

City Council Meeting
March 8, 2016
7:00 P.M.
City Hall

Council Members Present:

Mayor Michael J. Heitzler; Mayor Pro Tem Mark Phillips; Councilmember James (Kimo) Esarey; Councilmember Debra Green-Fletcher; Councilmember John McCants; Councilmember Jerry Tekac

Council Members Absent:

Councilmember Franklin Moore

Staff Present:

City Administrator Dennis C. Harmon; Assistant City Administrator Jake Broom; City Clerk Kelly J. Lovette; Major John Grainger; Fire Chief Steve Chapman; Finance Director Ron Faretra; Director of Public Works Steve Price; Director of Recreation Gary Stuber; Director of Golf Operations Troy Sanders; Public Information Officer Frank Johnson; Director of Planning and Zoning Sarah Hanson

Staff Absent:

Police Chief Harvey Becker

Invocation:

Councilmember John McCants

Pledge of Allegiance:

Mayor Heitzler

Press Present:

Guests Present:

I. Call to Order:

Mayor Heitzler called the meeting to order at 7:03 p.m.

II. Comments from the Audience:

Mayor Heitzler recognized Mr. Doug Quinn, Planning Commission member, who is stepping down from his seat on the PLANNING COMMISSION. Mayor Heitzler thanked Mr. Quinn for his twelve (12) years of service and presented him with a plaque from the City. Mr. Quinn thanked City staff and the members who serve on the PLANNING COMMISSION.

Mayor Heitzler recognized Mr. Josh Johnson, the President of the Civic Club at The Oaks Estates. Mr. Johnson thanked City Council for their service and stated he represented the residents of The Oaks Estates that live near the location of the new Waffle House development. Mr. Johnson stated the residents were not trying to prevent the development from happening, but they would like fair consideration of the residents who live nearby. He stated the residents were requesting a fence be put up between the residential area and the commercial development in an effort to reduce noise, light pollution, potential litter, and foot traffic. Mr. Johnson also stated the residents are concerned about water runoff and drainage since there is an existing drainage issue in that area; the residents hope the developers take this into consideration and address their concerns while developing the property. He also stated the architectural design of the building and sign could be better and more visually appealing. Mr. Johnson referenced the Sunoco gas station in North Charleston where a fence was put up between the business and residences and he stated the building and sign designs are attractive. Mayor Heitzler thanked Mr. Johnson for his comments and concerns, he then stated the City's Ordinance does not require a fence, but agreed having one as a buffer between the residences and business was a good suggestion and he would work with the City Administrator and Mrs. Sarah Hanson, the Director of Planning and Zoning, toward implementing a fence into the landscape design. There was a brief discussion regarding water runoff and drainage in this area. Mayor Heitzler inquired of Mrs. Hanson as to the project's plans for the sign and building design. Mrs. Hanson stated the Architectural Review Board (ARB) already approved the building design and signage for the development. Mayor Heitzler recognized Mr. Joel Arenson who stated the ARB meetings are open

to the public and the appropriate time to voice concerns is during those meetings, not after a development has been approved. Mayor Heitzler inquired how the public is notified of new development within the City. Mrs. Hanson stated an agenda for each ARB meeting is posted at City Hall and on the City's website and information is sent to the Post and Courier to be published and viewing these agendas allows the public to see what will be presented and discussed before the ARB. Mayor Heitzler recognized Mr. Gary Berenyi, who represents the property owner of where the Waffle House will be located; he stated he is also the owner of the design firm hired for the development project. Mr. Berenyi stated he appreciated Mr. Johnson's comments and stated all the residents' concerns have been previously addressed by the Planning and Zoning Division and the ARB. He also stated the developer has been given standards to follow and is going above and beyond to ensure satisfaction from everyone. Mr. Berenyi stated those on the development team are aware of the drainage issues and concerns of the residents. He stated there are other measures available to separate the residential properties from the business aside from a fence; however, the residents can put up fences to screen themselves from the business.

