mr. Connerty made a motion to nominate Mr. Wall as Chairman. Mr. Wall accepted the nomination.

Discussion: Chairman Wall inquired if there were any other nominations for Chairperson. There were none.

Motion: Mr. Connerty moved to close the nominations. Mr. Berenyi seconded.

Vote: All voted in favor. (6-0)

Motion: Mr. Connerty made a motion to nominate Mr. Smith as Vice Chairman. Mr. Smith accepted the nomination.

Discussion: Chairman Wall inquired if there were any other nominations for Chairperson. There were none.

Motion: Mr. Connerty moved to close the nominations. Mr. Fowler Seconded.

Vote: All voted in favor. (6-0)

Chairman Wall announced he would continue to Chair the Commission and Mr. Smith would be the new Vice Chairman for the 2017 calendar year.

VIII. Approval of Commission Calendar 2017

Chairman Wall stated the calendar included a change for July 5, 2017; a Wednesday meeting was set as tentative due to the upcoming July 4, 2017 holiday on a Tuesday.

Motion: Ms. Fowler made a motion to accept the calendar as submitted. Mr. Connerty seconded.

Discussion: There was none.

Vote: All voted in favor. (6-0)

IX. Comments from the Commission

Mr. Connerty thanked the Commission for their support. Chairman Wall inquired with Staff in regards to the digital signage on St. James Avenue. Ms. Hanson stated the owner had been notified the sign was in violation of the zoning ordinance. There was an inquiry and discussion about the development of various properties within the City boundaries.

X. Comments from Staff

Ms. Hanson stated information in regards to training would be forthcoming.

XI. Adjournment

Mr. Berenyi made a motion to adjourn, and Mr. Washington seconded. All voted in favor (6-0).
The meeting adjourned at approximately 8:10 p.m.

Allen Wall, Chairman

Date: _____