

**HANAHAN PLANNING COMMISSION  
REGULAR MEETING  
August 3, 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 August 3, 2021. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Craig Bennett, Marika Kary, Earl Gurley, 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. Visitors were present. A copy of the sign in lists have been attached for record.

**Call to Order – Chairman Eckstine**

Chairman Eckstine called the meeting to Order at 6:31pm.

**OLD BUSINESS:**

**Approval of Minutes, July 7, 2021**

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of July 7, 2021. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote. Commissioner Kary abstained.

Chairman Eckstine gave directions to the visitors in attendance regarding the upcoming new business on the agenda. She reminded the visitors to make sure that everyone had signed the list. Chairman Eckstine stated that this is a legal process that is governed by the City's Ordinance and Land Use Plan and Zoning and Land Development Ordinances. She stated that any property owner can come before the Commission with a rezoning request or a Planned Development Request. It was mentioned by Chairman Eckstine that this would be the first time that the Planning Commission would be hearing the request. She stated that the Commission's guidelines were to approve or disapprove any recommendations to then send to City Council. Chairman Eckstine asked that anyone wishing to speak, due to the size of the crowd, to be a succinct and brief as possible in covering all your points. She informed the audience that the Commission takes the comments but does not always have to answer. The comment session is for the Commission to hear and then discuss at the appropriate time during the meeting. She said hopefully during that time they could try and answer those questions. Chairman Eckstine then went into the new business item on the agenda.

**NEW BUSINESS:**

**Type B, PD Approval Request: TMS #259-00-00-184; 259-00-00-130; 259-00-00-128; 259-00-00-109  
Tanner Hall Planned Development District (PDD), Cawood South, Anchor Consulting Engineers**

Chairman Eckstine asked Cawood South from Anchor Consulting Engineers to present. Cawood started by introducing the development team which consisted of a partnership between Panther Residential and Integra for the multi-family section, and Century Development for the single-family section.

Cawood listed the TMS numbers for the four parcels. The total approximate acreage was 38 acres. The boundaries of the parcels consisted of Tanner ford Blvd on the north; the east boundary is North Rhett Ave.; the south boundary is Tanner Hall Subdivision; and the west boundary is the Bowen Development. The property currently is wooded. A zoning map was presented showing the location of the parcels. In addition, a slide of the comprehensive plan was displayed. Cawood stated that the objective was to provide a unified set of standards for the remainder of the developable lands in front of Tanner Hall Subdivision by introducing new residential uses. Through the new residential uses they were hoping to create more demand for the residual commercial property. He stated that there is approximately 15 to 18 acres of commercial land that has been for sale for the last twenty years with very little interest.



The proposed land use has the retainment of the commercial use from Tanner Hall Blvd and Tanner Ford Blvd extended to North Rhett Ave. A multi-family district is proposed to be located to the west of Tanner Hall Blvd as well as between the Amenity Center and the Commercial Section along Tanner Ford Blvd. A higher density single-family section would be created, while the remaining section would have the same single-family standards as the Tanner Hall Subdivision.

Cawood stated that the commercial district would be approximately 4.5 acres and would remain the same style as the existing Tanner Station. The Phase 7D District is approximately 21 units on 6.5 acres. This area was presented to the Commission and Council about a year and a half ago and was approved as a part of a 55-lot subdivision preliminary plan. This section will be part of the Tanner Hall HOA and include access to all the Tanner Hall amenities. Tanner Hall Village would be a new medium density residential district on approximately 12.9 acres of land consisting of either single family or townhomes. There will be 40-foot minimum lot widths for the single family and 22-foot minimum lot widths for the townhomes. The road will be a private maintained road with access from Tanner Hall Blvd with a fire protection gate at the Tanner Station. There will also be a shared ingress/egress easement. Cawood gave some other additional items regarding the amenities.

Cawood explained the PRM-West Side of the development would be a gated community approximately 13.5 acres of land. He stated that it would have 269 apartment units located within 6 buildings. There would also be 5 carriage building with 2 units each and the garages underneath. Several single garages will be incorporated throughout. The density for this section would be no more than 20 units per acre with a maximum lot coverage of 85%. Their goal is to preserve as many trees as possible.

The PRM East Side would have 90 units and would act as a buffer between the commercial and the amenity center. Parking would be located away from the single family and would be facing the commercial side. There would be two buildings with multiple garages along the outside. This would also be a gated community with buildings placed to help screen the commercial side. Cawood displayed slides of the building renderings to the Commission. It was mentioned that the developer would also be the property manager. The types of amenities were explained to the Commission.

