



Planning Commission Meeting
Tuesday, June 5, 2018
6:30 p.m.

City of Goose Creek
Marguerite H. Brown Municipal Center
519 N. Goose Creek Blvd.
Goose Creek, South Carolina



MEMORANDUM

TO: Members of the Planning Commission

FROM: Brenda Moneer
Planning and Zoning Technician

DATE: May 30, 2018

SUBJECT: Notification of Planning Commission Meeting

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, June 5, 2018, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please don't hesitate to contact myself (x.1116) or Kara (x.1118) at 797-6220. We look forward to seeing you Tuesday evening.

AGENDA
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JUNE 5, 2018, 6:30 P.M.
MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.

- I. Call to Order – Chairman Allen Wall
- II. Approval of Agenda
- III. Review of Minutes from April 3rd and May 1st, 2018
- IV. Impact Fee Study Report – Jake Broom, City Administrator
- V. Discussion – Sign Ordinance – Section 151.084
- VI. Comments from the Commission
- VII. Comments from Staff
- VIII. Adjournment

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, APRIL 3, 2018, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Vice Chairman Josh Johnson

Action: Vice Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Gary, Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson, Jeffrey Smith, Barry Washington
Absent: Allen Wall,
Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

Vice Chairman noted the minutes were not available.

Motion: Made a motion to accept the Agenda as posted without the review of the minutes., **Moved by** Jeffrey Smith; **Seconded by** Barry Washington
Discussion: There was none.
Vote: All voted in favor.

III. Review of Minutes from March 6, 2018

Minutes not available at time of meeting.

IV. Public Hearing – Rezoning request for property located off Blossom Street designated as TMS#235-13-03-021 and TMS#235-13-03-042; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2).

Vice Chairman Johnson explained the procedures, and opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder noted that the parcel was recently annexed into the City as one parcel, and then subdivided into three separate parcels. She explained that the owner of the parcel intended to develop the two lots on Blossom Street as residential and the remaining lot on Hollywood as restricted commercial. Ms. Browder mentioned the lots met the requested zoning requirements for lot size and the comprehensive plan is recommended for a neighborhood mixed use, meeting that requirement.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Herndon, the property owner, was available to answer any questions.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Mr. Wagner of Blossom Street stated he was opposed to the property being annexed into the City, with concerns for development. There was a brief discussion about the annexation and the default zoning that is assigned as Conservation Open Space (CO) at that time.

Vice Chairman Johnson asked if there were any further questions from the Commission. There were none. Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request.

Motion: A motion was made to approve the request to rezone the properties located on Blossom Street designated TMS#235-13-03-021 and TMS# 235-13-03-042 from Conservation Open Space (CO) to Residential Medium Density (R2)., **Moved by** Jeffrey Smith, **Seconded by** Gary Berenyi

Discussion: There was none.

Vote: All voted in favor.

V. Public Hearing – Rezoning request for property located off Hollywood Drive designated as TMS#235-13-03-043; Request to rezone from Conservation Open Space (CO) to Restricted Commercial (RC).

Vice Chairman Johnson opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder stated the request was for Restricted Commercial, with the applicant’s intent to construct a Martial Arts Studio. Staff added that the property met the criteria for Restricted Commercial, noting the comprehensive plan denotes that area as a “Mixed Use”.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Herndon, the property owner, added nothing further and was open to answer any questions. Staff added that the martial arts studio would face out to Hollywood Drive with the ingress/egress off Hollywood Drive.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Mr. Wagner of Blossom Street stated concerns for the commercial development of the property affecting the residential neighborhood. Mr. Glass inquired about the zoning of the adjacent property and what type of zoning it has. Vice Chairman Johnson stated the property across the street has a General Commercial (GC) classification. Another Citizen stated concern for a development commercial in nature so close to residential.

Vice Chairman Johnson asked if the applicant had anything further to add, or if there were any further questions from the Commission. Mr. Herndon stated he would be available to answer any questions to explain his plans after the meeting. Mr. Connerty outlined the process for the request, stating any questions or concerns could be stated at a future City Council meeting. Ms. Fowler inquired to Mr. Herndon if this was a relocation or new business. Mr. Herndon stated that he currently is an instructor at the Weapons Station, and he would like to offer a place for children and Veterans to take classes.

Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request.

Motion: A motion was made to approve the request to rezone the property located off Hollywood Drive designated TMS#235-13-03-043 from Conservation Open Space (CO) to Restricted Commercial (RC)., **Moved by** Jeanette Fowler, **Seconded by** Jeffrey Smith

Discussion: Mr. Berenyi stated concerns for the neighboring properties and the established residential area. Vice Chairman Johnson added the uses for Restricted Commercial by right may not be as compliant to the neighborhood and may not be the best designation. Mr. Connerty inquired about parking. Mr. Herndon stated he does have a plan for off street parking for the building and noted that the building would compliment the neighboring structures, with a landscape buffer on Blossom. He added the driveway would be accessible off Hollywood Drive towards the western portion of the property. Vice Chairman Johnson noted that RC would be the lowest classification to allow a martial arts studio.

