**MINUTES**

**CITY OF GOOSE CREEK**

**PLANNING COMMISSION**

 **TUESDAY, MAY 2, 2017, 6:30 P.M.**

**GOOSE CREEK MUNICIPAL CENTER**

**519 N. GOOSE CREEK BLVD.**

1. **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, Barry Washington

Absent: None

Staff Present: Kara Browder, Brenda Moneer

# Approval of Agenda

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

*Discussion:* There was none.

*Vote:* All voted in favor.

# Review of Minutes from February 7, 2017

*Motion:* Mr. Connerty made a motion to accept the minutes as corrected. Mr. Smith seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

# Discussion – Zoning Classifications – Restricted Commercial

Chairman Wall outlined the zoning classification as proposed as Business Professional Office District (BPOD), and opened the discussion to Staff. Ms. Browder highlighted the purpose and intent of the zoning classification to provide a transitional zoning within proximity to residential zoning. She presented the Commission with the table of land uses that included the Business and Professional Office District (BPOD) to open the discussion. There was discussion regarding operational hours of the businesses, and the impact of high traffic uses. Mr. Johnson inquired if the intent of the new classification would be to create a classification from the Restricted Commercial, creating a classification that would be completely different. The Commission reviewed the land use table, uses within each category, and determine what would be permitted and/or prohibited within each use.

Ms. Browder presented the Commission with Appendix D: Zoning Districts. The Commission discussed the variables for the BPOD, and the regulations for lot size, setbacks, and height maximum. The Commission agreed to set the specifications the same as Restricted Commercial (RC), with exception of the height requirement to remain at 35’.

There was a brief discussion about the language of the section 151.129.

*Motion:* Ms. Fowler made a motion to recommend the new zoning classification as discussed with the changes as stated. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

# Discussion – Land Uses; specifically tattooing, ordinance regulations and guidelines

Chairman Wall opened the discussion to Staff. Ms. Browder provided the Commission with language and a definition for Section 151.028 specifically; Tattoo facility, tattoo artist, and tattoo or tattooing. She explained some of the state regulations. There was discussion regarding piercing and tattooing permitted within the same business location, and the regulations. Ms.

Browder suggested adding the wording “body piercing” to the definitions. The Commission agreed adding the wording “body piercing” to the definition. Mr. Connerty suggested adding the word “licensed” person under the definition for “Tattoo Artist”.

The Commission discussed and agreed the distance of 1500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures as outlined in §151.109 Special Uses (E) reference within the definition. Mr. Johnson stated that items (a), (b), and (c) should be under the section of special uses, and not under the definition. The Commission agreed to take the reference of distance of the definition and add it to the section under special uses to cover the restrictions of that use. Chairman Wall inquired if this meant that the facility could be placed anywhere they want to if it meets special use requirements. Ms. Browder stated yes, if it meets the 1500-foot distance requirement. Chairman Wall inquired about the zoning. Ms. Browder stated it would need to be identified under the Appendix B: Table of Land Uses with what the Commission felt appropriate. There was discussion about the zoning classifications to allow tattooing under the General Commercial (GC), Industrial Commercial (IC), Light Industrial (LI), and General Industrial (GI). The Commission agreed these districts to allow this type of business would be appropriate. Ms. Fowler inquired about the aesthetics required. Staff stated they would be required to adhere to the current standards set forth in the zoning ordinance language requirements reviewed by the Architectural Review Board (ARB).

*Motion:* Mr. Connerty recommended the addition of the definitions outlining tattooing and piercing as discussed within section 151.028. Mr. Berenyi seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

# Discussion – Development of Storage Facilities

Chairman Wall opened the discussion to Staff. Ms. Browder stated that there has been recent interest in additional development. She presented the draft of the memo to the Commission addressing the Architectural Review Board requirements for the aesthetics of the design standards of new projects as proposed. Chairman Wall inquired if Staff recommended a resolution, or if a memo would be sufficient. Staff deferred to the Commission for approval. There was discussion regarding the regulations for storage facilities, existing and upcoming. Mr. Berenyi noted for the record, that he felt the market would adjust accordingly, favoring a lot coverage regulation, and suggested some criteria to create design standards. Mr. Johnson stated an understanding for the public concern, but was also of the opinion that the zoning ordinance would regulate the development. There was discussion about the distance restrictions between locations.

Chairman Wall inquired if the discussion could be tabled until the new Economic

Development Director could give input on the subject. Mr. Connerty recommended to table the discussion until the Economic Development Director could comment. Mr. Greg Habib addressed the Commission with the ideas and the intentions for the overall quality of life for the City of Goose Creek. He expressed his opinion regarding the current development of storage facilities. Ms. Fowler cited the recent article in the Post and Courier that touched on the development regulations of storage facilities. There was a brief discussion on the needs for storage rising with the influx of multi‐family development.

Chairman Wall requested Staff would discuss and request a letter of recommendation from the Economic Development Director regarding storage development. Staff stated they would.

*Motion:* Ms. Fowler made a motion to go to a public hearing on the BPOD zoning classification, along with the language for piercing and tattooing facilities. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

# Street Name Approval – Liberty Village 5A

Chairman Wall opened the floor to staff. Ms. Browder presented the Commission with a plat of phase V for Liberty Village. There was discussion about the naming, and the need to re‐name it, due to the County denying “Dusty Miller Drive”.

*Motion:* Mr. Connerty made a motion to approve the street name “Chaste Tree Circle”, if available. Ms. Fowler seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

# Comments from the Commission

Mr. Johnson commented on the recent City Council readings of the Commission’s recommendations for ordinance amendments. Chairman Wall commented on the use of barbed wire, and restrictions within Commercial districts. There was also some discussion about the proposed amendments to the ordinance as addressed at the City Council meeting.

Chairman Wall addressed the Commission, recommending proposing to City Council and the Mayor for additional staffing to the Planning and Zoning Department. Mr. Berenyi accepted the task to prepare a recommendation.

Mr. Johnson stated the recommendation for dumpsters did not pass with City Council.

# Comments from Staff

Ms. Browder highlighted the article in the Post and Courier, April 30th, 2017 addressing the growth within the City of Goose Creek.

# Adjournment

Mr. Connerty made a motion to adjourn, and Mr. Washington seconded. All voted in favor. The meeting adjourned at approximately 8:56p.m.

Allen Wall, Chairman

Date: