

HANAHAN PLANNING COMMISSION

SPECIAL MEETING

July 7, 2020 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 Carolyn Lackey, Marika Kary, Butch Thrower, Craig Bennett, and Michael Moseley were in attendance. 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 Roger Hunt (Stanley Martin), Abigail Richardson, Michael Cain, Merissa Poultney, Cecilia Probst, and Jenny Palmer (Seamon Whiteside). Fred Skipper (Wrenn Development), Joe Eelman (Representative for Hanahan Commons) and Taylor Hart (Seamon Whiteside) were also present online.

Call to Order – Chairman Eckstine

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

OLD BUSINESS:

Approval of Minutes, May 5, 2020

Chairman Eckstine had a few corrections that needed to be made. Commissioner Lackey had a few corrections to be made also. Chairman Eckstine then asked for a motion to approve the minutes. Commissioner Kary made a motion to approve the Minutes of May 5, 2020. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote. Commissioner Thrower had not joined the meeting at this time. Commissioner Bennett abstained.

Request for Preliminary Plat Approval: Hanahan Commons, Type B, PD

Jeff Hajek presented. He displayed slides and recapped information that was presented from the first meeting. The development is a PD and was approved in 2007. It is under the jurisdiction of the 1993 Zoning Ordinance. 20 single family detached homes are planned with half an acre of open space planned. The lots will range from 3800 square feet to 13,000 square feet. The primary access would be from River Road which will serve 12 homes. The remaining 8 lots would be accessed from an ingress/egress easement. The original submission was shown along with the revised submission. The landscape plan was shown with the buffer included.

Kevin Coffey presented to the Commission. He said that the owner plans on installing shade trees in each of the lots along River Road. Kevin stated that he was still working on the letters from the various utilities and agencies.

Chairman Eckstine asked the Commission if they had any further comments. There were none. She then asked for a motion to approve or disapprove. Commissioner Kary made a motion to approve the Preliminary Plat Approval with conditions listed in the staff report. Commissioner Bennett seconded the motion. Motion passed unanimously after a Roll Call Vote.

NEW BUSINESS:

Request for Concept Plan Review: Butler Tract Townhomes, Seamon Whiteside

Jeff Hajek made the presentation. He stated that Seamon Whiteside was coming before the Commission to get a Conceptual Review so they could create a dialogue between the Commission and Seamon Whiteside. The proposal would be a 41-unit townhome development on Foster Creek Road at 1610 Foster Creek Road just north of the Bowen Development. The current zoning is Residential Trailer (RT) and the development is a conditional use and allowed by right. In addition, the developer already had

provided a traffic study which showed that there would not be any adverse effects to traffic and was following the ordinance. The development would be 5.37 acres.

Jeff showed slides of the parcel to the Commission so they would know the location. The concept plan was displayed. Jeff then stated that the plan did meet all the requirements of Section 5.12 which was the Townhouse section. Staff's only comment for the plan was to see a design for the ingress/egress easement to the property.

Jeff brought Michael Cain, Cecilia Probst, Abigail Richardson, (all from Seamon Whiteside), along with Roger Hunt (Stanley Martin) in the meeting to present to the Commission. Commissioner Kary asked about sidewalks being included. The answer from Seamon Whiteside was yes. Chairman Eckstine asked about the lot sizes. The answer was 20 x 40 and 22 x 40. Also, the Commission was told that these would be 3-stories with drive under parking. Chairman Eckstine asked about amenity types. The answer given was yes. Commissioner Bennett asked Jeff and Larry about the maximum number of attached units. Jeff stated that the maximum allowed would be eight. Commissioner Bennett asked about the height. Jeff answered that the maximum height is 35 feet. Michael Cain asked about the drip edge encroachment of the trees. Jeff said that they would look at the parameters of the ordinance.

Chairman Eckstine asked the Commission if they had any further comments. There were none.

Request for Preliminary Plat Approval: Bowen Market, Phase II, Foster Creek Village, LLC

Jeff Hajek made the presentation. He stated that the proposal was for a second mixed use building. It would be located within the FCV-VC1 (Village Commercial District). Slides were shown of the proposed location. Jeff stated that this did meet the requirements in the PD document, the 1993 Zoning Ordinance, and the 1984 Subdivision Regulations. It met the lot size requirement, lot width and density requirements. He said that Staff did have comments. They were that street trees were not shown, there was not a continuous sidewalk along the front down to Phase 1, protected trees or those to be removed were not shown, and canopy trees for the rear parking lot were not shown. He said that these were minor issues but still would need to be shown. Jeff stated that Staff recommended approval with the conditions as stated. Jeff displayed renderings of the proposed new building.

Jeff brought Fred Skipper (Wren Development) into the meeting. He stated that the conditions would be met easily. Part of the sidewalk will run under the overhang of the new building. Those design details were still to be worked out. The triple oak tree would be shown as protected. He also mentioned that there were no other trees on the property. Commissioner Lackey asked about the residential units on the top floors if they would be single family or rented. Fred answered that they would be 1000 square feet plus and that he was not sure as to how Ray Wrenn would have those units as condos. Chairman Eckstine asked if there would be an elevator. Fred answered yes. Commissioner Bennett asked if there would be any landscape buffers between the mixed use and existing buildings. Jeff answered that per their PD document, that the buffers were only required for the single family that abutted commercial use. Commissioner Bennett said that he would like to see some elevation drawings of the proposed building. Chairman Eckstine asked what the Planning commission thought and if there were any more comments.

