

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 2, 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 6:30 p.m.
Present: Gary Berenyi, Paul Connerty, Joshua Johnson, Jeffrey Smith, Allen Wall, Barry Washington
Absent: Jeanette Fowler
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. The motion carried. (6-0)

III. Review of Minutes from September 4, 2018

Discussion: Mr. Johnson stated that Ms. Fowler had recused herself from the vote on the Public Hearing for the rezoning at 441 Liberty Hall. Mr. Smith stated he thought that it had been clarified that she did not need to recuse herself. Staff agreed. Mr. Johnson stated that Ms. Fowler still did not vote.
Motion: A motion was made to approve the minutes as corrected, **Moved by** Paul Connerty, **Seconded by** Barry Washington
Discussion: There was none.
Vote: All Voted in favor. The motion carried. (6-0)

IV. Public Hearing – Request to Establish a Planned Development at: 254 Skeet Road, designated as TMS#222-00-00-043.

Chairman Wall opened the Public Hearing. He then opened the floor to Staff. Ms. Browder referenced the staff report, land use application and the planned unit development application from Thomas and Hutton, along with the traffic impact analysis that was done by Short Engineering and Consultant. She outlined the specifics of the parcel to be located behind the Cobblestone community with access via Cobblestone Village Drive, off 176. Ms. Browder stated that it consists 75.6 acres, and was annexed into the City in August of 2006, with an immediate

zoning classification of Planned Development (PD). She noted that the applicant, TJ Jarvis, was requesting to complete the 2006 annexation and rezoning by adopting a PD Master Plan and associated ordinances. She added that the PD proposed to construct a maximum of 300 single-family residential units and a maximum of 10,000 square feet of neighborhood commercial. The PD is anticipated to be constructed in approximately three (3) phases over a period of seven (7) years. She added that the applicant had submitted a traffic study which was reviewed by the SC Department of Transportation (SCDOT) at the request of staff. She cited the SCDOT comments from the staff report. Ms. Browder outlined the mixed use of the planned development to include 10,000 square feet of commercial use. Staff suggested discussion be given on how and what type of commercial would be targeted along with a timeline of when the commercial uses(s) would be established and opened.

Chairman Wall invited the representative to the floor. TJ Jarvis, of Thomas and Hutton, representative for the Developer of the project: Hoyer Investment Group, introduced the project to the Commission. He noted the land use text amendment as submitted on August 3, 2018.

Chairman Wall invited the representative for the Marrington community to come forward with any questions, comments or concerns. Staff requested any speakers would be required to sign in. Mr. Richard Fritz came forward to speak on behalf of the community of Marrington. Chairman Wall inquired if Mr. Fritz was speaking for or against the issue. Mr. Fritz stated they were not speaking in favor of, nor against it. He added that they would like some clarification on questions pertaining to the project and the impact on the community. Mr. Fritz stated there are approximately 98 homes within the Marrington community. Mr. Fritz inquired where the construction entrance/exit would be located? Mr. Jarvis stated the construction entrance would be along Skeet Rd. located to the Southeast of the development. Chairman Wall inquired if this would be made an official road. Mr. Jarvis stated that traffic concerns would be determined, dependent on moving forward and working with the City, SCDOT staff, the overall impacts will be based on what the lot count that comes in for this development. Mr. Fritz inquired if Horton intended to buy or buy the rights to use Skeet Road, as they understood it to be private property. Mr. Jarvis stated that it is a privately maintained access to the Cannon tract. He added that the long-term plans for that road are currently unknown. Mr. Jarvis stated that it is currently being proposed as an emergency access for the Cannon Tract. Chairman Wall inquired if the rest of the property was under one builder. Mr. Jarvis stated he represents the developer for the land. Chairman Wall inquired if the road would be wide enough to handle the traffic. Mr. Jarvis stated it currently is wide enough to handle emergency access, and if it becomes a secondary access it would then be assessed. There was discussion regarding the current state of Skeet being a dirt road, and private property. Mr. Jarvis stated that the current developer that is purchasing the Cannon tract is also purchasing that portion which contains Skeet Rd. Ms. Browder clarified that the property that contains Skeet Rd. is not contained by Mr. Welch such as the Marrington community had originally thought. There was a discussion pertaining to the improvements of Skeet Rd that would be determined as the development moved forward, along with the traffic analysis, SCDOT, and working with the City. There was a brief discussion about using Planet Rd. Mr. Jarvis pointed out there was no direct connection from Planet Rd. to the proposed property. Mr. Fritz inquired about the entrance to the subdivision, specifically for homeowners and construction. Mr. Jarvis stated the entrance for the homeowners would be through the Cobblestone community, with construction traffic coming through the Skeet Rd. access. There was some discussion about the Cobblestone Village Drive and the access for the volume of future

