

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
May 4, 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 May 4, 2021. Chairman Eckstine presided over the meeting. Commissioners Marika Kary, Earl Gurley, Carolyn Lackey, Michael Moseley, and Craig Bennett were in attendance. Commissioner Butch Thrower 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, Shaine Beal, Building and Codes staff and Mike Cochran, City Administrator. Larry Sturdivant, Building Official, was absent due to attending the SC Building Officials Association Conference. Visitors present were Councilman Kevin Hedgepeth, Robert Pickard, Seth White, Patti Haines, Aalice Lang, Patrick Lees, Kim Zukowski, Maureen Gaspi, Steve Reaves, Yesim Yazgan, Ricky Waters, Brad Hinchberger, and Joe Gill.

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order at 6:30pm. She asked that anyone that would be speaking at the podium to please remove their mask while speaking. Chairman Eckstine also mentioned that this was the first meeting in-person since the Coronavirus started.

OLD BUSINESS:

Approval of Minutes, April 6, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey had several corrections that were marked on a copy that was given to Jeff Hajek. Commissioner Bennett made a motion to approve the Minutes of April 6, 2021. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

NEW BUSINESS:

Election of Officers:

Chairman:

Chairman Eckstine asked if there was a suggestion for Chairman. Commissioner Lackey nominated Pat Eckstine for Chairman. Commissioner Kary seconded the motion. Motion passed after a Roll Call Vote.

Vice Chairman:

Chairman Eckstine asked if there were nominations for Vice Chairman. Chairman Eckstine nominated Commissioner Kary. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

Secretary:

Chairman Eckstine asked if there were nominations for Secretary. Vice Chairman Kary nominated Larry Sturdivant. Commissioner Moseley seconded the motion. Motion passed after a Roll Call Vote

Subdivision Plat Request: TMS #265-16-04-021

5725 Edison Avenue – Alex Gonzalez, MODHAB

Jeff Hajek presented the request to the Commission. He stated that the site was located approximately 300 feet north of Remount Road. The applicant was taking advantage of the zoning text amendment for Town Residential. That would allow the applicant to construct four (4) units per 100 linear feet of frontage. Internal frontage was added in the amendment as well. Jeff stated that the proposal did meet the general conformance standards for the minimum lot size, and the minimum lot width. In addition, the residential density would allow ten (10) units; however, the applicant was only proposing three (3) units. Last, the proposed setbacks met the requirements. The only item that was not included was the vicinity map on the plat. That correction would be the only item needed. Jeff then stated that Staff did recommend approval with the condition of the vicinity map being included.

Chairman Eckstine asked if the applicant was present. Jeff responded that the applicant was not. Chairman Eckstine asked if there were any questions from the Commission. Commissioner Kary asked if this would be like the project that was several blocks away. Jeff responded that it was the same developer that was building on Pilgrim Avenue. Commissioner Kary asked if these would be the same type of homes. Jeff responded that staff had not received building plans. She also asked how the feedback from the neighborhood had been. Jeff stated that the response had been good.

Chairman Eckstine asked if there was a motion to approve or disapprove the Subdivision Plat Request. Commissioner Moseley made a motion to approve. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

Preliminary Land Development Plan Request, TMS #259-00-00-117

Heron Preserve – Bowman Consulting, Ricky Waters

Jeff informed the Commission that this request was a Type B, PD Approval that came to the Commission and was approved at its second reading by City Council in February of 2021. The 21-acre site was originally owned by the City. The developer intends to provide an upscale, residential neighborhood which will consist of 90 single-family, detached drive under homes. Jeff displayed several slides for context with the location to the Commission. The site plan was shown to the Commission. Jeff stated that the proposal did meet all the requirements of the applicant's PD documents. The lot sizes were at least 2,800 square feet; the lot widths were at least 30 feet; the density was five (5) units per acre; and the setbacks were all met along with the lot coverage.