Chairman Eckstine asked for a motion to approve the preliminary plat. Commissioner Kary made a motion to approve with staff conditions. Commissioner Bennett seconded the motion. Motion passed unanimously after a Roll Call Vote. Note: Commissioner Thrower was able to join the meeting and voted.

Request for Preliminary Plat Approval: Hanahan Commons, Type B, PD, Kevin Coffey, Lowcountry Land Development

Jeff Hajek made the presentation. He reviewed the history. The proposal was originally a PD Type B development that was approved by City Council on March 13, 2007. Originally it was for 32 single family homes. Now it has been reduced to 20 single family homes. It is still governed by the 1993 Zoning Ordinance. This allows for staff to review for minor amendments. The proposed development has left

half an acre for open space. The smallest lot is 3877 square feet and the largest is 13,607 square feet. The primary access would be from River Road for twelve lots and the remaining eight lots would be through an ingress/egress easement. Regarding the landscape buffer, Jeff stated that the PD required a twenty-foot buffer between the CPW and the proposed development.

Jeff stated that the proposed development did adhere to the 1993 Zoning Ordinance and the PD Document except for the following. They were seeing the utility lines, existing trees shown, setbacks shown and not just listed, a landscape plan, and that no sidewalks were shown.

Jeff did suggest that street trees would be nice to have; however, the 1993 Zoning Ordinance did not require them. Jeff said that Staff did recommend approval with strict conditions as mentioned in the staff report as well as receipt of recommendation letters from the utilities. Jeff mentioned that there were no representatives present from the development.

Commissioner Bennett suggested that the applicant resubmit with the missing information and defer to the next meeting. Chairman Eckstine asked Jeff what he thought. Jeff recommended that they approve with the conditions. Commissioner Lackey asked about the recommendation for the street trees. Jeff said he had not heard back but the development was governed by the 1993 Zoning Ordinance. Commissioner Bennett asked Jeff about the minor changes and administration approval since the lot number was reduced. Larry Sturdivant stated that the developer was not increasing but rather decreasing the number; therefore, it could be approved administratively. Chairman Eckstine added that she did like the suggestion of the street trees.

Jeff stated that Joe Eelman (Representative for the Developer) was on the phone. Mr. Eelman said that the developer would go along with the street trees suggestion.

Chairman Eckstine asked if there were any other questions from the Commission. Commissioner Bennett stated that he would make a motion that he would like to see it deferred to provide information on the conditions mentioned in staff's report and would like to see information on the street trees. Larry asked for a clarification on the motion. Chairman Eckstine stated the motion clarification as to defer the decision to the next meeting with the conditions as outlined by staff and the recommendation of Staff regarding the street trees on River Road and the easement. Chairman Eckstine said that the motion was seconded by Commissioner Lackey. Commissioner Thrower mentioned that he did not think they needed to defer the decision. He said that the Commission had already approved other preliminary plats based on conditions and that it would not be unreasonable to approve. Larry stated that the Commission could not require an item if was not specifically stated in the ordinance. Chairman Eckstine stated that she supported Craig's motion that these items should have been shown on the plat.

Chairman Eckstine asked for a motion to approve the preliminary plat. Larry asked for a restated motion since the street trees cannot be required. Commissioner Bennett amended his motion by stating to defer the preliminary plat approval until all items requested are shown on the plat. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote. Commissioner Thrower voted no. Motion passed 5-1.

Request for Preliminary Land Development Plan Approval: Hanahan Recreation Complex, Taylor Hart, Seamon Whiteside

Jeff Hajek made the presentation. He stated that the park would be on a 53-acre site. It would be a multi-function site complex with both active and passive facilities. Some of the improvements would be multipurpose athletic fields, a synthetic turf field, tennis courts, a sand volleyball court, a basketball court, a dog park, a trail system, and other support buildings throughout the property. The zoning is currently Industrial. The primary access to the property would be through Bowen Elementary School. It would have two entrances and exits which would allow access onto and off the property. A secondary

maintenance access would be provided from Henry Brown Boulevard. Jeff displayed the slides for the new park.

Jeff stated that the proposal meets the 2008 Zoning Ordinance. He looked primarily at the parking, pervious surfaces, etc. The requirements are all met. The only comments were the internal proposed roads would need to be pre-approved by Berkeley County and Berkeley County 911 once the roads receive their names. Additionally, there will need to be additional shrubs shown to be planted in the parking areas. Last would be receipt of approvals from the utilities. He stated that Staff recommends approval. Jeff asked if there were any questions.

Commissioner Bennett asked about the parking allocation and the traffic on Williams Lane. Taylor Hart (Seamon Whiteside) responded by phone call with the parking count. They estimated around 200-250 people on a given Saturday. Larry Sturdivant stated that the school has extra parking that was designed for the purpose of the adjacent park that would be built. He also stated that during the school months, traffic on Williams Lane is not an issue. The School District had the roundabout built for the purpose of handling the traffic. He also reminded the Commission that City Council had been working with the Design Professional on the design of the complex. He said that the Commission did not need to try an "re-invent the wheel" with looking at the design.

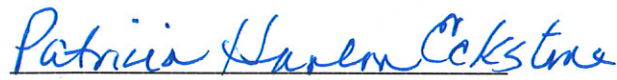
Chairman Eckstine asked for a motion to approve the preliminary plat. Commissioner Kary made a motion to approve. Commissioner Moseley seconded the motion. Motion passed after a Roll Call Vote.

Comments

There were none.

Adjournment

Chairman Eckstine requested for a motion to adjourn. Commissioner Bennett made a motion to adjourn. Commissioner Kary seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:56pm.



Chairman Eckstine

ATTEST:



Larry Sturdivant, Secretary