



**CREEK
COMPASS**
City of Goose Creek

ZONING BOARD OF APPEALS

October 24, 2022

Meeting Time 6:00PM

City Hall Council Chambers

519 N. Goose Creek Blvd

Goose Creek, SC 29445



TO: MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

DATE: OCTOBER 24, 2022

SUBJECT: NOTIFICATION OF ZONING BOARD OF APPEALS MEETING

This is to remind everyone that the next meeting of the ZBA is scheduled for Monday, October 24, 2022, at 6:00 p.m. This meeting will take place at City Hall in Council Chambers.

Should you have any questions or comments prior to the meeting, please do not hesitate to contact the Planning Department at 843-797-6220 or via e-mail at planning-zoning@cityofgoosecreek.com.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
ZONING BOARD OF APPEALS MEETING
DECEMBER 6, 2021, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER AND ROLL CALL

Chairman Clift called the meeting to order at 6:00 p.m. and initiated the Pledge of Allegiance. Mrs. Moneer initiated roll call.

Present: Butch Clift, Larry Monheit, James Fisk, Sarina Freinle

Absent: Tom Volkmar, Jason Dillard, Bakari Jackson

Staff Present: Planning Technician Brenda Moneer
Assistant City Administrator Brian Cook

II. APPROVAL OF MINUTES: SEPTEMBER 30, 2021

Motion: A motion was made to approve the minutes as presented.
Moved by Board Member Fisk, **Seconded by** Board Member Monheit.

Discussion: None

Vote: All in favor (4-0). Motion carried.

Chairman Clift defined the duties and powers of the Zoning Board of Appeals (ZBA) per the City's Code of Ordinance and sworn in those presenting testimony.

III. PUBLIC HEARING: NEW BUSINESS

A. 2021-083 CUP: CAROLINA AVENUE (TMS#243-08-05-009/-010) CONDITIONAL USE PERMIT FOR APARTMENTS CONSISTING OF 1 BUILDING WITH 24 UNITS (GLOUCORE LLC) (GC)

Mrs. Moneer stated the proposal this evening has been submitted by the applicant Glucore LLC. They are requesting a conditional use permit (CUP) to combine two vacant parcels of land that are currently zoned General Commercial (GC). The applicant is combining two parcels to create a 1.2 acres project site. The CUP is for twenty-four (24) multi-family units that will be an apartment building.

Mrs. Moneer stated the ZBA may remember a project nearly identical being approved previously this year by Glucore, LLC. This proposal sits directly across the previously approved 48-unit project. City staff requests that the same conditions of approval for the 48-unit multi-family project be assigned to this proposal.

Mrs. Moneer stated City staff recommends approval of the conditional use request but with conditions.

Mr. Matt Sotirolglou with Glucore, LLC spoke on behalf of the application. It was stated no one from the community notified the city being for or against this request. He repeated the proposal that Mrs. Moneer already presented. He presented a front elevation of what the proposal will look like. He stated it is a single structure, three stories tall with a 42-inch brick skirt and hardy plank. He said a group of architects from North Carolina designed the project and he has a local Civil Engineer working on this project.

Mr. Sotirolglou presented a preliminary site plan. He stated these are two (2) bedroom, two (2) bath units. The proposal is for twenty-four (24) units. He stated everything was able to fit on the site correctly leaving the required green space and vegetative buffers.

The applicant provided his explanation for meeting the CUP criteria.

- 1. Setbacks, buffers, fences or planting strips protect adjacent properties from adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors:** See site plan - Design in accordance with new construction standards and with similar multi-family built within the city.

Mr. Sotirolglou stated they will add a fence along the north and east side of the property. The two parcels adjacent to this are multi-family projects. He stated Mr. Brodeur, the previous Planning Director, wanted a brick fence, but they were able to negotiate a six-foot wood fence.

- 2. Vehicular traffic flow would not increase, and pedestrian movement would not be diminished or endangered:** See traffic report. (Matt Short Engineering)

Mr. Sotirolglou stated the aim here is to compare what twenty-four (24) apartment units would produce compared to its currently GC zoning. He stated his project would produce a weekday daily of 140 two-way vehicular trips. In the morning it would be an a.m. peak hour of 13 (3 entering, 10 exiting) and a p.m. peak hour in the evening of 17 total trips (11 entering, 6 exiting). He provided trip generation information for alternative developments that could go in this location for general commercial: general office (66 a.m. peak, 50 p.m. peak), medical office (104 a.m. peak, 145 p.m. peak) and free-standing discount store (25 a.m. peak, 102 p.m. peak). He stated he is combatting the notion that apartments create substantially more traffic, and that this report shows it is significantly less.

Discussion regarding parking spaces ensued. Mrs. Moneer stated two required spaces per unit plus 12% would be a requirement of fifty-four (54) total parking spaces needed at minimum for the project. Mr. Sotirolou stated the green space that is labeled detention pond on his site plan would have to make up for the additional parking spaces.

- 3. Off-street parking and loading, and ingress/egress points of proposed uses will be adequate as to location, capacity, and design:** Yes - See site plan design by Steele Architects

Mr. Sotirolou stated he located the ingress/egress points away from the intersection as best he could and has 368 degrees around the building for Fire and EMS.

- 4. Property values, general character and welfare of nearby areas will not be deteriorated:** New development in this area will favorably impact the local economy and support the comprehensive plan by attracting new development to this area (See economic impact report).

