

**MINUTES  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
JULY 11, 2018 6:30 P.M.  
GOOSE CREEK COUNCIL CHAMBERS  
519 N. GOOSE CREEK BOULEVARD**

**I. CALL TO ORDER:**

Chairman Clift called the meeting to order at 6:30 p.m. He initiated the Pledge of Allegiance and a moment of silence.

**II. ROLL CALL:**

Chairman Clift defined the duties and powers of the Zoning Board of Appeals (ZBA) per the City's Code of Ordinance and requested roll call.

<b>Present:</b>	Butch Clift, Jason Dillard, James Fisk, Larry Monheit, Gerald Stinson, Thomas Volkmar
<b>Absent:</b>	None
<b>Staff Present:</b>	Kara Browder, Brenda Moneer

**III. APPROVAL OF MINUTES:**

Chairman Clift stated the approval of minutes will be postponed until the next ZBA meeting.

**IV. PUBLIC HEARING:**

**REQUEST FOR TWO CONDITIONAL USE PERMITS; ONE TO MODIFY A PREVIOUS APPLICATION LOCATED AT LIBERTY HALL ROAD DESIGNATED AS TMS 244- 00-00-079, AND THE OTHER FOR ADDITIONAL MULTI-FAMILY UNITS WITH A MIXED USE LOCATED AT HENRY E. BROWN BOULEVARD DESIGNATED AS TMS 244-00-00-065.**

Chairman Clift read the public hearing request, gave the testimony of oath to those parties to speak for or against the request, and opened the public hearing.

Ms. Browder presented the Staff Report stating the applicant appeared before the ZBA in May of 2018. She stated at that time the applicant requested to add an additional eighty-four (84) apartment units to a Conditional Use Permit (CUP) which had been approved in November of 2016. She stated the property associated with the CUP had been subdivided and assigned two (2) separate tax map numbers. She stated the ZBA requested the property line be abandoned between the two (2) parcels and combined into one (1) parcel with one (1) tax map number as originally approved. She stated the ZBA indicated that once the property line was abandoned the applicant could appear before the Board again to request the CUP be modified to add the

additional eighty-four (84) units. She stated the applicant did as requested and has provided a recorded plat abandoning the property line. Ms. Browder stated the assigned tax map number of 244-00-00-065 is the same number utilized for the previously approved CUP in November of 2016. Ms. Browder presented a map to the Board showing the property lines. She stated the applicant is making a request to modify a CUP in accordance with section § 151.171 DUTIES AND POWERS of the City's Ordinance. Ms. Browder stated City staff request that the Board maintains the same conditions recommended for the previously approved CUP regarding architectural design, buffering requirements, and saving a significant number of trees as defined by the Zoning Ordinance.

Chairman Clift verified with the applicant, Mr. Gordon Darby, that Barksdale Road will not be used for access into the complex as access will be located off Henry E. Brown Jr. Boulevard. Mr. Darby stated yes.

Chairman Clift invited the applicant to speak on behalf of the request. Mr. Daniel Forsberg stated there are very few houses where they are proposing to locate the units. He stated he understands they will have to meet with the South Carolina Department of Health and Environmental Control (SCDHEC) criteria for stormwater. He clarified that they do not intend to have access into the Willowbrook subdivision. He stated Mr. Darby did purchase a single-family residence in order to have access to the sewer located in the Willowbrook subdivision. Mr. Forsberg stated the City's water system will provide water.

Mr. Jason Esposito stated apartments are the best use for this land. He stated according to his research, retail and commercial sites are more attractive when there is a certain density of housing around the site. He stated since there are no homes located to the East of this property, this proposal is the best use for the site.

For the record of the minutes no public was present to speak for or against the request.

Discussion occurred regarding flooding. Mr. Forsberg described in detail how flooding will be addressed.

**BOARD MEMBER VOLKMAR MADE A MOTIONED TO CLOSE THE PUBLIC HEARING. BOARD MEMBER MONHEIT SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

**MOTION:**

A motion was made to approve the application for a Conditional Use Permit (CUP) for the property located at TMS 244-00-00-065 relative to the additional eighty-four (84) apartments bringing the total units to two hundred and sixty-four (264), while still maintaining the Mixed Use component consisting of commercial development with the previously approved conditions of significant buffering relative to the adjacent residential use; the requirements of architectural design as accepted by the Architectural Review Board (ARB) and staff; the saving of significant trees as

defined by the Zoning Ordinance and the assurance that there will be no access via Barksdale Drive and access will be obtain from Henry E. Brown Jr. Blvd and Liberty Hall Road only. **MOVED BY** Board Member Volkmar **SECONDED BY** None.

**DISCUSSION:** Ms. Browder stated Multi-Family Residential does not have to go before the ARB.

**AMENDED MOTION:** The motion was amended stating as long as the architecture design meets the City's architectural requirements. **MOVED BY** Board Member Volkmar **SECONDED BY** Board Member Fisk

**VOTE:** All voted in favor (6-0), none opposed. Motion carried.

**BOARD MEMBER VOLKMAR MADE A MOTIONED TO OPEN THE PUBLIC HEARING. BOARD MEMBER DILLARD SECONDED. ALL IN FAVOR, NONE OPPOSED. MOTION CARRIED.**

**V. Comments from the Board:**

There were no comments from the Board.

**VI. Comments from Staff:**

Ms. Browder stated Board Member Stinson attended a training session and received a certificate. She stated Council of Governments offer training. Ms. Browder introduced Mr. Daniel Moore the Assistant City Administrator.

**VII. Adjournment:**

Board Member Volkmar made a motion to adjourn. Board Member Fisk seconded. All voted in favor. The meeting ended at 6:55 p.m.

\_\_\_\_\_ **Date:** \_\_\_\_\_, 2019  
**Butch Clift, Chairman**