Jeff stated that from a consistency standpoint with the PD and the 2008 Ordinance, the request is compatible with both. All lots proposed, meet the regulatory provisions that the PD states. In addition, everything else other than what the PD states, will rely on the existing ordinance. Everything from the building design standards, the landscaping, the parking and access, the bicycle and pedestrian infrastructure were met. Also, the proposed use did meet the surrounding character of the existing neighborhoods, which are single-family detached. Jeff then covered several corrections that needed to be made. Some were labelling issues, a tree protection plan, along with a tree mitigation schedule. Also, a wetlands buffer measurement with the buffers measured by setback on the site plan will need to be provided. Jeff stated that the proposed land development information in the plan, the road widths would need to be labelled, proposed names for the roads would need to be labelled, and the schematic plans would need to be submitted. Jeff informed the Commission that the crosswalk on Williams Lane going from Heron Preserve to Bowen Corner Elementary was not shown. Also, crosswalks throughout the entire community were not shown. These would need to be corrected. The proposed connection to Tanner Trail was not shown either. Jeff stated that a status update on all the items would be warranted for approval. Last, letters from CWS, BCWS and SCDOT would be needed.

Jeff stated that Staff did recommend approval with all conditions stated. He asked if there were any questions from the Commission. Chairman Eckstine asked if this was a Type B, PD. Jeff said yes. Chairman Eckstine also asked Jeff to verify what this exact approval would be. Jeff said the PD was approved. The preliminary land development request if approved would allow the developer to start land disturbance approval along with installing the infrastructure. He did state that all the conditions would have to be met otherwise the development would not be approved.

Chairman Eckstine asked if there were any questions from the Commission members. Commissioner Gurley asked Jeff if this information would be submitted with the plans. Jeff said that the plans were not submitted yet. Some information missing was labelling, etc. which were items required. Commissioner Gurley asked if these were small items or major items. Jeff said these were small items. If they were major, he would not be recommending approval. Commissioner Bennett asked Jeff about the wetlands buffer measurements if he saw them altering their road construction plans or plats as proposed. Jeff said that according to his scale they appeared to be appropriate; however, for recordation purposes, he

wanted them shown. Vice Chairman Kary asked about the parking requirements. Jeff explained where the parking spots in addition to the required were shown. Jeff did say that was another small item that was needed regarding the actual total number of parking spaces. Vice chairman Kary asked that be included to the list. Commissioner Gurley asked if this new subdivision would impede or cause more traffic congestion. Jeff stated that a traffic study was submitted and SCDOT approved and stated that no mitigation was required.

Chairman Eckstine asked if there was a motion to approve or disapprove the Preliminary Land Development Request for Heron Preserve with the conditions listed by staff, three conditions, and adding for delineating the number of parking spaces on the road to be shown on the plat. Vice Chairman Kary made a motion to approve. Commissioner Moseley seconded the motion. Motion passed after a Roll Call Vote

Type B, PD Request: TMS #259-00-01-004

Thrash Tract Planned Development – Mike Kittrel, Seamon Whiteside

Public Hearing

Roger Hunt, Director of Land Development from Stanley Martin Homes, presented to the Commission. He stated that they were there to introduce their plan and request to resolve the existing PUD. They proposed reducing the total number from the old PD from 177 townhomes to 81 units, which would consist of single-family and townhomes, in the new PD. He said that they had recently opened discussions with the neighbors in The Reserve and Scenic Point regarding the new development. Roger Hunt then turned the presentation over to Mike Kittrel from Seamon Whiteside.

Mike Kittrel displayed slides to the Commission of the site location. He said the site is approximately 27 acres. The current PD that was approved allowed for all townhomes (177), areas of open space and a community dock. The proposal for the new PD would reduce the total number of units by more than half and increase exponentially the amount of open space. He said that 50 percent of the site would be left as undisturbed or as open space to protect the eagle's nest and to help create buffers around the site. There would be buffers around. On the south side would be a minimum 25-foot landscaped buffer. Along the water side, and the wetland buffer along the north and east sides would be up to 50 feet so to allow for a trail network. The master plan was displayed. A total of 40 units would be single-family and the remaining 41 units would be townhomes. The townhomes would be clustered more internally to the site while the single family would be spread around the perimeter of the site. Mike also stated that they have tried to avoid as many of the grand trees as possible in how they have designed the road layouts and lots. A 330-foot reserve for the eagle nest has been created. Also, there are two cultural/archeological sites located on the southwest and northwest corners of the site. These will be kept open as cultural sites for the community. All the roads will have sidewalks on both sides. The goal is to have a very walkable connected community with nature corridors that connect throughout the site. Mike then had several slides of the various house models shown.