Mayor Heitzler recognized Mr. Robert Goodwin, a resident of The Oaks Estates and whose residence backs up to the property where the Waffle House will be located, who stated he is excited about the Waffle House coming because he loves the restaurant, but drainage in this area is a very big problem so he was worried about water runoff after the parking lot is paved. He stated water runoff currently runs into ditches in front of and behind his property, and when it rains the water backs up in his yard. Mr. Goodwin stated he was most concerned with the developers supporting the homeowners to ensure their property values do not depreciate. He stated he recently had his property, which overlooks trees that are set to be removed, appraised, and he asked the appraiser what the trees coming down will do to his property's value and he was told his property would lose \$15,000 to \$20,000 because there would then be a view of the Waffle House. Mr. Goodwin stated five (5) houses backup to the Waffle House property and the residents would appreciate something similar to the ten (10) foot white fence barrier Sunoco installed in North Charleston as a buffer between the business and residences. Mr. Godwin stated the fence looks beautiful and ensures the property values do not decline. He also stated he has no doubt the drainage will be addressed and taken care of; however, he is greatly concerned about the property values. Mr. Berenyi stated the Waffle House is a neighborhood friendly business and he would take the concerns of the residents and their suggestions to developer. Mr. Berenyi also stated the Sunoco in North Charleston is a different situation because those resident properties abut against the development property; the properties that will face the Waffle House do not abut against the property because there is a 50-foot right of way between the commercial development and residences. Mr. Berenyi stated water drainage will not have an impact on the residential properties. A brief discussion followed regarding researching the drainage issues at The Oaks Estates.

Mayor Heitzler then recognized Mr. Larry Hearn who inquired about the sign still being up for Weekends Pub and whose responsibility it was to take the sign down. Mr. Hearn also inquired if there was a City Ordinance requiring the sign be removed. Mayor Heitzler stated the old owner of the property is not required to remove the sign but any new owners will have to comply with the City's Sign Ordinance. Mrs. Hanson stated she has been in contact with the old owner regarding removal of the sign, but they are still in negotiations. Mr. Hearn then stated the expenses of the Crowfield Golf Course have exceeded its revenues and he insisted City Council do something about the matter. Mr. Hearn inquired what had been done regarding the golf course thus far and what was going to be done. Mayor Heitzler stated he was not prepared to respond to his inquiries at that time, but stated it would be addressed in discussions regarding economic development.

Mayor Heitzler then recognized Mr. Nash who thanked City Council and City staff for the sidewalk that was put in at Pineview Drive and Westview Boulevard and the plants put in to prevent people from driving on the grass. Mr. Nash stated people are now parking in this area and driving over the plants. He inquired what could be done to prevent the parking on the grass and driving over the plants. Mayor Heitzler stated some vehicles have been removed from the area and those damaging the plants are required to fix them. Mr. Nash then inquired when something would be done about the house on Pineview Drive which burnt down two (2) years ago. Mayor Heitzler stated he could not give a time frame for something to be done, but the City was working on resolving the issue. Mayor Heitzler stated the City has to follow the abatement Ordinance and cannot just remove the ruins.

III. Approval of Previous Minutes:

City Council Meeting – January 12, 2016

Councilmember Green-Fletcher made a motion to approve the minutes, as stated by Mayor Heitzler. Mayor Pro Tem Phillips seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote to accept the minutes. All in favor, none opposed. Motion carried.

IV. Public Hearings:

Mayor Heitzler stated the first item under Public Hearings was the second and final reading of a proposed Ordinance that would amend the City's Zoning Map to provide for changes in the zoning classification of the property located at 505 Old Moncks Corner Road, adjacent from City Hall, from Planned Development (PD) to Low Density Residential (R-1). He stated the house on this property is a single family home so the owner would like the Zoning to be changed. Hearing no discussion, Mayor Heitzler read the title to the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERTIES:

THE PROPERTY LOCATED AT 505 OLD MONCKS CORNER ROAD, DESIGNATED AS TMS #234-08-00-095, AND THE ADJACENT PROPERTY DESIGNATED AS TMS #234-08-00-054 FROM PLANNED DEVELOPMENT (PD) TO LOW DENSITY RESIDENTIAL (R-1) (Second and Final Reading)

Councilmember McCants made a motion to approve the proposed Ordinance to the Zoning Map, as read by Mayor Heitzler. Councilmember Esarey seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the second item was the second and final reading of a proposed Ordinance to amend the City's Zoning Ordinance regarding Design Standards of Sidewalks. Mayor Heitzler stated sidewalks are required to comply with the Americans with Disabilities Act and these changes have been approved by the Planning Commission. Hearing no discussion, Mayor Heitzler read the title of the proposed Ordinance.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES TO SECTION 151.082 (G)(5) DESIGN STANDARDS (SIDEWALKS) OF THE ZONING ORDINANCE (Second and Final Reading)

Mayor Pro Tem Phillips made a motion to approve the proposed Ordinance, as stated by Mayor Heitzler. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the next item under Public Hearings was the second and final reading of a proposed Ordinance to adopt the 2015 Comprehensive Plan Update for the City of Goose Creek. Mayor Heitzler stated it was a State requirement to have a Comprehensive Plan for the City and updates were also required every five (5) years. Mayor Heitzler identified the items updated as dates and a Zoning Map. Mrs. Hanson stated items updated were dates, names of those on City Council and the Planning Commission, and US Census information. There was a brief discussion about the Census numbers and where the City ranked within the State in terms of size. Hearing no discussion, Mayor Heitzler read the title of the Ordinance.

