

**HANAHAN PLANNING COMMISSION
REGULAR MEETING**

January 6, 2022, 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 January 6, 2022. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Marika Kary, and Michael Moseley were in attendance. Commissioners Craig Bennett and Earl Gurley were absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance were Alexis Kiser, City Planner and Economic Development Director, Larry Sturdivant, Building Official, and Mike Cochran, City Manager. Visitors that were present were Fred Skipper, Sarah Wrenn, Marc Copeland, Tim Crowley, Gary Greenman, Leandro Rodriguez, Losse Knight, Pam Hartley, Rob & Meg Spraggis, and Tyler Gratton.

CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:34pm. The Pledge of Allegiance was recited.

OLD BUSINESS:

Approval of Minutes, December 7, 2021

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

Commissioner Thrower asked Chairman Eckstine about the agenda regarding the citizen comments after each new section. He stated he was concerned that it could appear as if a public hearing was being held. Chairman Eckstine replied that the new format for the agenda was voted on at the previous meeting. There would not be a public hearing but only a chance for citizens to comment. Any voting would take place before the citizen comments. The comments would not impact the vote.

Site Plan Approval Request: TMS #259-00-00-170

Bowen "Greenway" Development

Alexis Kiser presented the background information for the proposed project. She covered the various submittals and dates the Greenway project was presented. Alexis then covered the current proposal before the Commission. The developer was proposing to build 12 single family lots ranging from 2,217 SF to 2,252 SF in the SCF-MF District on approximately 1.3 acres of land. The housing type is permitted under the PD guiding document's land use table. The single-family detached homes would be 35' to 50' in height with varied lot widths ranging from 34'-7" to 39'-4". The lot lengths would be approximately 60'-1".

Alexis showed the site plan to the Commission. Each lot would have three parking spaces according to the site plan. Alexis showed the green space that will be in the front between the sidewalk to create a buffer. The roadway will be two-way and have on street parking. There will also be flex space provided.

Alexis stated that the general conformance analysis for the project. The proposed plan can be reviewed as though the homes are in the FCV-SF2 district which has minimum lot sizes of 975 SF. The lots appear to conform to the minimum 20-foot lot width and the density is conformed to as it is calculated over the entire development.

Alexis covered the site plan requirements. She stated the general dimensions of the driveways were not included. The approximate heights of all principle and accessory buildings were not included. The site plan did not indicate the character, size, or height of the proposed sign. Alexis stated the sidewalk was shown but the width of the sidewalk was not shown.

Alexis stated that the rough landscape plan was included, but the tree protection is always required. She did say that the canopy tree locations were provided. Alexis stated that this plan constituted a site plan submittal. Approval of this plan did not constitute permission to start land disturbance or construction. The applicant would need to provide a preliminary plat to the Commission.

Alexis stated the City recommended the Commission approve the site plan with strict conditions. Those included all the corrections under the section outlined in the staff report items, specifically items #4, #6, and #9. In addition, would be all requested corrections under the Site Plan Approval requested corrections for the type B PD document for Foster Creek. She did state that receipt of the corrections would be reviewed and that before any construction activities could begin, a preliminary plat would need to be submitted to the Planning Commission.

Alexis mentioned to the Commission that she received the revised plat on January 5, 2022, but had not had adequate time to review. She then deferred to the applicant to present.

Losse Knight presented to the Commission. He covered several of the corrections that they were able to make. He stated that item #4, driveways, that they would be 10x18 to 40 feet long. He also stated that for item #6, they would like for the homeowners to retain accessory structure right for future submittals. Losse covered the monument signs. He also covered the canopy trees and site lighting.

Commissioner Kary asked about the road width regarding the on-street parking for fire department access. Losse Knight responded. Commissioner Kary also asked if the Fire Department had been involved in the review. Alexis stated that the Fire Department normally reviews at the preliminary plat stage. Chairman Eckstine asked Larry Sturdivant what the width of Bowen Corner Avenue was near Sarah's Court and Founder's Pool. Larry responded it was 26'-3" when he measured. Chairman Eckstine asked about the original submittal. Alexis said the new proposal was a considerable reduction in density.