Cawood displayed slides of the project that Panther and Integra currently have under construction in the Charleston area for use as examples.

Cawood asked if the Commission had any questions. Chairman Eckstine asked about the price point. Marc Copeland, the developer, explained how the price point would be determined. Commission Gurley asked about the square footage costs. Marc Copeland explained the costs. Chairman Eckstine asked about the PRM-West and the PRM-East being apartments. Cawood responded that they would be apartments.

Chairman Eckstine asked for Jeff Hajek to present the staff report. Jeff stated that this is approximately 38-acre project of undeveloped land. The current zoning is single family residential, general commercial, and residential office. A total of 418 units are proposed. Multifamily would consist of 359 units, single family detached townhomes would consist of 37 plus or minus, and there would be 22 single family detached units. Jeff displayed slides showing the history of the parcels. The conceptual master plan was displayed. The commercial and higher density units would be positioned toward Tanner Ford Blvd.

Jeff commented on the considerations of the project. The first was the topic of Access and Infrastructure. A traffic impact analysis was completed by the applicant and several mitigation interventions were proposed. The mitigation would be at the developer's expense. Jeff stated that the City did have concerns with the traffic regarding the new proposal. The City had contacted Berkeley County Engineering and Roads and Bridges. They would be continuing to monitor the situation especially since the existing level of service for the traffic is not performing well. Jeff commented that approval



would be contingent upon the County's recommendations for unit count reduction for the proposed number of units in the development as well as proportional interventions.

Jeff Hajek explained about a Type B Planned Development and why it is created. He showed slides of the proposed building and districts for this development. Jeff then covered the minimum requirements for a Type B Planned Development. The first was Minimum District Size of 2 acres. The developer's proposal exceeded the requirement. The second was District Location. The applicant met the minimum requirements for the location. The third requirement was minimum public infrastructure. The applicant has not met this yet. The applicant still needs to submit letters of recommendation for Berkeley County Engineering, Berkeley County Water and Sanitation, Berkeley County Roads and Bridges, Charleston Water Systems and Dominion Energy. The only letter received was from the Hanahan Fire Department. Jeff also stated that he received a letter of approval from the Tanner Hall HOA President.

Jeff stated that there were a series of corrections to be made. He went through the list. The first was clarification on the wetlands' locations on the property. Second, pedestrian/bicycle network was not shown on the plan and will need clarification as well as the lane widths and number of lanes to be provided. Third was the average lot sizes and number of lots. Fourth was the statement of intent along with the regulatory provisions for the ordinance. In addition, staff recommend that the landscape buffers between the multi-family and single family be increased from 10 feet to 20 feet. Also, a timeline for phasing was not submitted.

Jeff stated that the rezoning must be in compliance with the 2012 Comprehensive Plan. The proposal is in compliance with the comprehensive plan regarding the Goals specifically in Population, Housing, and Land Use along with the Future Land Use Map. Jeff informed the Commission that Staff recommended approval with very strict conditions. This would include all the comments and corrections that he had mentioned. Most importantly would be the traffic and impact analysis condition because what was submitted by the applicant, which was the Traffic Impact Analysis, does not seem to correspond to the number of units that are proposed. In addition, the recommendation letters from the utilities will need to be received. Jeff then said he could take questions from the Commission.

Vice Chairman Kary asked a question regarding Tanner Village and the townhomes versus the single family and when that would be decided as to which one. Jeff stated that the provision in the PD proposed stipulated it would be either and not both. Vice Chairman Kary asked about the number of persons in the apartments and homes. Jeff responded that there is not a provision that stipulates the number of individuals in apartments, etc. Chairman Eckstine asked about the traffic analysis and how it could impact the development. Jeff stated that staff was looking to the County regarding the performance of the roads. Vice chairman Kary asked about the number of multi-family units are planned between Bowen and the senior living center. Jeff responded that there are 72 units planned for the senior living center. Bowen has had approved by the Planning Commission between 450 and 500 units. Commissioner Gurley asked how the new development impact the residents of Tanner Hall. Jeff stated that this is being looked to the County for guidance. Commissioner Gurley also asked about the fire department access with a gate. Jeff stated that would be handled by the Fire Department for requirements. Chairman Eckstine stated after looking at the county records, the apartments in Bowen totaled 273 and 121 Condos. Those added together equaled 394 multi-family units in Bowen. Vice Chairman Kary asked regarding the letter that was received from Berkeley County School District specifically about the thresh hold. Jeff responded that he did not know what the thresh hold was. Chairman Eckstine then read the letter that was address to Marc Copeland from the Berkeley County School District. Vice Chairman Kary stated that she was not comfortable with the increase load for the schools. There were no more questions from the Planning commission.