Vote: Vice Chairman Johnson requested a roll call vote. Gary Berenyi, No; Paul Connerty, Yes; Jeanette Fowler, Yes; Josh Johnson, No; Jeffrey Smith, Yes; Barry Washington, Yes. The motion carried (4 in favor, 2 opposed)

VI. Public Hearing – Rezoning request for properties located off N. Goose Creek Boulevard designated as TMS#234-00-00-019, and Carol Drive designated as TMS#234-00-00-074; Request to rezone from Residential Low Density (R1) to Business Professional Office (BPO).

Vice Chairman Johnson opened the public hearing, requesting Staff to brief the Commission on the requests. Ms. Browder presented the location on the overhead, noting it shared a Boundary with the Colonial Heights neighborhood. She added the square footage requirements for R1 and BPO zoning classifications, and the Comprehensive Plan recommendation of a downtown mixed use. Ms. Browder also noted that these parcels had history of rezoning requests, one in 2015 to request General Commercial, and one in 2016 for a request for Restricted Commercial.

Vice Chairman Johnson opened the floor to the applicant to represent the property. Mr. Bates presented the request on behalf of the owner. He stated that originally the parcels were designated for a Church, however the property was lost in foreclosure. Mr. Bates stated all access/egress would be off North Goose Creek Boulevard and not Carol Drive. He added that the

smaller parcel would be used for water retention. It was measured that the distance from the entrance to the entrance of Colonial Heights would be approximately 800 feet. Mr. Bates noted that the entrance for the location would require approval from SCDOT, and the intent would be office with limited office hours.

Vice Chairman Johnson inquired if there was any public present to speak in favor of the proposal. There was none.

Vice Chairman Johnson inquired if there was any public present to speak in opposition of the proposal. Ms. Moyer that stated concern for the retention pond, and mosquitos. She added that the neighborhood does not have a traffic light, making it extremely difficult during peak hours. Ms. Evans inquired what would this development do to the property values, and what the office hours would be. Ms. Fowler stated other areas have similar layouts. There was discussion about a one way in and one way out of the neighborhood, and other similar neighborhoods. Mr. Glass requested the Commission inquire how many in the audience were opposed. Vice Chair Johnson requested a show of hands. There were approximately 16 people. Mr. Glass stated concern for the lots, and the previous request for the rezoning's. He outlined the covenants and restrictions for Colonial Heights, along with the stipulations outlined. He inquired what guiding principles were being used to research the request. Vice Chairman Johnson noted the two minutes had passed. Mr. Glass requested to speak longer on behalf of all the people present. Vice Chairman Johnson inquired to all present if they agreed to Mr. Glass representing them as a group. It was so agreed, and Vice Chairman Johnson noted that Mr. Glass would be the final speaker on this issue. Mr. Glass inquired why this request had gotten this far, with this being the third request for a rezoning. He requested the Commission ensure the property was properly researched to determine if it could be rezoned.

Vice Chairman Johnson gave a history on the recommendations and the decisions of City Council. He inquired to Staff, or Mr. Bates if the property was originally part of Colonial Heights. Mr. Bates stated that the recorded plat of July 1967 did not include these properties as part of Colonial Heights. He addressed concerns of the citizens. Specifically, the layout of the site that would not adversely affect the neighboring properties. Mr. Bates also addressed Ms. Evans concerns about the timeline, and he addressed Mr. Glass's concerns. He pointed out the General Commercial parcels north of Colonial Heights and added that this would offer a good transitional zoning between the residential and general commercial classifications. Mr. Bates also stated the concerns for uses by right of a restricted commercial vs. business professional office. He outlined the type of detention pond and that it would not hold water. Vice Chairman Johnson asked for clarification on the small property and that they would relinquish all access off Carol Drive. Mr. Bates stated yes. Mr. Berenyi inquired if they would abandon a property line. Mr. Bates stated favor for abandonment of the property line.

Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request. Ms. Fowler wanted to clarify the fact that the zoning was not created in working with the applicant. She noted it was developed to fill a needed zoning classification. Mr. Berenyi stated for the record that he was offended by Mr. Glass's comments about the Commission, and what the duties and responsibilities are, and that we would pay favoritism to anyone. He also added that

this property, along with other situations throughout the City of Goose Creek, that the Commission looks at and tries at their best to serve the interest of the residents within those communities. He suggested the property line be abandon for development. Ms. Fowler inquired to Staff about the lot size restriction of 5,000 square feet for BPO, noting that this property consists of approximately 10,000 square feet. She stated this would provide a large area for a buffer of trees, of 5,030 square feet between the two types of uses.