Chairman Eckstine asked for a motion. Commissioner Kary made a motion to approve with staff conditions and recommendations. Commissioner Moseley seconded the motion. The motion passed after a roll call vote unanimously.

Chairman Eckstine asked if there were any citizen comments and mentioned that this was not a public hearing.

Marc Copeland, 6903 Tanner Hall Blvd – He stated that the Greenway had come up several times. He said that it did not meet the requirements.

Alexis read comments that came in online.

Tone HOLEMEN, 3034 evening Tide Dr – They commented on concerns about stormwater and having place for the water to drain.

April Breeden, 2998 Evening Tide Dr – Concerned that starting this project before others are completed will only create more problems. They stated that bringing in more homes was not a good idea.

Nicole Hairfield, 2023 Codorus Ln – They stated that the are already has issues with standing water. In addition, there is not enough parking for the current development.

Brittany DeLucia, (no address given, just a Bowen resident) – She was concerned about the current alley way and the parking behind Codorus Lane. Also, the navigation through the neighborhood during construction is difficult.

Tyler Gratton, 3033 Evening Tide Dr – He asked how the Planning Commission performed their review and that they seemed like they were subjective.

Chairman Eckstine stated that the different utilities and agencies provide input. Also, the ordinance has specific requirements that have to be met.

Mr. Gratton also stated that he had concerns about the sidewalks and concern about due diligence with storm water and water connection.

Site Plan Approval Request: TMS #259-00-00-125

Bowen "The Landing" Development

Alexis Kiser presented to the Commission. She stated that the proposed development would be located in the SF1 and the MF Districts. The applicant was proposing 21 single family lots that would range from 1,833 SF to 4,767 SF. The site would cover approximately 2 acres of land. The 21 single family detached homes would be 3-4 stories with heights from 35 feet to 50 feet. The lot widths would vary from 20 feet to 35 feet. The lot lengths would be 63 feet to 96 feet. Alexis stated that the applicant indicated in the notes there would be one or more lots that would be utilized at flex space; however, only one lot was notated as flex space on the site plan. She displayed slides to the Commission showing the location for the proposed development. Also noted was that the site plan indicated a flex space or landscape buffer along the rear property line at the east edge of the development. Dimensions for this area were not provided on the plan. The development would be serviced by two one-way alleys. The alley that will have street parking will be 12 feet wide. The rear alley was proposed to have gravel or hardscape material.

Alexis covered the general conformance analysis for the proposed development. The proposed minimum lot size did not conform to the PD required minimum for FCV-SF1 of 3,500 SF. Only one lot met that requirement. The lots appeared to conform to the 20-foot minimum lot width. Also, the density was met as the calculations are for the entire development.

Alexis covered the analysis based off the 1993 Zoning Ordinance Site Plan requirements from Section 601.3. She stated the dimensions for the general parking and driveways were not indicated. It appeared that each lot would be service by two parking spots but the size of that was not shown on the site plan. The general height and locations of all principal buildings and accessory structures were not shown. The buildable area was indicated. The general location, character, size, and height of all signs was not indicated on the site plan. Some site lighting was shown on the plan; however, the 1-foot-wide alley way did not have site lighting shown. Sidewalks need the dimensions shown.

Alexis stated that this plan constituted a site plan submittal. Approval of this plan did not constitute permission to start land disturbance or construction. The applicant would need to provide a preliminary plat to the Commission. She stated that based off the submitted site plan, staff recommended the Commission to disapprove the submittal of the site plan for The Landing. The conditions mentioned must be corrected. Also, the applicant must address the lot size issue. All requested corrections must be completed under the 1993 Zoning Ordinance Site Plan Requirements (Section 301.3) Requested Corrections section, specifically items discussed in No. 4, 6, and 9. In addition, complete all requested corrections under the "Site Plan Approval Requested Corrections (FCV PD, Type B Document)" section.

Alexis stated to the Commission that she received yesterday a revision to the site plan; however, she had not had ample to time to review the revision. She said she was sure the developer would be presenting the revision. Alexis then asked if the Commission had any questions for her. Chairman Eckstine asked Alexis about the direction of the one-way roads. Alexis then invited the applicant to come to the podium to present.