## **Public Hearing**



Chairman Eckstine asked for a motion to enter a Public Hearing. Vice Chairman Kary made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote. Chairman Eckstine asked that those willing to speak would make sure that they had signed the list. In addition, she asked that comments be brief. Last she asked that names and addresses be given so that accurate records could be taken.

- 1) Tim Crowley (3023 Evening Tide Dr.) He read section from the PD and stated it would affect the area. He could not support it.
- 2) Stan Kennedy (6931 Tanner Hall Blvd.) He talked about the conditions of the roads and sidewalks in Tanner Hall and mentioned that the homeowners own them. He also commented on the Comprehensive Plan.
- 3) Kristy Gore (7326 Stoney Moss Way) She commented on the traffic issues involving going to school.
- 4) Jeremy Watt (3026 Evening Tide Dr) He submitted a petition with 700 signatures opposing the development.
- 5) Mark Cowell (1230 Pasture View Rd) He expressed that he felt like he was not told the truth by the realtor that represented Mark Copeland.
- 6) Louis Russo (7329 Water Thrush Ct) He stated that with more developments coming to the area, this would equal more traffic.
- 7) Kathy Pilson (1137 Yeamans Hall Rd) She stated the new development would knock down more trees and not leave any area for wildlife. Also, she mentioned about the speeding down Yeamans Hall Rd.
- 8) Thomas Spade (1337 Song Sparrow Way) He gave information on the developers and their past projects. He stated that he did not want out of state developers to make money.
- 9) Olga Garcia (1446 Coopers Hawk Dr) She talked about the traffic, the school's capacities, etc.

Chairman Eckstine commented for clarification that the application before them tonight was one of two applications that the Commission was dealing with. She stated that the other application had not yet come to the Commission for approval. She said that Tanner Hall was not the only development with applications submitted to the City. The Bowen Development also had applications submitted to the City. Bowen had been approved for 908 units according to the City's count. She said that Bowen believes the PUD gives them 1,135 units, and they have asked for an additional 500 units. Chairman Eckstine said that the Commission is facing this at the same time they are listening to the audience. She asked for the audience to understand that both applicants are landowners that have that have been in the City for 20 years or more. She stated that one applicant is selling to a developer, and the other sold some land to a developer. Chairman Eckstine mentioned that her developer had been gone for 12 years. She said the Commission is looking at all of this together. The economy had improved before COVID and that is where they are at. The Commission was going to wrestle with that; however, they are listening to the audience. Chairman Eckstine stated that the other PUD went back to 2006. The apartments were not new. The TIA was recommending for another round o bout that would have to be at the developer's



expense. She did say it would be nice if the two developers could get together. Chairman Eckstine then continued with the comments from the audience for the public hearing.

- 10) Stovell Witte (6933 Tanner Hall Blvd) He mentioned that the neighborhood did not have a chance to talk amongst themselves and did not know about the plans.

Chairman Eckstine stated that the meeting was posted on the website. She also said that another developer had met with the neighborhood ahead of time to answer questions, which helped.

- 11) Piper Crocket (1228 Pasture View Dr) She stated that she was the HOA President and mentioned the letter that was sent two months ago was drafted for her. It was different from what she was shown. She said the Board was not in agreement with this.

- 12) Michael Brody (6934 Tanner Hall Blvd) He mentioned that he has employees that are late because of traffic. He also owned a house on Yeamans Hall Rd. He had offers to buy declined because of the traffic. He also said that if the project falls under the HOA of Tanner Hall there are issues with the covenants.

Chairman Eckstine stated that the apartments would not be a part of the HOA.

Mr. Brodie submitted copies of the HOA documents.

Larry Sturdivant made a point of order: He stated that the City could not legally enforce HOA covenants.

- 13) Brian Harris (7449 Painted Bunting Way) He mentioned about the bald eagle and concerns for the habitat.

- 14) Marc Copeland (6903 Tanner Hall Blvd) He said the only lots in Tanner Hall are under the restrictive covenants. The apartments would not be in Tanner Hall. The single family would be in Tanner Hall.