Vice Chairman Kary asked about the abutting buffer to Scenic Point if that would be left in its natural state or would it be cleared with just big trees. Mike responded that the area would be a community open space with selected areas cleared for gatherings. However, any significant trees, any grand trees would be saved. He said the goal is to make the area feel natural and preserve as much of the beauty as possible. Vice Chairman Kary asked how much of clearing would there be. Mike said that the buffers along the edge would be made as dense as possible. Within the natural areas, they would be as dense as they could be. Any of the gathering areas would be comprised of park like areas and then heavily wooded areas. Vice chairman Kary asked about the length of the trails. Mike responded that he did not have an estimate total, but that they would extend around the perimeter except where the eagle's nest is. Jeff Hajek added that he was told the buffer to the south would be a 25-foot buffer. Also, it would be kept as natural, but if there were any thin parts of the buffer, then they would plant trees. Chairman Eckstine asked what was in the cultural sites. Mike responded that it was an archeological site, and they would not develop in that area. Chairman Eckstine asked if it was a cemetery. Mike responded that he

believed it was a homestead site where bricks have been found. Chairman Eckstine asked what the elevation of the bluff was. Mike said he did not have the actual number. Vice chairman Kary asked about the dock regarding the size and how many boats would be able to tie up to it. She also asked would there also be a landing. Mike said they are working on the design, but the access would be from within the site. Also, the number of boats has not been decided. Chairman Eckstine asked which side the boat dock would be located on. Mike responded that it would be on the western side.

Commissioner Bennett stated that it seemed odd to drop drastically down from the 177 units to 81. He said he would like to see more single-family attached units since the housing inventory is low. Chairman Eckstine said that the 2006 PUD had a 100-foot buffer for the eagle's nest, and this proposal is better with the 330-foot buffer. It increases the open space amount compared to the density. Vice chairman Kary said the surrounding communities would most likely prefer the lesser density. Commissioner Bennett asked if this was best for the City going with a lower density. He also asked what the number for a medium density compared to a lower density was. Jeff Hajek stated for clarification that when the original PUD was approved in 2006, the current Zoning Ordinance and the 2012 Comprehensive Plan did not exist. The Future Land Uses were not existing. The original PUD was not beholden to the 2012 Plan because it was approved in 2005.

Chairman Eckstine asked how much of the exterior did Charleston Water System donate as a wetlands buffer and how much was the developer's. Mike stated that he could not answer to the exact amount, but they did increase the size of the buffer. Chairman Eckstine asked if application had been made to the Army Corps of Engineers. Roger Hunt responded that they had received a jurisdictional determination and were waiting on topography for the bridge crossing before they submit their application to the Corps. Chairman Eckstine asked if they had met with Berkeley County and if the roads would be public. Roger Hunt responded that they would be County Roads. Roger also responded that they had conversation with the County.

Jeff Hajek then presented the staff report. He stated that the applicant was proposing 81 single-family lots. There would be 40 single-family detached lots and 41 single-family attached units which would be townhomes. The intent of the PD documents by the developer is to "create a zoning district that preserves natural open space by creating development requirements that allow for a more compact footprint, while also providing a framework to create a walkable community that supports a high quality of life." He said essentially the applicant is trying to shrink the lot sizes so they can minimize their impact on the environment. Jeff displayed slides of the site location. He showed the display of the original PUD which would have been 188. Then the recession occurred, and the PUD amendment was not adopted. The area languished until now with the new proposal.

Jeff stated that the preservation of the eagle nest was paramount. He mentioned that the location was one of four (4) nests along the entire reservoir. He mentioned that staff had conversations with SCDNR, and the eagle family had been there since 1979. The 330-foot radius would have to be complied with for the protection of the nest. The 660-foot radius is for various times of the year when the eagles are not nesting, encroachment can be permitted by the US Fish and Wildlife Services. Another aspect of the proposal is that the developer is wanting to preserve half of the site. Jeff mentioned that in a Type A PUD, the requirement is 35% to which the developer has exceeded that to the positive. All around the parcel will be buffers ranging from 35 feet to 50 feet. Within those buffers will be walking trails. Also, between the property and Scenic Point, would be a 25-foot natural buffer, two cultural preserve parks and a voluntary 25' landscaped buffer between the subject property and the Scenic Point Subdivision.

Jeff stated another consideration would be Whispering Oak Drive and the construction of the new bridge crossing. Permits from the US Army Corps of Engineers, Berkeley County Roads and Bridges approving would be required as conditions before approving the development. The Traffic Study was submitted. The engineer was proposing a northbound left-turn lane on Foster Creek Road. Jeff noted that in Scenic Point, the builder was required by SCDNR and US Fish and Wildlife to monitor the eagle

nest. The builder actually paid for a person to sit out and monitor the nest. Jeff said the same would be required of Stanley Martin.

