

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 6, 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 6:31 p.m.

Present: Gary Berenyi, Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry

Washington

Absent: Paul Connerty

Staff Present: Sarah Hanson

II. Approval of Agenda

Motion: Mr. Jeffrey Smith made a motion to accept the Agenda as posted with the deletion of the review of the minutes from August 2nd due to no minutes provided. Mr. Joshua Johnson seconded.

Discussion: Staff noted due to a FEMA audit, Staff had been occupied with preparing the information for the audit, and therefore was unable to prepare the minutes.

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

III. Street Naming – Persimmon Hill Storage – Prescott Way

Chairman Wall opened the discussion to Staff. Ms. Hanson stated the Planning Commission is the sole body to approve of street names. Staff presented the location to the Commission, pointing out various existing landmarks within the community, along with the location of the Climate Controlled Self Storage project. Ms. Hanson mentioned the road that will front this development does not have a street name or an address. Staff proposed the name Prescott Way, and mentioned that Prescott Court would also need to be changed to Prescott Way. Ms. Hanson stated Prescott Way is available, has been approved of by Berkeley County, and requested the Planning Commission consider naming the street Prescott Way, and changing Prescott Court to the same.

There was a brief discussion in regards to no properties currently addressed on Prescott Court. Chairman Wall requested Staff restate the location of the property. Ms. Hanson described the location of the property for the storage, and the street that would need a name, along with the location of Prescott Court. Ms. Fowler inquired to Staff if the road was already there, and if the other projects have St. James Avenue addressing. Staff confirmed the road is already in place and the Dental and Arby's have St. James Avenue addresses.

Motion: Ms. Fowler made a motion to change Prescott Court to Prescott Way and to continue the service road as Prescott Way. Mr. Smith seconded.

Discussion: Mr. Berenyi recused himself from the vote as a result of his involvement in the project.

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

Chairman Wall thanked everyone for their input. Chairman Wall inquired when it would be on the Council Agenda. Staff stated it would be on the second Tuesday in September.

Chairman Wall requested to continue with the meeting.

IV. Street Naming – Cobblestone Village: E Village Lane, NE Village Lane, NW Village LN, and W Village LN

Chairman Wall opened the discussion to Staff. Ms. Hanson presented the Commission the plat of Cobblestone Village. She explained that the development was created with a different concept than what is built to date. Staff pointed out the development on the plat with Phase I, II and the proposed Phase III, with the location for the Alley's. Ms. Hanson presented East Village Lane, West Village Lane, NE Village Lane and NW Village Lane as suggestions for the alleys to the Commission as available names in working with Berkeley County.

There was discussion in regards to the type of addressing as proposed and what types of addressing could be used, along with concern for the use of direction for street signage. Staff suggested that the Commission come up with names that they feel are suitable and then Staff could request approval from Berkeley County.

Motion: Mr. Berenyi made a motion to disapprove the names as submitted. Mr. Smith seconded.

Discussion: Chairman Wall inquired with the Commission if they had any suggestions for the street names, or if the Commission would like to ask the developer to come back with a recommendation. There was discussion about the street names preferred, and not preferred, by the Planning Commission.

Motion: Mr. Berenyi withdrew his motion. Mr. Smith withdrew his second

Motion: Mr. Smith made a motion to submit new names for the alley's to include Anson Village Lane, Blakely Village Lane, Claymoor Village Lane, Dunmoor Village Lane. Mr. Berenyi seconded.

Discussion: There was discussion in regards to the specific streets to be named. Chairman Wall suggested starting with the street labeled as East and name it Anson. Staff noted the Commission would be recommending the names and Staff would assign the placement.

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

V. Discussion – Flood Zone Ordinance

Chairman Wall inquired to Staff if the Flood Zone could be an added topic for training material. Staff noted all educational training has to be approved through the educational committee of the State legislature, and suggested DNR come speak to the Commission about the local area. There was discussion about the new maps not becoming effective until 2018, and a 90 day appeal to be advertised to the general public. Ms. Hanson mentioned FEMA had provided the Planning Department with preliminary maps showing flood hazard areas, and more detailed flood zone information than the maps from 2003. Staff stated that she had reached out to the BCDCOG to set up training, but had not heard back at this time. Ms. Hanson stated that DNR is the contact for South Carolina, and had recently audited the files of permits processed over the past five years. She added that during the audit DNR reviewed the City flood zone ordinance that was revised and amended around 2005. Staff stated that many things have changed since then, so DNR is requiring the City to revise its ordinance. She added that DNR had provided a template to model the ordinance if the Commission elects to do so, and if the City uses the template, the flood zone ordinance will be in compliance. Ms. Hanson stated that portions of the template were over and beyond some of what the requirements are, with some of it being repetitious to the current ordinance, and some of the information not being applicable to our area. Staff committed to compare it to the current ordinance in place, along with the FEMA regulations, and then prepare an ordinance to present to the Commission. Ms. Hanson noted the audit went extremely well, and Staff visited sites prone to flooding with the representative from DNR. There was some discussion about the current ordinance, and the maps as provided by FEMA. Mr. Berenyi inquired about the base flood elevations height requirements. Staff stated that the standard at this time is one foot, and is what is included in the City ordinance consisting of nine pages. There was discussion about the "A" flood zones, and the established base flood elevations.

VI. Comments from the Commission

Chairman Wall inquired about the recommendation to be heard by City Council to rezone the Darby Tract. Staff stated the Council would hear it next Tuesday evening.

VII. Comments from Staff

Ms. Hanson explained that South Carolina law states that in order to change a street name, you must advertise for a minimum of fifteen days, and then bring it to the Planning Commission. She stated that when Cobblestone was platted, the name of an access for a future road was shown on the plat as Village Market Drive. Staff noted that when Comet Creek apartments were platted, this street was designated as Comet Creek Lane. Ms. Hanson mentioned a public hearing would be required to change the name from Village Market Drive to Comet Creek Lane, and noted it would be on the agenda for October. Mr. Smith inquired about the Berkeley County postings off of Old Mt. Holly in front of the JW Aluminum plant. Ms. Hanson stated JW Aluminum was going before Berkeley County Council to request a setback variance for the location of the new building. There was some discussion in regards to annexation, and combining the lots that are within the City.

VIII. Adjournment

Mr. Smith made a motion to adjourn, and Mr. Washington seconded. All voted in favor (6-0). The meeting adjourned at approximately 7:40 p.m.

Allen Wall, Chairman

Date: _____