residents, along with landscaping, and if the development would have an HOA. Mr. Fritz inquired about what type of commercial development would go in. Mr. Jarvis stated this is unknown at this time and will be driven by market needs. It was discussed that a builder had not yet committed to this project. Mr. Fritz inquired about the buffer that shares the property line with Marrington. Mr. Jarvis stated it would be a 20' landscaped buffer, to include existing vegetation.

Chairman Wall inquired if there was anyone present to speak for the issue. There were discussions regarding water runoff. There were concerns about emergency responders, and schools. Staff and the Commission noted the review for this evening was the for the concept of a planned development, not who the builder would be. There was clarification of Mr. Jarvis's position of representation of the preliminary layout for the property.

Chairman Wall inquired if there was anyone that would like to speak against the issue. Mr. Bertilson stated concerns about Skeet Rd. and Cobblestone Village Drive being too narrow. Mr. Frisk stated Skeet road should be made as the primary access for the development to alleviate traffic. Mr. Dobbins of Marrington inquired who the community should state road concerns to. Mr. Berenyi stated that this meeting was to establish how the property could be used. There were concerns about the construction traffic and the wear on Skeet Rd.

Chairman Wall asked Staff to summarize and provide a recommendation. Ms. Browder stated no recommendation would come from staff. She added that this property has been zoned PD since 2006, and it has not been developed since that time. Ms. Browder stated the comprehensive plan for that area shows that it should be a neighborhood mixed use district to encourage the integration of commercial and residential land uses.

Chairman Wall closed the Public Hearing.

Mr. Johnson inquired since this property was already zoned PD, what exactly was the Commission reviewing at this Public Hearing. Ms. Browder stated that the Commission was being asked to review the concept of the land use as a single-family development and layout. There was a detailed discussion about the layout, lot sizes, average house size, and the concept of the PD, along with the traffic study.

Motion: A motion to recommend to City Council the establishment of the PD for 254 Skeet Road, TMS#222-00-00-043 **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty

Discussion: Mr. Johnson suggested favor for the use of the commercial component. He stated reservation and concerns for the development agreement. Chairman Wall restated that the recommendation would require the development of Skeet Rd. Mr. Jarvis stated that it would be used for construction access and at a minimum it would be used for emergency access, and ultimately if fully developed would be determined by the traffic analysis. Mr. Johnson noted that the motion did not contain these development details, only recommendation as submitted.

- Motion:** Amended motion to include recommendation for Skeet Rd. to be developed, **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty
- Discussion:** Mr. Jarvis requested clarification of the term “developed”. Mr. Berenyi stated improved and dedicated right of way. Chairman Wall reiterated as part of the agreement, the Commission would like to stipulate that Skeet Road be developed as a construction road.
- Motion:** A motion to go back to the original recommendation to City Council the establishment of the PD as presented for 254 Skeet Road, TMS#222-00-00-043 **Moved by** Jeffrey Smith, **Seconded by** Paul Connerty
- Discussion:** Mr. Johnson stated that he recused himself from the vote; specifically related to the traffic elements of the proposal. He noted that this had no conflict of interest or potential for monetary gain.
- Vote:** Five voted in favor with one recusal. The motion carried. (5-1)

V. Discussion – Sign Regulations; Specifically, §151.084

Chairman Wall opened the discussion to staff. Ms. Browder stated that staff had received some feedback from the Architectural Review Board. Mr. Connerty suggested that all suggestions be incorporated into one document for review prior to the public hearing. Ms. Browder stated she was also waiting on comments from the Commission. There was discussion regarding the portable sign regulations and recent activity for businesses and permitting. Mr. Johnson noted his suggestions.

VI. Comments from the Commission

Chairman Wall opened comments to the Commission. Mr. Johnson mentioned he had researched the tree ordinance and proposed to meet with staff. Staff mentioned they made copies for the Commission members to review. Mr. Johnson mentioned it was in its preliminary stages.

VII. Comments from Staff

Staff had no additional comments.

VIII. Adjournment

Mr. Smith made a motion to adjourn, and Ms. Connerty seconded. All voted in favor. The meeting adjourned at approximately 8:20pm.

Allen Wall, Chairman

Date: _____