Jeff covered the two main portions of the PUD submittal. The first was submitting the regulatory provisions and the second was the master plan submittal. He said a PD is a mini ordinance for the development. The applicant gleaned a lot from the Residential Single Family Moderate Density District of the Zoning Ordinance and then made some adjustments. He said every PD must meet the minimum requirements. The minimum district size of 2 acres has been met. The area can be justified as a distinct district due to the characteristics of the land, access to infrastructure and juxtaposition of zoning districts in the vicinity. The requirement for meeting the minimum public infrastructure has been partially met. Receipt of the approval letters from the Berkeley County Engineering and Berkeley County Roads and Bridges are still needed.

Jeff stated that there were a few remaining small items that would still be needed to be shown in the plan. They were labelling existing zoning, providing rights-of-way widths, labelling on various items maps that were submitted. One requirement will be seeing the footprints for the proposed structures in the cultural preserved parks. Jeff stated the proposed PD does meet the goals and policies under population, land use, natural and cultural resources as well as the Future Land Use Map. The designation for the area is Medium Density Neighborhood. Jeff read verbatim from the 2012 Comprehensive Plan that the district did "provide for and/or sustain medium density neighborhoods with small lots and a mix of housing types." The district did encourage the use of single-family detached and townhomes, which is limited to 8 acres. Last it encourages walkability. All three areas have been met by the PUD proposal.

Jeff stated that staff recommended approval with strict conditions as stated in the report. Jeff asked if there were any questions. Vice Chairman Kary asked if the Fire Department had reviewed, Jeff stated they had. Chairman Eckstine asked about sidewalks on both sides the road. Roger Hunt responded they would be on both sides of the road. Commissioner Bennett asked what existing road did the main artery connect to allow ingress and egress. Roger responded it would be Whispering Oak Drive. Commissioner Bennett stated he did not think the 40/41 split would serve the City well. He recommended more of a 60/40 split with 60 for single family attached and 40 single family detached units to move the number closer to 100. He recommended that a walking access be provided from Scenic Point. Roger Hunt said that walkable access could be considered if the residents of Scenic Point were accepting. Roger said the secondary vehicular access was not their preference to connect to Scenic Point. If it was a requirement of the City, then there would have to be permission from Scenic Point since Scenic Point own the property. Jeff said that could be something that would be subject to change if Berkeley County Roads and Bridges required it. Chairman Eckstine asked if there were any other questions from the Commission. There were none.

Chairman Eckstine then proceeded to open the public hearing. She asked for a motion. Vice chairman Kary made a motion. Commissioner Lackey seconded the motion. Motion passed after a roll call vote.

Rena Sayers, 6017 Coral Berry Rd, Scenic Point:

She was concerned about the wildlife and the nests, specifically the second nest. Chairman Eckstine explained about the alternate nests and how SCDNR views them. Also, there were concerns about the 25-foot buffer.

Megan Wickline, 7518 Whispering Oak Dr, The Reserve:

She had a document from 65 residents who were concerned about the removal of trees and their scenic view; afraid that they would be able to see the new houses; displacement of the wildlife; and the density due to the townhomes. She said that she has lived on Whispering Oak and was concerned with the traffic. Also, concerned with the increase in students for the middle school. They would like to see the development as only single-family homes. They would like to only see golf cart access path from

Scenic Point and not a vehicular path. She said they do realize that development will happen, just concerned about several various items.

Note: the petition was handed to Chairman Eckstine for the record.

Maureen Gaspi, 6024 Coral Berry Dr, Scenic Point:

Her main concern is the traffic at Crossbill Trail around the pool. In the afternoon from 4pm to 6pm, the traffic is very heavy. She was asking that Stanley Martin not put a secondary access from Scenic Point to the new development.

Pat Lees, 1514 Dockside Court, The Reserve:

He asked if the traffic study had been done. Jeff Hajek said the study was done, but still had to be submitted to Berkeley County. Pat Lees asked if it had been approved by the County. Jeff stated no, and that this was a rezoning to create the PUD. This is the first step required before any other approvals can be made. Pat asked what would happen if the County did not approve based on the traffic study. Jeff said that the applicant would have to resubmit to the City their revisions. He said also this is why conditions are placed on approvals. Pat asked the builder what the approximate height of the homes would be. The answer was given that they would be under 40 feet in height. Pat asked if there would only be one water access for the dock. The answer was given that there would only be one and no dock permits for the waterfront properties.