Motion: A motion was made to approve the request to rezone the property located off N. Goose Creek Boulevard designated as TMS#234-00-00-019, and Carol Drive designated as TMS#234-00-00-074; Request to rezone from Residential Low Density (R1) to Business Professional Office (BPO). **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty.

Discussion: Mr. Berenyi suggested a caveat to combine the lots.

Motion: Mr. Smith amended his motion to include the caveat to combine the lots, Mr. Paul Connerty seconded.

Discussion: Vice Chairman Johnson offered insight to reducing traffic within the City by offering businesses within the City where they would need to take shorter trips.

Vote: Vice Chairman Johnson requested a roll call vote. Gary Berenyi, Yes; Paul Connerty, Yes; Jeanette Fowler, Yes; Josh Johnson, Yes; Jeffrey Smith, Yes; Barry Washington, No. The motion carried (5 in favor, 1 opposed)

VII. Comments from the Commission

Vice Chairman Johnson inquired about the discussion about the term limits and incorporating language regarding the zoning classification of BPO into the ordinance. Ms. Browder stated that another upcoming discussion would be signage.

VIII. Comments from Staff

Ms. Browder informed the Commission about discussion items for upcoming agendas.

IX. Adjournment

Ms. Fowler made a motion to adjourn, and Mr. Connerty seconded. All voted in favor. The meeting adjourned at approximately 7:35.

Joshua Johnson, Vice Chairman

Date: _____

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, MAY 1, 2018, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Vice Chairman Josh Johnson

Action: Vice Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Paul Connerty, Jeanette Fowler, Joshua Johnson,
Jeffrey Smith,
Absent: Gary, Berenyi, Allen Wall, Barry Washington
Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by**
Jeffrey Smith; **Seconded by** Paul Connerty
Discussion: There was none.
Vote: All voted in favor.

III. Review of Minutes from March 6, 2018

Motion: A motion was made to accept the minutes as submitted., **Moved by**
Jeffrey Smith, **Seconded by** Jeanette Fowler
Discussion: There was none.
Vote: All Voted in favor.

IV. Public Hearing – Rezoning request for property located on Thurgood Road designated as TMS#234-08-00-003; Request to rezone from Conservation Open Space (CO) to Residential Medium Density (R2)

Vice Chairman Johnson opened the public hearing, requesting Staff to brief the Commission on the request. Ms. Browder described the location of the subject property and the surrounding properties. She presented the current zoning layers of said property and surrounding properties. Ms. Browder noted low density residential depicted in the land use map of the Comprehensive Plan. She provided the intent of the applicant to construct one to three homes.

Mr. and Mrs. Chris Hochreiter, the applicants, presented their request to the Board. They confirmed Ms. Browder’s statement with the intent to construct one to three homes. The applicants added that they would start with one, and potentially subdivide at a future date.

Vice Chairman Johnson invited anyone present to speak for the issue. Mr. Jose Evans, of Perry Jenkins Road, spoke in favor of the issue. Vice Chairman Johnson invited anyone present to speak against the issue. There was none. Mr. Johnson inquired if the applicant had anything further to add. They did not.

Mr. Smith inquired who provided the water and sewer utilities to this area. The applicant stated that the City of Goose Creek would provide water, and Berkeley County Water and Sanitation would provide sewer.

Vice Chairman Johnson asked if there were any further questions from the Commission. There were none. Vice Chairman Johnson closed the public hearing.

Vice Chairman Johnson inquired if the Commission wished to take action on the request. Mr. Smith inquired to Staff if there are existing structures on Perry Jenkins Road. Ms. Browder stated there was some previous residential development of this area prior to annexation. Vice Chairman inquired to Staff about the timing of the annexation, coming in as Conservation Open Space with no request to rezone. Staff stated they were uncertain of the timeline of annexation.

Motion: A motion was made to approve the request to rezone the property located on Thurgood Road designated as TMS#234-08-00-003 from Conservation Open Space (CO) to Residential Medium Density (R2), **Moved by** Paul Connerty, **Seconded by** Jeanette Fowler

Discussion: Vice Chairman Johnson stated concern for Residential Medium Density (R2) vs. Residential Low Density (R1), and a development of five lots vs. four, in conjunction with the comprehensive plan and bordering properties.

Vote: Vice Chairman Johnson requested a roll call vote. Paul Connerty, yes; Jeanette Fowler, yes; Josh Johnson, no; Jeffrey Smith, no. The vote was 2-2. The motion did not carry, and the Planning Commission would recommend to City Council not to rezone.

V. Comments from the Commission

There were none.

VI. Comments from Staff

Ms. Browder informed the Commission about discussion items for upcoming agendas, along with a training that would be held in May. She also noted the vacancies on the other Boards.

VII. Adjournment

Ms. Fowler made a motion to adjourn, and Mr. Connerty seconded. All voted in favor. The meeting adjourned at approximately 6:56.

Joshua Johnson, Vice Chairman

Date: _____