- 15) Sarah Brodie (6934 Tanner Hall Blvd) She stated she was proud of the schools. Also, she mentioned that the HOA owns the roads and sidewalks which is and will be a large expense. She asked that the proposal be denied.

- 16) Pitts Bellinger (1207 Pasture View Dr) He asked who did the traffic study for Dominion Hills when Tanner Plantation was built. He asked why did the City need to be like others with allowing more building.

- 17) Gary Greenman (7010 Lanier St) He mentioned he was the HOA President for the Gardens. He stated that Bowen is out of control and that you cannot get out of the Gardens due to the traffic. He said that Bowen keeps building, and the new development keeps wanting to build. He has concerns with this new development in Tanner Hall.

- 18) Bryce Koch (1804 Crossbill Tr) He said that compromise is called for which would be a win/win for everyone. He said if they could have some homes built along with a commercial district, that would be different.

- 19) Gary Pope (1222 Pasture View Dr) He stated that the Project does not work for the community. More of the same with single family homes would be better. He was concerned about the roads



which were not designed correctly. He sees limited access to the area. He also stated that the Bowen Development was a bad example.

- 20) Dr. Brittany Woodby (1007 Island Crossing Dr) She stated that she wanted to live in a unique community which is why Tanner Hall was chosen.
- 21) Jerry Stahl (1145 Lands End Dr) He said that growth cannot be stopped and was concerned about the schools. He also was concerned about the safety due to the heavy traffic on Tanner Ford especially in trying to cross over to the grocery store. He said there must be a compromise. He stated that the developer needs to be exact with the type of structures.
- 22) Chris Hartzog (1214 Pasture View Dr) He said that he picked Hanahan for a reason.
- 23) Cynthia Rouse (1202 Saffron Ln) She said the applicant needs to take the plan elsewhere.
- 24) Wendy Woodby (1007 Island Crossing Dr) She said she was living with her daughter while their house is being built. She mentioned that the neighborhood only has one exit.
- 25) Tony Rodriguez (1011 Island Crossing Dr) He said that this will create issues with traffic due to the apartments.
- 26) Steve Reaves (6029 Coral Berry Rd) He said the same management company will not always own it. All it takes is for 1 or 2 tenants to not care about the property and the rest will start going downhill. He also asked about the small lots proposed.
- 27) Keith Ovadenko (1409 Gemstone Blvd) He asked about the traffic study as to when it was done. He said it is not relevant since many are still working from home like he is.
- 28) Amr Sharafeldin (1229 Pasture View Dr) She said that air pollution is an issue because of the number of cars.
- 29) Janet Witty (6933 Tanner Hall Blvd) She said she was informed that no one could purchase the triangular piece of land. She lives next to the area and has seen her backyard become wet. She is afraid this type of development will affect how the properties drain.

Chairman Eckstine stated that she had received two letters requesting to speak. One was from Tim Crowley who spoke earlier during the comment section and the other was from Ray Wrenn. Chairman Eckstine asked Ray Wrenn if he wanted to speak, and he declined. Chairman Eckstine asked for a motion to close the public hearing. Commissioner Lackey made a motion. Commissioner Kary seconded the motion. A roll call vote was taken. Motion passed unanimously.

Chairman Eckstine asked if there were any questions from the Planning Commission. Vice Chairman Kary mentioned that previously there had been proposals brought to them and was proud of the decisions



then. With the current proposal, she did not feel that this was a good use and benefit for the community. Chairman Eckstine asked what the feeling of the Commission. Vice Chairman Kary made a motion to disapprove. Commissioner Thrower seconded the motion. A roll call vote was taken. Motion passed unanimously. Chairman Eckstine stated that this decision would go to City Council.

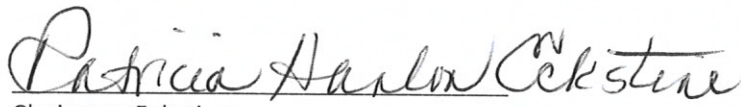
Commissioner Thrower invited the audience to attend the future upcoming meetings for the Comprehensive Plan input.

**Citizen Comments**

There were none.

**Adjournment**

Chairman Eckstine asked for a motion to adjourn. Commissioner Bennett made a motion to adjourn. Vice Chairman Kary seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 8:42pm.

  
Chairman Eckstine

ATTEST:

  
Larry Sturdivant, Secretary