Kim Zukowski, 7527 Whispering Oak Dr, the Reserve:

She asked about the wetlands and how would the water, sewage and power get to that area. Also, she asked if something would be built to get to that property. Jeff Hajek said that there is .74 acres of jurisdictional wetlands where the bridge would be crossing. Jeff stated that is why the City asks for letters of availability from the various agencies and service providers. She asked about the sink holes that are present on Whispering Oak and the drainage. Jeff said that would be up to the County to handle. Also, Jeff stated that the developer would have to have approvals for stormwater, roads, etc.

Steve Reaves, 6029 Coral Berry Rd, Scenic Point:

He stated that his developer, Lennar Homes, told them that they would have to pay additional money for their lot because it backed up to an area that would not be developed. He said he knows that this was not true now. He asked then about the green spaces and if they would never be developed and if they were to be protected. Chairman Eckstine said yes. Steve asked Commissioner Bennett if he was proposing more home sites. Commissioner Bennet said originally yes but realized that the area was part of the protected section. Steve also asked how far along the original development proposal got before they stopped. Chairman Eckstine said the original 177 units that Beazer Homes proposed never proceeded. Jeff Hajek said it was approved by council, but the developer never proceeded with Land Disturbance approval. Jeff stated that the County was planning for the development since the stub out was added at the end of Whispering Oak Drive. Chairman Eckstine said that The Reserve was approved in 2003 but was not a part of Tanner Plantation. Scenic Point was part of the Tanner Plantation Master Plan. Steve asked if the developer thinks they may have trouble getting approval for the wetland crossing. Roger Hunt said they did not think there would be any problems. Steve said he was pleased with the downsizing of the number of units planned. Commissioner Bennett added that he still was in favor of increased density, just not at that location. Chairman Eckstine stated that the County would watch the roads and if there were damage from construction traffic, the County would require the developer to make the repairs.

Vice Chairman Kary asked what a bottomless arched culvert was. Roger Hunt responded that they are metal or concrete that span. The typical bridge is framed up. This arched culvert is built off site and erected onsite usually in 2 days. It is less impact on the eagle's zone and the environment. Chairman Eckstine asked about the timeframe for the bridge. Roger Hunt said that would have to be done first to gain access to the site. They would make sure the contractors would not park to block residents.

Chairman Eckstine asked for a motion to close the public hearing. Commissioner Lackey made a motion. Commissioner Bennett seconded the motion. Motion passed after a Roll Call Vote.

Chairman Eckstine asked if there were any additional comments. Commissioner Bennett stated that what the City identified in the Future Land Use Map as low-density neighborhood in Eagle Landing and Otranto, they were trying to apply as something identified as medium density. He felt that there should be an increase in units while keeping the open space. There should be more than 80 units. Vice Chairman Kary asked Commissioner Bennett if he calculated the area including the protected eagle zone or did not include it. She said the developer cannot be held to work with land that they cannot build on. Jeff Hajek said the Future Land Use plan stated that it can be up to 8 units per acre and that it does not have to be that specific number. Jeff stated that the City cannot require the developer to meet that maximum of 8 units per acre. Vice chairman Kary said that the Commission has done a lot in increasing density in other areas and that this new section will use the land better with providing open space. Chairman Eckstine asked Jeff Hajek about the Type B PD allowing more flexibility in preserving green space. Jeff stated that it does and that the amount the developer is proposing (50 percent of the site as open space) is unprecedented compared to previous PDs that conserve much smaller amounts.

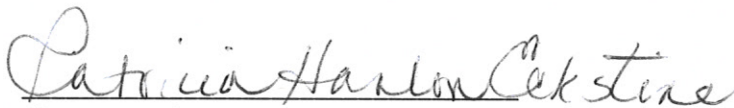
Chairman Eckstine asked if there was a motion to approve or disapprove the Type B, Planned Unit Development with the conditions as noted on Staff's report Vice Chairman Kary made a motion to approve. Commissioner Moseley seconded the motion. Motion was approved by a vote of 5-1. Commissioner Bennett voted no.

Citizen Comments

There was a comment about the acreage of the protected area from a citizen. Name was not given.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Vice Chairman Kary made a motion to adjourn. Commissioner Moseley seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:18pm.


Chairman Eckstine

ATTEST:


Larry Sturdivant, Secretary

