

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
December 7, 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 December 7, 2021. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Craig Bennett, Marika Kary, and Michael Moseley were in attendance. Commissioners Butch Thrower and Earl Gurley were absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff member in attendance was Alexis Kiser, City Planner and Economic Development Director. Visitors that were present were Kevin Coffey, Tyler Gratton, Tracy Hughes, Losse Knight, Jennifer Bellinger, Pitts Bellinger, Ray Wrenn, Sarah Wrenn, Mike Cochran, and Jeff Chandler.

CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:30pm. The Pledge of Allegiance was recited.

OLD BUSINESS:

Approval of Minutes, November 3, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a few corrections. Commissioner Kary made a motion to approve the Minutes of November 3, 2021, with the corrections. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

Citizen Comments on Agenda Items Only:

There were none.

NEW BUSINESS:

Prelim. Land Dev. Plan Request: TMS #265-16-07-022

Murray Drive Townhomes, Kevin Coffey, Lowcountry Land Development

Alexis Kiser presented the background information for the proposed project. The location is in the East side of Hanahan within the Town Residential District. The lot is a 1.05-acre lot that is currently vacant but previously housed manufactured homes. The developer is seeking to build 14 duplex attached single-family units that will be called townhomes; however, the developer stated that these will be regulated by a horizontal regime. This eliminates the need for individual parcels. Each unit will be 1640 sq. ft. and the units will be two-stories. There will be 28 parking stalls, and three will be ADA spaces. Alexis displayed slides for the location of the development to the Commission. Eight of the townhomes will have a façade facing Murray Drive to comply with the zoning district requirements. The other units will face inward. Alexis stated that the proposal met the general conformance standards. The minimum lot size of 1500 sq. ft. was met. The minimum lot width of 25 feet was met. The maximum density was also not exceeded. All setbacks have been met along with the not exceeding the maximum impervious ratio. The consistency with the Town Residential District was met as there are various types of housing types in the surrounding area and the proposal will fit in with the surrounding properties.

Alexis stated that there are several corrections to be made. Tree Mitigation will be required since the developer had prematurely cut down trees. The mitigation will be required before a Certificate of Occupancy will be issued. Staff was continuing to work with the developer on their landscape plans as they work on the mitigation requirements. A proposed name for the primary access road on the parcel will be needed. The landscape plan is currently being worked on. Last the approval from the respective utilities and agencies will be needed.

Alexis stated that Staff recommended approval with conditions. Those conditions were addressing all items listed in the staff report under "preliminary plan requested information" section and those items listed in the "Other" category. Last receipt of all requested approvals from the utilities and agencies.

Kevin Coffey presented to the Commission. Commissioner Kary asked about the parking spaces. Commissioner Bennett asked regarding the plan for maintenance of the property over the long term. Kevin said that there would need to be a POA. Commissioner Bennett asked if that was written. Alexis said that they could get that in writing and that Staff had been communicating with the developer on this issue too. Kevin read through the list of the various agencies that they had been working with. Commissioner Bennett stated that he liked the overall development and how it will be adding to the housing stock. Commissioner Kary stated she was excited to see the outdated mobile home gone and a new development coming. Chairman Eckstine stated that she drove by the property too.

Chairman Eckstine asked if there were any other questions. Commissioner Kary asked if there were any comments online. Commissioner Kary then made a motion to approve the Preliminary Plan with the conditions in the staff report. Commissioner Bennett seconded the motion. A roll call vote was taken. Motion passed unanimously.

Preliminary Site Plan Request: TMS #259-00-00-170; 259-00-00-125

Bowen "Greenway" Development

Alexis Kiser presented to the Commission that staff recommended this applicant be deferred to the January Planning Commission meeting to allow for adequate time for a fair review. Mike Cochran, City Administrator, stated that Mr. Wrenn was present and wanted to present to the Commission since they had made some updates since submitting to Staff. Chairman Eckstine said they could hear and then would defer everything to Alexis.

Ray Wrenn of the Bowen Development presented to the Commission. He stated he wanted to talk about the process so he could prevent what had just happened. He reviewed the PD document and the process of the PD. Ray then presented exhibits to the Commission to explain his PD Document and the processes involved. He then summarized the history of the developments and the different submittals and explained what s involved in reviewing site plans. Ray stated that he would like to get the Greenway approved that night and would not talk about The Landing but would come back with it later.

Alexis asked Ray if he was withdrawing The Landing for clarification. Ray stated he was not withdrawing. Chairman Eckstine asked Alexis if she had any comments. Alexis stated that she received the remittance the same time as the Commission did. She stated that she could not confirm or assume the items reflect correctly. The subdivision involved the subdividing of lots, and the site plan does not often provide enough information when lots are being subdivided. She said her recommendation was to still defer the proposal to the January Planning commission meeting.