AN ORDINANCE TO ADOPT THE 2015 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF GOOSE CREEK, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT 1994, AS AMENDED (Second and Final Reading)

Councilmember Esarey made a motion to approve the proposed Ordinance, as stated by Mayor Heitzler. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Mayor Heitzler stated the fourth and final item under Public Hearings was a Resolution for the adoption of the Berkeley County Hazard Mitigation Plan by the City. Mayor Heitzler stated a Hazard Mitigation Plan is required by FEMA and without it Federal assistance could not be requested if it were needed following a disaster. Hearing no discussion, Mayor Heitzler read the title of the Resolution.

A RESOLUTION FOR THE ADOPTION OF THE BERKELEY COUNTY HAZARD MITIGATION PLAN BY THE CITY OF GOOSE CREEK, SOUTH CAROLINA

Councilmember Tekac made a motion to approve the proposed Resolution, as stated by Mayor Heitzler. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

V. Department Reports:

Police Department – There were no comments or questions.

Fire Department – Councilmember Esarey inquired of Chief Chapman when they would be moving into Fire Station Three (3). Chief Chapman stated they are close to moving in, the contractor was finalizing a few final issues and they would be taking ownership soon. Mayor Heitzler inquired about a ribbon cutting. Chief Chapman stated there would be a ribbon cutting ceremony.

Department of Public Works (DPW) – Mayor Heitzler recognized Mr. Berenyi who inquired about a solicitation he received in the mail from Charleston Public Works advertising leak insurance. Mr. Price stated he did not know details, but he did know several utility companies in the area have contracted to offer this service. Mr. Price stated this is a legitimate service. A brief discussion followed regarding the importance of ensuring solicitations received in the mail are legitimate and not scams. Mr. Berenyi inquired about the importance of leak insurance and statistics regarding leaks. Mr. Price stated he did not know statistics regarding leak insurance, but age and the kind of piping should be considered when making this type of decision; he also stated he was not sure what was covered under this type of insurance.

Administration Department & Municipal Court – There were no comments or questions.

Recreation Department – Councilmember Esarey inquired about the number of children participating in sports this year. Mr. Stuber stated there were about 600-700 playing baseball and about 500 playing soccer. Mr. Stuber stated the numbers are consistent, they are just spread out. A brief discussion followed regarding the quality of the City's Recreation Program and how essential the program is to the community. Mayor Heitzler recognized Mr. Jerry Glass, Chairman of the Recreation Commission.

Golf Department – Mayor Heitzler recognized Mr. Larry Hearn audience who commended Mr. Sanders for doing a great job at the Golf Course. Mr. Hearn then inquired if it was possible to get to the Middleton Ruins without having to cross the golf course. Mr. Sanders deferred to Mayor Heitzler for this question. Mayor Heitzler stated it was possible by parking in the parking spots on Hamlet Circle, and walking the trail, which crosses over the golf course's cart path between holes 17 and 18. Mr. Hearn stated it was his understanding you are not supposed to be on the golf course if not playing golf. Mr. Hearn then inquired about the amount of hours the golf equipment could be used without having a negative impact on the contract and if use beyond those hours would be charged extra. Mr. Sanders stated there was no reason for concern.

Public Information Officer/Annexation Coordinator – Mr. Johnson stated the Annual 5K Shamrock Run and Fun Walk would be Saturday, March 12th. He also stated the Goose Creek Yard Sale was still taking applications for vendor spots, the

Yard Sale would be held on Saturday, April 9th. Mr. Johnson stated information was available on the City's website for both events.

Planning Department – Councilmember Green-Fletcher inquired if anything new was coming to the City that could be discussed. Mrs. Hanson stated a Waffle House was being developed, an automotive repair franchise was scheduled to go before the ARB on March 21st, 252 apartment units in Carnes Crossroads had been signed off on, there was going to be a dental office in Carnes Crossroads, Northwood Church was breaking ground for their high school and permitting was underway for their lower school. Ms. Hanson also stated an Assisted Living facility would be going in Carnes Crossroads near Northwood Church and another Assisted Living and Memory Care facility has been approved by the ARB and will be going on Bridgetown Road. Councilmember Tekac inquired about whether or not plans for Roper Hospital have been submitted. Mrs. Hanson stated she had not seen plans for the hospital yet, but was looking forward to them.

