MINUTES

CITY OF GOOSE CREEK

**PLANNING COMMISSION**

**TUESDAY, SEPTEMBER 5, 2017, 6:30 P.M.**

**GOOSE CREEK MUNICIPAL CENTER**

**519 N. GOOSE CREEK BLVD.**

# Call to Order – Chairman Allen Wall

Chairman Wall called the meeting to order at 6:29 p.m.

Present: Gary Berenyi, Paul Connerty, Josh Johnson, Jeffrey Smith, Allen Wall, Barry Washington

Absent: Jeanette Fowler

Staff Present: Kara Browder, Brenda Moneer

1. **Approval of Agenda**

*Motion:* Mr. Connerty made a motion to accept the Agenda as presented. Mr. Smith seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

1. **Review of Minutes from August 1, 2017**

*Motion:* Mr. Berenyi made a motion to approve the minutes with the addition of the correction as submitted. Mr. Smith seconded.

*Discussion:* There was some discussion about the distance criteria for the tattoo facilities.

*Vote:* All voted in favor.

1. **Street Naming – New Roper St. Francis Hospital Site – off State Rd; proposed Callen Boulevard (1st preference); or Callen Drive**

Chairman Wall opened the discussion to Staff. Staff presented the location on the overhead and noted that Roper preferred Callen Boulevard to Drive. There was discussion regarding this particular road to be the main road. Chairman Wall inquired about the size of the property. Staff stated that it consisted of approximately 109 acres. Mr. Smith inquired about the connectivity of the road. Staff mentioned long term may have egress onto 17A, North Main Street.

*Motion:* Mr. Berenyi made a motion to approve the name Callen Boulevard for the Roper St. Francis Hospital Site as submitted. Mr. Connerty seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

1. **Discussion – Storage Facilities Design Guidelines**

Chairman Wall opened the discussion to the Commission, and asked for additions or modifications to the design standards as presented by Staff. Mr. Johnson addressed the Commission with key concerns regarding the language of depth requirements. The Commission discussed the specific language for the criteria within the ordinance, to include a depth minimum of thirty-feet, adding approval of the zoning administrator, site, and roll up doors to not face the street. The Commission also discussed the decorative architectural elements for a new build or a retro-fit.

Ms. Browder addressed the Commission noting the two types of storage facilities, and the zoning each would allow. There was discussion about the orientation of the building versus the site, and architectural pleasing aesthetics, and what types of conditions would work for the language of the ordinance. Mr. Johnson stated concerns for the language proposed for the orientation of the building. Mr. Berenyi inquired to Staff if there are two different types of storage units. Ms. Browder detailed the proposed language to clarify the two types of storage facilities, and the requirements within specific zoning classifications. Mr. Berenyi inquired to Staff if storage facilities would be zoning specific. There was discussion regarding the storage facilities as outlined for the Commercial and Industrial zoning classifications.

*Motion:* Mr. Connerty made a motion to approve the additions to Section 151.082 with the modifications as discussed. Mr. Berenyi seconded.

*Discussion:* Mr. Johnson inquired to Staff if the public hearing for this amendment would be next month. Ms. Browder stated yes.

*Vote:* All voted in favor.

1. Comments from the Commission

Chairman Wall invited the Commission to discuss the letter to be signed, approved, and submitted to City Council. Mr. Johnson proposed to add a line to acknowledge that the Commission understands this isn’t a request for immediate action. There was discussion about adding the 8th largest City to the letter and Mr. Johnson’s request. The Commission agreed that the letter would be edited by the Commission. Ms. Browder stated that Staff would like to not be included in the development or submittal of the letter. Mr. Connerty suggested adding and changing some of the language to incorporate the letter to be structured from the entire Commission. There was discussion amongst the Commission to submit the letter in a timely matter while the budget is under consideration.

Chairman Wall stated that Staff had gone back and looked at what was submitted to Council for dumpsters as to what was proposed. He added that the residential dumpster language needed to be included to the submittal for review by City Council. Staff agreed to speak with the City Administrator to check into it.

1. **Comments from Staff**

Staff had no additional comments.

1. **Adjournment**

Mr. Smith made a motion to adjourn, and Mr. Berenyi seconded. All voted in favor. The meeting adjourned at approximately 7:12p.m.

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Allen Wall, Chairman