There was some discussion between Chairman Eckstine and Ray regarding the deadline for submittals. Commissioner Kary said the goal of the Commission is to treat everyone fairly and they do depend on Staff.

Losse Knight presented to the Commission. He provided an update to the Commission of the unit counts, setbacks, square footage of units, density, etc. He did say that he was going to hold off on presenting The Landing tonight. He handed the Commission handouts of the presentation. Losse stated that the proposal had been changed to detached single-family homes. He continued with the presentation of the development's design for landscaping, parking, etc.

Commissioner Kary asked if changing to detached was addressing the community's concerns regarding the buffer and impact. Mike Cochran asked Ray about the new road. Commissioner Kary asked the Commission members if they were considering this tonight. Commissioner Bennett stated he appreciated the information but agreed with Staff. He mentioned that reviews take time and that preliminary plats are not simple. He stated that it should be moved to January.

Ray mentioned to the Commission that Staff be given a deadline. Pat mentioned that the 25th day would be Friday and the next meeting would be January 4th. Alexis stated that the issue of the 25 days did not begin with her. This issue went back to Kathryn Basha the previous Planner. She had made it known to this developer several times that this was the requirement. Also, she knows that there were the same issues with her immediate predecessor. Also, the Commission has stated the 25-day requirement. Alexis stated that other developers have no issue with the deadline. She said that she did receive the plan the same time; however, each time the plan has changed substantially. Staff needs time to review. Alexis said her recommendation was to again defer to the January Planning commission meeting.

Commissioner Kary made a motion to defer to the January Planning commission. Commissioner Bennett seconded the motion. Commissioner Bennett did state that the meeting could be moved to a different day. Chairman Eckstine suggested due to the Holiday to give Staff a little more time. Mike Cochran suggested Thursday. Chairman Eckstine stated January 6th for the meeting. Commissioner Kary stated that she wanted to be consistent for all applicants. Chairman asked for a motion to defer first. Commissioner Kary made the first and Commissioner Bennett seconded. A roll Call vote was taken. The motion passed unanimously. Chairman Eckstine asked about the date change. Chairman Eckstine made a motion to move the date to January 6th. Commissioner Kary seconded the motion. A roll call vote was taken. Motion passed unanimously. Chairman Eckstine stated that staff would need the information by December 14th which would be 25 days prior to the January 6th meeting.

Chairman Eckstine stated The Landing had been removed. Alexis stated the recommendation was to defer to the January Planning commission meeting and that the developer mentioned that they were not going to talk about it tonight. Chairman Eckstine asked for a motion to accept the deferment. Commissioner Bennett mentioned that the applicant wanted to speak.

Ray expressed his displeasure and wanted City Staff to meet with them. He referenced a previous meeting with the attorneys. Mike Cochran read an excerpt from the 1984 Subdivision Regulations regarding the 60-day timeframe. Ray stated he need the Commission's approval and not staffs. Commissioner Bennett stated that reviews are not a simple process, and this is what he does for a living as a Planner for another Jurisdiction. He stated that the Commission would have to live with their decision. Ray read a letter stating the 14-day policy. Chairman Eckstine stated the 25-day policy was the Commission's policy for staff.

Chairman Eckstine asked for a motion to defer to January The Landing submittal. Commissioner Kary made a motion. Commissioner Moseley seconded the motion. A roll call vote was taken. The motion passed unanimously.

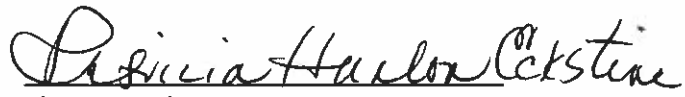
Ray then talked to the Commission about Ex Parte communication.

Commissioner Kary talked about the Citizens comments before the agenda items. Alexis stated it was to mirror Council's agendas. Commissioner Bennett said he would like to see it after every agenda item. Chairman Eckstine stated that she liked that the meetings are televised and would like to have the comments after each item. Commissioner Kary made a motion to approve a resolution to add citizens comments after each agenda item. Commissioner Moseley seconded the motion. A roll call vote was taken. The motion passed unanimously.

Chairman Eckstine asked if there were any comments from the citizens. Alexis stated that they were posted online but must have been a glitch. A citizen stated that they wanted to see the plans.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner Lackey made a motion to adjourn. Commissioner Kary seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:40pm.


Chairman Eckstine

ATTEST: 
Larry Sturdivant, Secretary