

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 3, 2017, 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, Josh Johnson, Jeffrey Smith, Allen Wall,

Absent: Barry Washington

Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

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

Discussion: There was none.

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

III. Review of Minutes from September 5, 2017

Motion: Mr. Connerty made a motion to approve the minutes with the addition of the correction as submitted. Mr. Johnson seconded.

Discussion: There was none.

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

IV. Public Hearing – Rezoning Request for property located off Old Moncks Corner Rd., designated as TMS#234-00-00-146; Request to rezone from Residential Low Density (R1) to Business Professional Office (BPO)

Chairman Wall opened the discussion to Staff. Staff presented the request to the Commission. Ms. Browder stated that the applicant would be requested the new zoning classification (BPO) Business Professional Office, to encourage low intensity business and professional office development in a quiet, uncongested environment, which will not adversely affect adjacent residential areas, provide low intensity business and professional office development that is environmentally and aesthetically compatible with surrounding residential uses to provide for new development or redevelopment that is limited to those hours which are typically associated with daylight business hours, or 7am to 7pm, and to discourage new development or redevelopment that would generate excessive traffic to and from the site. Ms. Browder added that per §151.047 because the applicant is not requesting the same change in district classification, he

is not required to wait for the twelve-month period. Staff stated no recommendation to the Commission at the time of this request.

Chairman Wall invited the applicant to speak about the request. The applicant, Mr. Burgbacher, thanked the Commission for their time and stated he felt this classification would be a good fit for the neighborhood, and would not adversely impact traffic. He emphasized that this would remain a quiet and uncongested environment. He presented the new wetlands plat to the Commission. Mr. Berenyi inquired if the applicant had received a verification letter from the Army Corp. of Engineers. The applicant stated no, and that this was from a surveyor, and the property has been flagged. He outlined different uses for the property, and the effects different types of development would have on traffic. Mr. Burgbacher stated that this time of office environment would generate less traffic during daytime office hours than most other types of development, such as a neighborhood or church.

Chairman Wall invited anyone to speak for the issue. There was none. A resident from Thurgood Road stated concerns for traffic and pedestrian safety in the adjacent neighborhood, parks, and walking path. There was discussion to clarify if the resident was speaking for or against the issue. Chairman Wall invited anyone to speak for or against the issue. There was none. Chairman Wall closed the public hearing for the Commission to address the request. Mr. Berenyi inquired if there was a buyer for the property. Mr. Burgbacher stated no. Mr. Berenyi asked for clarification of the intent of changing the zoning. Mr. Burgbacher stated that he wanted to make it more marketable to sell. Chairman Wall inquired about the wetlands compared to the last time it was presented to the Commission. Mr. Burgbacher stated that last time was just an aerial photo, and this time it was being presented as delineated. Chairman Wall inquired to the Commission if there were any other questions. There were none. Chairman Wall asked Staff to summarize. Ms. Browder stated Staff had nothing further.

- Motion:* Mr. Johnson made a motion to recommend to City Council approval of the rezoning request from (R1) to Business Professional Office of TMS#234-00-00-146. Mr. Berenyi seconded.
- Discussion:* There was none.
- Vote:* All voted in favor. (6-0)

There was a brief discussion regarding the recommendation to be heard with City Council, and when the next Zoning Board of Appeals would be meeting to discuss the Montague Plantation Conditional Use Permit request.

V. Public Hearing – Proposal to consider amending Section §151.082 Design Standards; specifically design criteria for storage facilities.

Chairman Wall opened the floor to Staff. Ms. Browder outlined the changes for §151.082 as presented to the Commission to include the two different types of storage facilities; one being the mini-warehouses that are fully enclosed, and the mini-warehouses that have access from the exterior of the unit and applied different design standards. She noted that they are found within different zoning districts, adding that those that are fully enclosed are found in the general

commercial district, with the other units that have access from the outside are found more in the commercial industrial and industrial districts.

Chairman Wall noted for the record there was no public present for the public hearing, and there was no representative from the public, or anyone speaking for or against the issue. Chairman Wall closed the public hearing, asking the Commission to address the issue. He thanked Mr. Berenyi for his presentation on storage facilities that was presented at a previous Planning Commission meeting. He added the suggestion of the word “the” be added to (L)(1) to “the” front of the mini-warehouse thus screening the storage activity. The Commission agreed to add the word “the”. Mr. Johnson stated that he noticed the breakdown from “k” to “l” mentions the actual zoning district that these facilities would be located in, and believed that the “k” type of facility is also allowed in the commercial industrial and light industrial zoning districts, to reflect Appendix “B”. There was discussion about the different types of facilities that are allowed within specific zoning districts as per Appendix “B”. It was determined that “k” would be allowed in (GC), (CI) or (LI) districts, while “l” would be allowed in (CI) and (GI).

- Motion:* Mr. Connerty made a motion to approve of the recommendation to amend §151.082 design standards as stated. Mr. Johnson seconded.
- Discussion:* There was none.
- Vote:* All voted in favor. (6-0)

VI. Comments from the Commission

Chairman Wall brought the issue of the ordinance modifications of the language pertaining to residential dumpsters, and noted that it will be addressed at the upcoming City Council meeting. Chairman Wall thanked Mr. Connerty for the well written letter to address staffing concerns to the City Administrator. Mr. Wall stated he presented it to the City Administrator, and it was presented to Council and the Mayor.

VII. Comments from Staff

Ms. Browder addressed the Commission with the upcoming agenda items for Chair and Vice Chair elections. She also noted that the application requirement is 30 days, and requested that the deadline for applications be added to the 2018 calendar. Ms. Browder suggested that the signs that are posted for Public Hearings, be re-used, possibly changing the appearance. There was discussion about training requirements. Staff stated the section for the purview of the ARB would need to include the BPO district, and suggested an ordinance amendment. Chairman Wall inquired to Staff regarding if there were any other sections affected. Ms. Browder stated Staff would research other sections. Mini warehouses with the access from the outside, they are not allowed in the light industrial. She added they are allowed in the commercial industrial; prohibited in the light industrial and permitted in the general industrial, and added that for some reason, they are not allowed in the light industrial. Ms. Browder stated that she could research this.

VIII. Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:18p.m.

Allen Wall, Chairman

Date: _____