VI. City Administrator's Report:

Request to Purchase (Police Department) – Mr. Harmon stated before City Council were two requests from the Chief of Police to purchase equipment to outfit the eight (8) police vehicles City Council recently approved for purchase. Mr. Harmon stated the first request was to purchase printers, scanners, and mobile data terminals (MDTs) from Howard Technology Solutions, from Laurel, MS, under State Contract, in the total amount of \$35,601.12. The second request was to purchase eight (8) mobile radios from Radio Communications of Charleston, from Goose Creek, SC, under State Contract, in the total amount of \$30,115.80. Mr. Harmon requested City Council's consideration for approval of the purchases.

Councilmember Tekac made a motion to approve the requests to purchase equipment, as stated by Mr. Harmon. Mayor Pro Tem Phillips seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Purchase (Recreation Department) – Mr. Harmon stated before City Council was a request and supporting documentation from the Recreation Director to purchase playground equipment for the continued development of Shannon Park, utilizing a PARD Grant and budgeted funds from the City. Mr. Harmon stated City Staff recommended the purchase of playground equipment from Playworld Preferred, from Huntersville, NC, in the total amount of \$27,230.00, as the low bidder. Mr. Harmon requested City Council's consideration for approval of the purchase.

Councilmember Esarey made a motion to approve the request to purchase the playground equipment, as stated by Mr. Harmon. Councilmember Green-Fletcher seconded the motion. Hearing no discussion, Mayor Heitzler called for the vote. All in favor, none opposed. Motion carried.

Request to Dispose of City Property (City Council) – Mr. Harmon stated there were three (3) members of City Council who would be vacating seats after the upcoming election in April. Mr. Harmon stated two (2) of the departing members have inquired about purchasing iPads that were issued to them of which are owned by the City. The equipment in question, Apple I Pad 3 Wi-Fi 16GB, was purchased on March 1, 2013 for \$629.97, apiece. He stated the current estimated trade-in value for equipment of this description was \$73.00 apiece. Mr. Harmon stated the individuals making the request to purchase the equipment have offered to pay the City \$150.00, apiece. Mr. Harmon stated City Staff recommends the disposal of the iPads by selling them to the respective Councilmembers for \$150.00 apiece. Mr. Harmon requested City Council's consideration for approval of the disposition.

Mayor Pro Tem Phillips made a motion to approve the request to dispose of City property, as stated by Mr. Harmon. Councilmember Esarey seconded the motion. Councilmember Tekac recused himself from the vote because he is one of the Councilmembers making the request. Hearing no further discussion, Mayor Heitzler called for the vote. Five (5) in favor, one (1) recusal (Councilmember Tekac). Motion carried.

VII. Mayor's Report:

Create Economic Development Plan (Item #5 of the 2016 Goals and Objectives): Mayor Heitzler stated at each City Council Meeting he reviews one of the City's annual strategic goals. Mayor Heitzler stated the goal for that evening's meeting was to develop an Economic Development Plan. Mayor Heitzler deferred to the Assistant City Administrator Jake Broom to address economic development. Mr. Broom stated the Economic Development Advisory Committee took recommendations made by Arnette Muldrow and the study done in 2015. Mr. Broom stated results of that study included executing a rebranding campaign and the creation of a new website geared toward economic development as the first step. Mr. Broom stated City staff has been asked to identify vendors that could assist with both of these processes. Mr. Broom stated the research has been done and recommendations would be given at the next Economic Development Advisory Committee meeting later that month, he expected the recommendation to be vetted and the next move to be recommending a course of action to City Council for consideration.

VIII. Comments and Questions:

Councilmember Tekac thanked the Goose Creek residents for allowing him to serve, he thanked City staff for their professionalism and help over the years, and he also thanked the other Councilmembers for serving with him, specifically acknowledging Councilmember McCants.

Adjournment:

Councilmember Tekac made a motion to adjourn. All in favor, none opposed. Motion carried. Meeting adjourned at 8:07 p.m.

_____ Date: April 12, 2016

Kelly J. Lovette, MMC
City Clerk

A copy of this meeting's agenda was sent to the Post and Courier and The Goose Creek Gazette; it was posted in City Hall 24 hours prior to the meeting.