- 5. The proposed use shall be in accordance with the purpose and intent of the city's Comprehensive Plan, this chapter and other rules and regulations:** Yes, site is located adjacent to the Neighborhood Village Node which supports small multi-family developments.

- 6. The proposed use shall be compatible with the existing neighborhood character and be consistent with the character and purpose of the applicable zoning district:** Current zoning is General Commercial. Site is directly adjacent to older multi-family apartments to the north and east.

- 7. The proposed use shall not adversely affect surrounding land use, as measured in terms of its physical size, intensity of use, visual impact and proximity to other structures:** Site is designed within city standards and in line with similar developments in the city. The inspiration for the design is Etiwan Place Apartments located off of Central Ave.

- 8. The proposed use complies with all applicable development standards of the city:** Yes (Steele Group Architects providing design within city standards).

Mr. Sotirolou stated the property has been home to homeless encampments and foot traffic, and they feel this project will drive that away.

- 9. The proposed use is not detrimental to the public health, safety or general welfare of the city and its citizens:** No, it will enhance the public's general welfare. See economic activity report (WeAreApartments.com).

- 10. The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, of the vehicular movement, of noise**

or fumes or of the type of physical activity: See traffic report. (Matt Short - Short Engineering).

Mr. Sotirolou stated parking and foot traffic will be contained in the parking area and again the site was designed to have 360-degree access for foot traffic and vehicles. He stated he is submitting to SCDOT for a crosswalk on Carolina Ave.

- 11. The proposed use shall not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site:** Parking and foot traffic is contained within the parking area. Site is designed to have 360-degree access for foot traffic and vehicles. Mr. Sotirolou stated he will leave as much vegetation as he can as well as plant additional trees. Security lights will be added, and he is working with Berkeley Electric to see how many streetlights they require. Discussion regarding lighting ensued. He stated he modeled this plan after Etiwan Place.
- 12. The proposed use shall not create glare from vehicular and stationary lights and the extent to which the lights will be visible from the adjacent zoning districts:** Preliminary drawings have a 10' vegetation buffer that will create a barrier between parcels to mitigate light visibility.
- 13. The proposed use shall not destroy, create a loss or cause damage to natural, scenic or historic features of significant:** None are present on this site.
- 14. In the consideration of a conditional use, the ZBA shall not grant permission based on the circumstances of the applicant, or on unnecessary hardship:** We agree to all stipulations listed above in sections 14-17 Gloucore, LLC / Matt Sotirolou
- 15. The ZBA reserves the right to revoke any conditional use permit that it has issued if it determines that the applicant or operator has failed to maintain and conduct the use in accordance with the conditions imposed on the conditional use. The ZBA shall give the applicant written notice of its intent to revoke the conditional use permit, and, if within ten calendar days of receipt of the notice the applicant submits a request for a hearing to the Secretary, the ZBA shall schedule a public hearing and provide the applicant with the opportunity to be heard prior to deciding whether to revoke the permit:** We agree to all stipulations listed above in sections 14-17 Gloucore, LLC / Matt Sotirolou
- 16. The provisions for revocation of conditional use permits shall not be deemed to preclude any other legal remedy with respect to violation of the provision of this chapter or other rules and regulations of the city:** We agree to all stipulations listed above in sections 14-17 Gloucore, LLC / Matt Sotirolou
- 17. In approving a conditional use, the ZBA may impose the conditions and restrictions as in its opinion will accomplish the intent of this chapter:** We agree to all stipulations

listed above in sections 14-17 Gloucore, LLC / Matt Sotirolou

Mrs. Moneer presented the conditions for the last project that Mr. Sotirolou proposed. She stated some items the applicant has already proposed in this current project. She recommended the board include the required fifty-four (54) parking spaces and lighting plan be submitted to staff for approval within the conditions of the motion. She requested a landscape plan be submitted to City staff for review and approval. She stated staff requests the dumpster enclosure reflect the same design elements and materials as the apartment building. Mr. Sotirolou stated just to be fully clear the fence material was negotiated with Mr. Brodeur to be wood. Mrs. Moneer asked the board and applicant to take into consideration that a six-foot masonry wall may not be sufficient to enclose the dumpster as sometimes the dumpster exceeds the six-foot height. Discussion regarding a wood fence ensued. The board shared their concerns regarding maintenance of the fence as wood fences deteriorate.

Motion: A motion was made to approve the CUP for property located at TMS#243-08-05- 009/-010 having found that the application satisfies the criteria set forth for a conditional use permit as outline in section 151.71 (c) of the zoning ordinance with the following conditions to be added:

1. Dumpster encloser be made of the same material of the building, which is brick and be approximately eight (8) feet tall.
2. The applicant will submit fencing options to City staff for approval.
3. The applicant will submit a lighting plan to City Staff for approval.
4. The applicant will submit a landscape plan to City staff for approval.

Moved by Board Member Fisk, **Seconded by** Board Member Monheit

Discussion : None

Vote: All voted in favor (4-0)

IV. CLOSING REMARKS AND ADJOURNMENT

Chairman Clift shared his concerns regarding vehicles cutting across Walmart to Plantation North and asked City staff to do something about this issue. Mrs. Moneer asked the board to RSVP for the Boards and Commission Holiday gathering.

Motion: A motion was made to adjourn (6:57 p.m.) **Moved by** Board Member Monheit, **Seconded by** Board Member Fisk.

Discussion : None

Vote: All in favor (4-0). Motion carried.

_____ Date: _____
Butch Clift, Chairperson