

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, JUNE 5, 2018, 6:30 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 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Jeanette Fowler, Joshua Johnson,
Allen Wall, Barry Washington
Absent: Jeffrey Smith
Staff Present: Jake Broom, Kara Browder

II. Approval of Agenda

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

III. Review of Minutes from April 3, 2018, and May 1, 2018

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

IV. Impact Fee Study Report – Jake Broom, City Administrator

Mr. Broom presented copies to each Commission member to review along with an overhead presentation outlining the development impact fees. He noted these are separate from water impact fees. He stated the City adopted the fees in 1987 and they have never been raised. He mentioned the law changed in 1999, requiring the municipality to create a Capital Improvements Plan that limited spending to things directly related to growth. Mr. Broom added to maintain financial flexibility the fees were never raised. He detailed the history of the capital expenses and outlined the current impact fees for residential and commercial development. Mr. Broom presented the proposed fees that were determined in working with a consultant to recommend impact fee rates and provide a draft for a Capital Improvements Plan and Impact Fee Rates. He also noted that per State law, the Planning Commission is required to be involved to develop a Capital Improvements Plan, and determine fees to make a recommendation to City Council. Mr. Broom stated that typically a municipality will hire a consultant to research,

present to the Planning Commission for review and amend if necessary, and as a final step make a recommendation to adopt a resolution to City Council for their consideration. He presented a ten-year projection for the Draft Capital Improvements Plan, Draft Impact Fee Rates, and a chart detailing a comparison of Goose Creek to other local municipalities. Mr. Broom explained they would ask the Planning Commission to hold a public hearing in July to address this portion of the ordinance and make recommendations on the plan and the fee to City Council. He noted it would then go before the Council in July for first reading, with the final vote in August, and fees going into effect 60 days later.

Mr. Broom opened the floor for questions. Mr. Berenyi suggested it would be beneficial to know what the annual single-family residential, multi-family, and commercial development is per year. There was a brief discussion about tap and impact fees, and the involvement of EDAC. There was a detailed discussion about other municipalities and the use of fees.

V. Discussion – Sign Ordinance – Section 151.084

Chairman Wall opened the discussion. There was discussion about including language to permit sandwich boards with specific regulations and parameters. Ms. Browder gave an overview of sandwich board regulations within other local municipalities, along with illustrations. There was a detailed discussion about the current sign ordinance prohibiting the use of sandwich board signage, permitting temporary signage, banners, vehicular signs, and the review process by the Architectural Review Board. There was discussion about signage prohibited within the right of way.

VI. Comments from the Commission

The public was invited to speak. There was an inquiry regarding the fees for single family and multi-family. Mr. Broom explained the two differentiate in intensity of service.

VII. Comments from Staff

Ms. Browder informed the Commission about recent training that was offered and mentioned additional training would be set up for the future.

VIII. Adjournment

Mr. Johnson made a motion to adjourn, and Ms. Fowler seconded. All voted in favor. The meeting adjourned at approximately 7:23pm.

Allen Wall, Chairman

Date: _____