

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
July 7, 2021, 6:30 P.M.**

The meeting of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on July 7, 2021. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Craig Bennett, Michael Moseley, and Butch Thrower were in attendance. Commissioners Marika Kary and Earl Gurley were absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance online were Jeff Hajek, City Planner and Economic Development Director, and Larry Sturdivant, Building Official. There were no visitors present.

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order at 6:34pm.

OLD BUSINESS:

Approval of Minutes, June 1, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Thrower made a motion to approve the Minutes of June 1, 2021. Commissioner Bennett seconded the motion. Motion passed after a Roll Call Vote. Commissioner Moseley abstained.

NEW BUSINESS:

Preliminary Land Development Request: TMS #259-00-00-096

1014 North Pointe Industrial Blvd, "Lot A" Speculative Building, Felipe Toledo, Thomas and Hutton

Jeff Hajek presented the request to the Commission. He stated the applicant was looking to build a speculative warehouse building on the last remaining parcel in the North Pointe Industrial Park. The Parcel is Lot A which is a 10-acre site. The zoning is Industrial, and the proposed building will be 127,000 square feet in size. Jeff displayed slides to show the Commission the orientation of the property along with the site plan. In addition, he stated the two points of access would be primarily from North Pointe Industrial Boulevard.

Jeff stated that the proposed request did meet all the standards for the Industrial District from a general conformance analysis. There were some corrections that Staff was asking for. The first was a labelling issue to be corrected. The second was a tree protection plan to be submitted. The applicant opted to do a sample survey; however, they did not provide an illustrative plan. The plan was being asked to be provided as part of the existing conditions or as a separate plan. On that plan will be required to show what trees were being kept and which ones would be removed. Third would be a mitigation plan. Jeff stated that the applicant was wanting to apply mitigation from another project to this one. However, the ordinance does not allow this. Fourth correction was a landscape buffer which is required for 40 parking stalls or more. A landscape berm or a masonry wall garden between the parking lot and the right of way.

Jeff stated that there is a request that Staff is asking. It was to leave a vegetative buffer between the parcel and the adjacent 53-acre City Park. Staff is asking that the applicant leave the trees so that there would be a screen between the warehouse and the park.

Jeff relayed that from a Fire/EMS safety standpoint, the Fire Chief would like a change in the right of way which was marked in yellow from 24 feet to 25 feet which would allow more room to be closer to the building with the fire apparatus. Also, the Fire Chief would like to have additional fire hydrants, that were marked by red dots.

Jeff stated that Staff recommended approval with these strict conditions and the receipt of all approvals from CWS, BCWS, and Berkeley County. He then asked if there were any questions. Commissioner Bennett asked what the size of the buffer that staff was asking for between the two parcels. Jeff stated

that they would like to see a buffer of 10 feet in width since it would be voluntary. Commissioner Bennett also asked what was planned on the City's Park that would be closest to the parcel. Jeff stated that the area would be a service entrance along with Animal Control. It would also be more of a passive area. Chairman Eckstine asked if there were any requirements for the retention pond to be fenced. Larry Sturdivant answered that there was not. Chairman Eckstine stated that maybe the City could at least ask. She also asked if there were any other questions. There were none.


Chairman Eckstine asked if there was a motion to approve or disapprove the preliminary land development request. Commissioner Moseley made a motion to approve. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.


Citizen Comments

There were none.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner Bennett made a motion to adjourn. Commissioner Moseley seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:46pm.


Chairman Eckstine

ATTEST: 
Larry Sturdivant, Secretary