MINUTES

**CITY OF GOOSE CREEK**

**ZONING BOARD OF APPEALS MEETING**

**AUGUST 2, 2017 6:30 P.M**.

**GOOSE CREEK MUNICIPAL COURTROOM**

**519 N. GOOSE CREEK BOULEVARD**

1. **Call to Order –** Chairman Clift called the meeting to order at 6:30 p.m.

Present: Butch Clift, James Fisk, Ralph Hayes, Gerald Stinson, Thomas Volkmar

Absent: Jason Dillard, Larry Monheit

Staff Present: Kara Browder, Brenda Moneer

1. **Public Hearing – Application for Variance from the front and rear setback requirements of the City Zoning Ordinance for the property located at 324 Huntsman Drive; designated as TMS#234-07-04-031.**

Motion: Mr. Volkmar made a motion to open the public hearing. Mr. Hayes seconded.

Vote: All voted in favor.

Chairman Clift gave the testimony of oath to those parties to speak for or against the request.

Chairman Clift stated that no one, other than the applicant, was present within the audience to make a statement for or against the request.

Chairman Clift opened the floor to Staff. Ms. Browder stated pursuant to Appendix D of the zoning ordinance of the City of Goose Creek; Mr. Michael Rooke, the applicant, is seeking a variance from the front and rear setback requirements, as required by the zoning ordinance. Staff noted the property in question is located within the Woodland Lakes development, and is zoned Planned Development (PD).

Chairman Clift invited the applicant to present the request to the Board. Mr. Harding requested the variance to the Board, giving a brief background on the current structure and the proposed structure. He presented a photo to the Board. Mr. Volkmar inquired about the surround properties, and if they were aware of the request. Mr. Volkmar highlighted the key conditions of how a variance would affect this particular property, and noted this was not a use issue. Chairman inquired with the owner if this structure would be built on site. Mr. Harding said it would be.

Chairman Clift requested Staff summarize. Ms. Browder agreed with the Board that the structure should match the primary structure and be built on site. Chairman Clift requested the owner summarize the request. Mr. Harding had no additional comments.

Mr. Volkmar made a motion to close the public hearing. Mr. Hayes seconded. All voted in favor.

There was a brief discussion amongst the Board regarding the request for the variance.

Mr. Volkmar made a motion to open the public hearing. Mr. Hayes seconded. All voted in favor.

*Motion:* Mr. Volkmar made a motioned to approve the application for the variance from rear setback requirements of the zoning ordinance for the City of Goose Creek for the property located at 106 Moorhen Road, TMS#234-12-10-006. Having found that the application meets the conditions set forth for variances as outlined in §151.171(C)(2) of the seven criteria, as identified in that particular ordinance as discussed with the following conditions: the structure will be erected on site, and the color scheme will be the same as the home. Mr. Hayes seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

Mr. Volkmar opened the public hearing. Mr. Hayes seconded the motion. Chairman Clift stated the Board had approved the variance request.

1. **Comments from the Board**

There were none.

1. **Comments from Staff**

Ms. Browder mentioned the Conditional Use Permit request that would be forthcoming at the next scheduled ZBA meeting.

1. **Adjournment**

Mr. Volkmar made a motion to adjourn. Mr. Stinson seconded. All voted in favor.

The meeting ended at or about 6:58 p.m.

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**Butch Clift, Chairman**