Losse Knight of LFK Architects came to the podium. He handed copies of the revised site plan to the Commission. He stated that had reduced the number of lots down to 16 in order to conform to the minimum lot size square footage. He then went through the staff report showing where the corrections had been made with the revision. Concerning the driveways, Losse stated that they had at least 20 feet

for every lot and could accommodate a 10-foot driveway. He stated that the accessory structures would be subject to the individual owners, so they retain the accessory structure rights. Regarding the monument sign, Losse stated it would be an 8x8 sign. He said that they missed showing the street lighting along the one-way alley and would do a full photometric analysis for the lighting and add it to the next submittal.

Chairman Eckstine stated that the reduction was from 20 lots to 16 lots and the lot sizes increased. Fred Skipper came to the podium and addressed the Commission. He stated that they were asking for the site plan to be approved.

Chairman Eckstine noted that both plans had the same date, and that staff did extend the deadline to aid in working.

Mike Cochran mentioned that City staff had been working with the developer.

Losse knight clarified the flex space issue was to be a walking path. Commissioner Kary asked how that would connect to the other paths. Commissioner thrower also commented that the connectivity of the paths appeared to not be shown. Losse said they would better show the connectivity on the next submittal. Commissioner Kary liked the direction the plan is going but was not comfortable in that staff did not have time to review. Commissioner Thrower stated that if they did approve with conditions, it would be just like the Greenway project that was approved. Chairman Eckstine asked Alexis how long they had been working on this submittal. Alexis gave the timeline. Commissioner Kary asked if they recommended approval based on the second set that was just received. Alexis said the Commission had the right to override staff's recommendations.

Commissioner Kary made a motion to approve the plan that showed the 16 lots pending staff review and recommendations. Commissioner Thrower stated that there were 3 conditions on page 6 of the report that covered everything. Mike Cochran asked Chairman Eckstine if they could set a timeline on the staff review for the next week so staff could review, and the applicant could move forward of possible. Chairman Eckstine asked Alexis what time she would need. Alexis stated that it usually is 2-3 weeks for the review, but she could have it accelerated with a letter from her superior that all other city responsibilities would not have to be done. Mike Cochran stated if the review could be done by the next Friday it would be outstanding. Commissioner Kary asked if the deadline could be the 19th since there would be the MLK holiday. She then restated her motion to approve the 16 lots on the site plan submitted January 5, 2022, pending staff recommendations and reviewed by the 19th, and also including the conditions in the original report. Commissioner Moseley seconded the motion. Commissioner Thrower stated that he did not think the motion was correct because staff's report was to disapprove. He made an amendment to the motion to approve the 16 lots on the site plan submitted January 5, 2022, pending staff recommendations and reviewed by the 19th, and also including the said conditions in the original report dated December 26, 2021. Commissioner Mosely seconded the motion. A roll call vote was taken. The motion passed unanimously.

Chairman Eckstine asked if there were any citizen comments.

Alexis read comments from the online submission.

Tone Holeman, 3034 Evening Tide Dr – They were concerned about the drainage/flooding. Also concerned that the tall and skinny homes would not be consistent with the homes in the Estuary. Another concern was regarding the alley ways being narrow and not enough green space proposed.

Tyler Gratton, 3033 Evening Tide Dr – He stated that he would like to see more walking paths. He also asked about the 15-foot HOA wide buffer. He stated that was part of the conditions of the approval for the Estuary.

Chairman Eckstine asked Alexis to look into the 15-foot HOA section.

New Business

Chairman Eckstine asked Alexis for the update on the Comprehensive Plan. Alexis stated that Kathryn Basha would be at the February Planning Commission meeting and would update the Commission on the new dates, etc. and the procedures for the Comp Plan.

Commissioner Kary asked about short-term rentals.

Citizen Comments

Alexis Kiser read the comments that were received from the online submittals to the Commission.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner Kary made a motion to adjourn. Commissioner Moseley seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:46pm.



Chairman Eckstine

ATTEST:



Larry Sturdivant, Secretary