

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

The meeting of the Hanahan Planning Commission was held in a virtual online platform due to the COVID-19 virus. Chairman Eckstine presided over the meeting. Commissioners Butch Thrower, Earl Gurley, Carolyn Lackey, Michael Moseley, and Craig Bennett were in attendance. Commissioner Marika Kary 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 present online were Marc Copeland, Cawood South, and Eric Wardrop

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order at 6:30pm.

OLD BUSINESS:

Approval of Minutes, February 2, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Thrower made a motion to approve the Minutes of February 2, 2021. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote. Commissioner Moseley and Commissioner Bennett abstained.

NEW BUSINESS:

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

“Greenway”, Kevin Coffey – Lowcountry Land Development

Chairman Eckstine stated that this item was removed from the agenda.

Chairman Eckstine stated that there were two concept plan reviews on the agenda. No action would be taken as this would be just preliminary presentations to the Planning Commission. Chairman Eckstine then handed the meeting over to Jeff Hajek. Jeff reiterated that these items were for presentation only and that no action would be taken. Jeff presented the first item.

Concept Plan Review, TMS #259-00-00-130; #259-00-00-128; #259-00-00-109

“Tanner Hall Development” Planned Development, Cawood South – Anchor Consulting Engineers

Jeff informed the Commission that Cawood South of Anchor Consulting Engineers would make the presentation first followed by staff’s comments. Cawood stated that he was present with Marc Copeland and Eric Wardrop, both of whom would be developers on the project. Eric Wardrop presented by giving a background of his company along with a listing of some of the properties that the company has been working on, specifically on Daniel Island. Cawood mentioned that Charlan Brock Architects would be designing the multifamily sections of the development. He stated that Anchor Consulting Engineers would be handling the sitework design aspects of the development. He showed slides of a current project under construction so the Commission could see images of the type of buildings along with the various amenities.

Cawood then showed slides of the proposed parcels for the Tanner Hall Development. The slides displayed the different TMS #'s, the parcels that surround the borders of the proposed development, the current conditions of the property, along with the acreage of the parcels. Next was shown the current zoning of the parcel and the surrounding parcels. It was noted that Berkeley County GIS had a parcel incorrectly labeled as “PD” and should be labeled as “RO.” It was mentioned by Cawood that the Hanahan Comprehensive Plan of 2012 listed the parcel as “Neighborhood Mixed Use.”

Cawood stated that after the SCDOT property was acquired and the rezoning of the single-family parcels, Century Development’s proposal is to keep the single family in the “Phase 7D” section (west of the roundabout); to the north would be a multi-family development; to the east would be commercial. To

the south of the commercial would be another multi-family section to act as a buffer between the commercial and the single-family area. On the SCDOT parcel would be a medium density residential area. A slide was then shown that displayed components of the various sections.

Cawood displayed a slide showing the Hanahan West section of the development. This section would have 269 apartment units. There would be 6 main buildings, 5 carriage buildings with drive under parking and residential above, individual garage buildings, and a clubhouse. There would be two means of ingress and egress. The primary would be from Tanner Hall Boulevard. The secondary would be through an agreement with the Bowen Development.

The Hanahan East section would have between 85-90 apartment units. This would be used as a buffer between the commercial and residential areas. There would be 2 main buildings along with several garage buildings added along the ingress and egress. Courtyard and grilling stations would be provided and would be part of the amenities of Hanahan West. The buildings will have some drive under parking. The exterior will not have vinyl siding.

Cawood discussed and showed a slide of some of the amenities that are being considered for the project.

Cawood then discussed the next part to be known as Tanner Hall Village. Marc Copeland then discussed this area that was formally SCDOT property. This area will be a sub community of Tanner Hall. It would be included in the Tanner Hall HOA. Cawood South then commented that the approximate 7.6 acres would have approximate 37 single family detached lots. The slide showing the summary design/zoning considerations for PRM-Hanahan and Tall Hall village was shown to the Commission. Cawood stated that there was a typo on the minimum lot width for Tanner Hall Village. It should be 40 feet by 25 feet.

Jeff Hajek gave a quick analysis. He stated that the applicant is proposing creating a Type B PD. The development would consist of the following: Hanahan West – 269 multi-family units; Hanahan East – 90 multi-family units; and Tanner Hall Village – approximately 37 single family detached units. He said that it generally meets the intent of the 2012 Comprehensive Plan and the 2012 Comprehensive Future Land Use Plan. He did restate that a traffic impact analysis would be required especially for the size of the development and that Tanner Ford Boulevard has a Grade D. Jeff then asked if the Planning Commission members had any questions.

Chairman Eckstine asked if a copy of the slides could be sent to the Commission members. Jeff said he would send it. Commissioner Bennett asked about the walking trails, business centers, etc. and the mention that this would be a closed gated community or if any amenities would be open to the public. Cawood responded that they would probably not be open the way that it is currently designed but they could look into it. Commissioner Bennet also asked if Tanner Hall Village would be separate from PRM. Cawood responded with a yes. Commissioner Gurley asked what flood zone the development would be in. Cawood responded that it was flood zone X. Jeff asked if there were any other questions.

Concept Review – Type B, PD Amendments Requests Foster Creek Village PD Amendments proposal

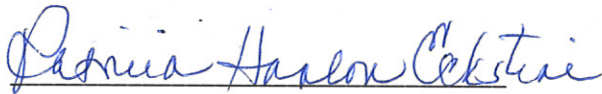
Jeff Hajek mentioned to the Commission that the applicant was not online and that it would not make sense to have a dialogue with the applicant not being present unless the Commission felt otherwise. It would not be helpful. Jeff said that the applicant wanted to have a conversation and be able to talk about the concept. Jeff asked Larry Sturdivant what his thoughts were. Larry stated that this was a 50/50 situation. You could make comments; however, it could change. What would be said may not even be accurate. He suggested holding off. That way when the applicant does come, the Planning Commission would hear the presentation for the first time and not have any diluted or confused assumptions.

Citizen Comments

There were none.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner Lackey made a motion to adjourn. Commissioner Bennett seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:04pm.



Chairman Eckstine

ATTEST:



Larry Sturdivant, Secretary

