

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
June 1, 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 June 1, 2021. Chairman Eckstine presided over the meeting. Commissioners Marika Kary, Earl Gurley, Carolyn Lackey, Craig Bennett, and Butch Thrower were in attendance. Commissioner Michael Moseley was 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. Visitor present was Marc Copeland, Century Development.

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order at 6:33pm.

OLD BUSINESS:

Approval of Minutes, May 4, 2021

Chairman Eckstine stated that she gave some clarifications to Larry in terms to first names etc. to make on the minutes. Commissioner Lackey mentioned some corrections to be made. Chairman Eckstine asked for a motion to approve the minutes. Vice Chairman Kary made a motion to approve the Minutes of May 4, 2021. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote. Commissioner Thrower abstained.

Chairman Eckstine asked Jeff Hajek to update the Commission on the upcoming budget items. Jeff stated that \$50,000.00 is being set aside to hire a consultant for the Master Downtown Plan. Second will be work starting on the 10-year Comprehensive plan. The BCDCOG will be assisting with the plan. Their will be public input workshops. The goal is to start early fall.

NEW BUSINESS:

Jeff stated that one applicant had withdrawn from having their rezoning heard.

Preliminary Plat Request: TMS #259-00-00-170; 259-00-00-125

Bowen "Greenway" Development, Kevin Coffey, Lowcountry Land Development

Jeff Hajek presented the request to the Commission. He stated the first submittal in April, there was a multi-purpose building; however, that has been removed from the current scope of the project. Jeff displayed the land use map for the PUD. The project will be located within the "FCV" District (Foster Creek Multifamily District). Jeff also displayed what was submitted for the preliminary plat. Jeff then stated that from a high-level general conformance analysis, the proposed lot sizes did not meet the minimum lot requirements of 5 acres for the FCV District. The proposal was only 2.37 acres. Regarding the lot width and density perspective, it did meet. Jeff did state that there were various corrections from the 1984 Subdivision Regulations, the PUD Document, and the 1993 Zoning Ordinance. He then went through the list.

- 1)setback measurements
- 2)need to see contour lines
- 3)street widths, etc.
- 4)need to see street trees/canopy trees
- 5)tree protection survey
- 6)parking shown – total number of stalls
- 7)receipt of submittals to the respective utilities

Jeff stated that Staff recommended deferring the submittal for preliminary plat for the Greenway. Jeff stated that he had the conditions that need to be addressed to have a proper submittal. It would be up to the applicant whether they chose next month or another time. Jeff then asked if there were any

questions. Commissioner Lackey asked why Jeff thought the applicant submitted an incorrect submission. Jeff stated that he did not know why other than back in April the applicant submitted basically the same plat. The main issue was the lot size not being compliant with the PUD. Jeff stated that he was bound to interpret through their ordinance that was approved by Council. Commission Gurley asked if they would be able to conform to the 5-acre minimum requirement. Jeff stated that if the applicant could make the project meet the 5 acres, then that would conform. Jeff then stated that if he only looked at the use and not the district, the proposal would still not meet the minimum requirement of 2500 square feet for townhomes. Chairman Eckstine asked Jeff if this was what he informed the applicant previously. Jeff stated yes and that it was for the April 6 meeting.

Commissioner Gurley asked if the applicant resubmitted, would it still be townhomes and single family or would it be reduced. Jeff stated that he was told by the engineers that the two single family lots were more of an engineering item due to the townhome blocks. Chairman Eckstine asked if the applicant had built the small cottages that they were planning to rent. Jeff stated yes. Commissioner Gurley asked about the basketball court, etc. Jeff stated that the multipurpose building that was referred to in the paragraph was not in the scope anymore. Vice chairman Kary asked about the width of the greenway. Jeff stated that was in his report also that was needing details. Commissioner Thrower asked what did defer mean. Jeff stated that if it was denied, then the applicant would have to wait a minimum of a year. If it is deferred, then the applicant has the chance to resubmit with corrections.

Jeff stated that he had received word that the applicant was planning to be at the meeting. He was not sure why they did not appear. Chairman Eckstine said it would have been nice for the applicant to have informed staff.

Thrower made a motion to defer based on staff's recommendations. Vice Chairman Kary seconded the motion. Motion passed after a Roll Call Vote.

Citizen Comments


Marc Copeland, 6903 Tanner Hall Blvd

Marc stated that he was there on behalf of the Tanner Hall HOA due to their concern over the proposed development. He said he had a letter from the President of the HOA for the Commission. Marc said he originally sold Ray Wrenn the entry way to Tanner Ford Boulevard. He expressed concerns because the development is constantly changing. Marc said the Tanner Hall residents are very concerned. Chairman Eckstine asked that the letter be given to staff for the record.

Vice Chairman Kary asked if there was a way to have a page on the City's website showing the future and ongoing development projects. Jeff stated that the City would be posting the minutes, staff reports, etc. on Municode. Commissioner Bennett said that the City of Charleston has some similar policies. Chairman Eckstine asked Jeff what the requirements are for submittals regarding paper or digital. Jeff said he gets hard copies as well as digitals. Larry Sturdivant stated that it's just a policy issue on staff level for digital submittals.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Vice Chairman Kary made a motion to adjourn. Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:02pm.


Chairman Eckstine

ATTEST:


Larry Sturdivant, Secretary