

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
February 2, 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, Marika Kary, and Carolyn Lackey were in attendance. Commissioners Craig Bennett and Michael Moseley 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. Visitors present online were Fred Skipper, Garri Steade, and Mike Cochran

Call to Order – Chairman Eckstine

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

OLD BUSINESS:

Approval of Minutes, January 5, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of January 5, 2021. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

NEW BUSINESS:

Preliminary Land Development Plan Request, TMS #259-00-00-145

The Park at Hanahan, Senior-Living Multifamily Development, Prestwick Development Garri Steade

Jeff Hajek presented to the Commission. He stated that it had been approximately one year since the property was rezoned Multi-Family. The owners were now looking to develop the property. The project will be a four-story multi-family building with 72 units on a 3.15-acre parcel. The units would range from 760 SF to 970 SF. The units would be marketed toward senior citizens. Jeff displayed the original parcel, as well as the current site plan that was submitted for this review.

The main access would be primarily off Tanner Ford Boulevard for the development and would be a "right in/right out" configuration. The secondary access would be through the Hanahan Crossing shopping Center. Sidewalks are being proposed throughout the development. In addition, the owner is proposing a sidewalk from the subject property along the primary access to connect with the existing Tanner Trail. The landscape plan was shown. The western area of the property would be retained as wooded due to the wetlands will keep a natural buffer. Jeff also explained the other landscape buffers, etc. that the developer was proposing.

Jeff stated that the request meets the general conformance standards for the proposed site for lot size, lot width, density, setbacks, and impervious surface ratio. Jeff mentioned that there were several small items that would be needed on the documentation. They were 1) the new proposed name for the "New Right In/Right Out Driveway" would need pre-approval from Berkeley County E-911, 2) the detention pond would need to be shown on Sheet C200, 3) the Fire Chief was requesting an additional fire hydrant to the currently proposed 2 new hydrants, 4) a traffic study would be required 5) the applicant would need to ensure that the preliminary plan has been submitted to Charleston Water Systems, Berkeley County Water and Sanitation, and Berkeley county Engineering for general review and review for stormwater management.

Jeff stated based on staff's review, the City recommended that the Planning commission approve the submitted preliminary land development plan for the "The Park at Hanahan" senior, multifamily development with conditions. Those conditions were 1) addressing all requested information in the Preliminary Plat Requested Corrections section of the staff report, 2) addressing all "other" requested information in the staff report, which would include "Fire/EMS Public Safety" and the "Traffic Study,"

and 3) receipt of the recommendation/approval letters from CWS, BCWS, and Berkeley County Engineering.

Jeff asked if there were any questions from the Commission. Commission Lackey asked about lighting. Garri Steade responded. Chairman Eckstine asked if there would be a manager on duty. Garri Steade responded.

Chairman Eckstine asked for a motion to approve the Preliminary Land Development Plat for The Park at Hanahan, Senior-Living Multifamily Development. Commissioner Kary made a motion, Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously.

Concept Sketch Plan Review, Greenway at Foster Creek Village, Bowen

Jeff Hajek presented to the Commission. He reminded the Commission that this was only for dialogue and not for voting. He said that the concept plan was for 36 lots. This would consist of single family detached and townhomes. It would also have a 4-story multi-purpose mixed use building that will have office, retail, and multi-family. The sketch of the site was shown. Jeff asked Fred Skipper if he had further comments.

Fred Skipper said that there would be single-family detached facing Evening Tide Drive. There would also be attached townhomes in the 2300 to 2400 square foot range. There would also be a spa included. The multipurpose building would have apartments, along with an attached gymnasium. There would also be another spa located.

Commission Lackey asked about the number of apartments. Fred Skipper said it would be 36 units. Commissioner Kary asked about the marsh. Fred stated that was a non-jurisdictional wetland. Chairman Eckstine asked about the parking. Fred said that they would have guest parking. Each townhome/row home would have two spaces. Commissioner Kary asked about the number of row homes. Fred said approximately 36.

Chairman Eckstine asked if there were any other questions. Fred Skipper asked if there would be a vote. Jeff Hajek stated that there would not be a vote. The submittal was incomplete per the 1984 subdivision regulations, so this was being considered as a concept plan for information purposes.

Citizen Comments

There were none.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner 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 6:56pm.



Chairman Eckstine

ATTEST:



Larry Sturdivant, Secretary