



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

PLANNING COMMISSION
TUESDAY, OCTOBER 2, 2018
6:30PM

MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: BRENDA M. MONEER
PLANNING TECHNICIAN

DATE: September 27, 2018

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, October 2, 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 843-797-6220.



**CITY OF GOOSE CREEK
PLANNING COMMISSION**

AGENDA

TUESDAY, OCTOBER 2, 2018

6:30PM

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 September 4, 2018
- IV. **PUBLIC HEARING** – Request to Establish a Planned Development at:
254 Skeet Road, designated as TMS# 222-00-00-043.
- V. **DISCUSSION** – Sign Regulations; Specifically §151.084
- VI. **COMMENTS FROM THE COMMISSION**
- VII. **COMMENTS FROM STAFF**
- VIII. **ADJOURNMENT**

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 4, 2018, 7:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD.**

I. Call to Order – Chairman Allen Wall

Action: Chairman Wall called the meeting to order at 7:30 p.m.
Present: Gary Berenyi, Joshua Johnson, Jeffrey Smith, Allen Wall,
Barry Washington
Absent: Paul Connerty
Staff Present: Kara Browder, Brenda Moneer

II. Approval of Agenda

Motion: Made a motion to accept the Agenda as posted., **Moved by**
Joshua Johnson; **Seconded by** Jeffrey Smith
Discussion: There was none.
Vote: All voted in favor. The motion carried. (6-0)

III. Review of Minutes from August 7, 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. The motion carried. (6-0)

IV. Public Hearing – Request for Rezoning for property located at: 99 Beverly Drive, designated as TMS# 235-13-02-018 from Conservation Open Space (CO) to Medium Density Residential (R2).

Chairman Wall opened the Public Hearing. He then opened the floor to Staff. Ms. Browder outlined the request, explaining the intent, location and surrounding properties. Chairman Wall invited the applicant to present the request. The representative, Mark Mathewson of AMH Development LLC, had nothing further to add to Staff's comments and invited the Commission to ask any questions. Chairman Wall inquired to the applicant if the intent is to keep it residential. Mr. Mathewson stated that was the intent to keep it single family residential for the foreseeable future. Chairman Wall invited anyone to speak for the issue. Chairman Wall invited anyone to speak against the issue. There was none. Chairman Wall inquired if Staff had a recommendation. Ms. Browder stated the advertising and posting dates for the request, noting that the Planning Department had not received any phone calls inquiring about the rezoning.

Chairman Wall closed the public hearing.

- Motion:** A motion to recommend to City Council the rezoning designated as TMS#235-13-02-018 from Conservation Open Space (C0) to Medium Density Residential (R2)., **Moved by** Joshua Johnson, **Seconded by** Jeanette Fowler
- Discussion:** There was none.
- Vote:** All voted in favor. The motion carried. (6-0)

V. Public Hearing – Request for Rezoning for property located at: 441 Liberty Hall Road, designated as TMS# 244-06-00-066 from Conservation Open Space (CO) to Planned Development (PD).

Chairman Wall opened the Public Hearing. He then opened the floor to Staff. Ms. Browder outlined the request, explaining the intent, location and surrounding properties. She added that the request was for the expansion of the Berkeley County pump station within the PD, and the applicant was not present. Chairman Wall invited anyone to speak for the issue.

Chairman Wall invited anyone to speak against the issue. Mr. George Hooks, a neighboring property owner, stated concerns and inquired about how this would affect him and his property. Ms. Browder stated that Berkeley County Water and Sanitation Authorities were requesting this to expand the existing pump station, by acquiring a .23 acre parcel directly behind their existing property which currently houses the pump station. Mr. Hooks inquired if this would improve the odor emissions or if it would worsen. Staff stated the applicant did not specify that information and added she would be happy to give him the contact numbers to address any concerns he may have about the project. There was some discussion about the right of way through Mr. Hooks property. Mr. Hooks also wanted to know if this would depreciate his property value. The Commission stated this hearing was to review the rezoning request and did not know how this expansion would affect Mr. Hooks property or its value. They also mentioned this would be a recommendation to City Council, consisting of two readings at upcoming City Council meetings. Chairman Wall suggested Mr. Hooks contact Berkeley County Water and Sanitation Authorities to express any concerns and ask questions as they are responsible for the project of expanding the pump station. Ms. Browder noted privacy fencing would be installed surrounding the pump station and the expansion to provide a better screening of the facility. Chairman Wall provided Mr. Hooks with City Council meeting dates, and Ms. Browder provided him with contact information.

There was discussion about the intent for the property and the subdivision to make it one property, and the zoning classification. Ms. Fowler inquired about the location and if it could have been placed to the east of the property rather than the north of it.

Chairman Wall closed the public hearing.

- Motion:** A motion to recommend to City Council the rezoning designated as TMS#244-06-00-066 from Conservation Open Space (C0) to Planned

Development (PD)., **Moved by** Jeffrey Smith, **Seconded by** Gary Berenyi.

Discussion: There was none.

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

VI. Discussion – Sign Regulations; Specifically, §151.084

Chairman Wall opened the discussion. Ms. Moneer presented the Commission with the current sign ordinance language in its entirety to include highlighted changes that had been previously discussed by the Commission, and some modifications proposed by Staff. There was a brief discussion about temporary signage and striking the word “light” when used with industrial to generalize the language throughout to include all industrial zoning classifications. Mr. Johnson inquired if the task was to review all language or just the highlighted portions. Ms. Moneer stated the highlighted portions were staff suggestions, and the Commission could take the language to review and come back to the next meeting with input. There was discussion about freestanding signs, and shopping center sign regulations. The Commission agreed to review the sign ordinance and provide comments back to staff. They requested Staff provide feedback from EDAC and the ARB. There was a brief discussion regarding digital pricing for gas stations.

VII. Comments from the Commission

Mr. Johnson presented the Commission with language regarding the tree ordinance. He stated that he would be working to come up with some proposed modifications to be presented for review at a future date.

VIII. Comments from Staff

Staff had no additional comments.

IX. Adjournment

Mr. Smith made a motion to adjourn, and Ms. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:31pm.

Allen Wall, Chairman

Date: _____