

**HANAHAN PLANNING COMMISSION  
REGULAR MEETING  
APRIL 2, 2013  
6:30 P.M.**

A regular meeting of the Hanahan Planning Commission was held this date in the Hanahan Municipal Complex Courtroom – 1255 Yeamans Hall Road at 6:30 p.m. Chairman Leroy Calhoun III presided with Vice-Chairman Marty Chandler and Commissioners Carolyn Lackey, Bill Raitt, and Pat Eckstine. A quorum was present. This meeting was advertised in the Charleston Post and Courier and an agenda was posted on the bulletin board at City Hall. Commissioner Kendra Wilson was in attendance but submitted her resignation from the Board due to being hired as an assistant solicitor for the Ninth Judicial Circuit in Berkeley County. (After research, it was determined that if she remained on the Planning Commission Board this would be considered dual office holding and is not allowed by State Law). Also in attendance was Larry Sturdivant, Building Official, Kathryn Basha, Michele Cannon and Darryl Bullock with B\*C\*D\* Council of Governments. Visitors in attendance included: Cleve Gillette with Anchor Consulting Engineers, Jennifer and Thomas Parson, Jamie Hairfield, Mattie McCall, Edith Black, Charlotte Proper, Dave Crane, Charles W. Ellis, Jim Donnelly, Katlin Curr, James Kennedy, Maray Whitfield, Jamie Keyes, Jestine Campbell, Mary Gibbs, Floridonua M. Solis, Marc Copeland, Johnnie C. Harkness, William Harwood, Philip Strobe, Patrice Carpenter, Ja Sherri Smith, and Will Beers.

The Lord's Prayer and Pledge of Allegiance to the Flag

Chairman Calhoun led the Commissioners and citizens in the Lord's Prayer and Pledge of Allegiance to the Flag.

**Approval of Minutes – March 5, 2013**

Correction: Commissioner Eckstine's name was misspelled. This will be corrected. Vice-Chairman Chandler made a motion to approve the Minutes of March 5<sup>th</sup>, 2013 with the above noted correction. Commissioner Raitt seconded the motion. Motion passed unanimously after Roll Call Vote.

**NEW BUSINESS:**

**Preliminary Plat Approval – Tanner Hall – Phase 7-D (TMS #259-00-00-028 & 259-00-00-122)**

Kathryn Basha with B\*C\*D\* Council of Governments explained this request. The applicant (Peas and Carrots Development, LLC), is proposing to subdivide Phase 7D of Tanner Hall into 22 single-family residential lots. While this portion of Tanner Hall site was included in a Planned Development proposal for "the Village at Tanner Hall" 2005-2006, it has been determined that the PD approval is not applicable and the subject land is zoned RS. It was stated in the PD document that applicability of the Type "A" PD is "contingent on recording of a new plat for a 10.8 acre tract with RS zoning". City and County records indicate that the referenced plat was never recorded; therefore this project was reviewed for conformance with standards in the RS zoning district as well as applicable 2008 Land Development regulations. Approval of this request will enable the developer to obtain permits for land disturbance and installation of infrastructure to serve this phase of the project. These plans were also submitted to Charleston Water System, Berkeley Water and Sanitation Authority and the City's engineer (Woolpert Engineering) for stormwater review. Confirmation from these agencies has not yet been received. Staff recommends approval of the preliminary

subdivision plan for Phase 7D of Tanner Hall Subdivision subject to the following: (1) Revision of Page 3 to address all comments by City planning and staff dated March 26, 2013; (2) Confirmation of submission and approval of revised plans that address all comments by Woolpert Engineering dated March 20, 2013; and (3) Confirmation of both CWS and BCWSA that they have no comments to be addressed at this time or that revised plans have been submitted addressing any requested revisions. A copy of Staff's report is hereto attached. Commissioner Eckstine made a motion to approve the preliminary plat for Tanner Hall – Phase 7D (TMS #259-00-00-028 & 259-00-00-122 with conditional approval as outlined above. Vice-Chairman Chandler seconded the motion. Motion passed unanimously after Roll Call Vote.

**Village Renaissance Kick Off – Workshop – Michele Cannon – B\*C\*D\* Council of Governments**

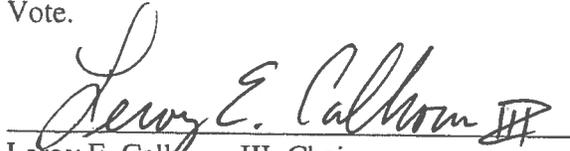
B\*C\*D\* Council of Government is assisting the City in implementation of a Village Renaissance grant. Michele Canon and Darryl Bullock with B\*C\*D\* Council of Governments were present to explain this item. Michele noted that in September the City applied for a Village Renaissance Grant and it was approved. There are three (3) phases to this Grant. The City has been approved for Phase One, which is for \$25,000. This is a five (5) year grant through the South Carolina Department of Commerce. Phase One is for needs assessment. Information is obtained from the neighborhood residents through workshops then compiled. For Phase Two another application is submitted for implementation. Phase two and Phase is \$375,000. The Department of Commerce has to approve this application before monies can be received. Some suggested improvements included: sidewalks, drainage issues, additional street lighting, security cameras, and public safety issues. Habitat for Humanity may also be able to come into the City and assist in some areas. All grant monies will be used in the City of Hanahan (Charleston Farms). It was noted that some parts of Charleston Farms is in another City/County, but no monies will be used outside the City limits of Hanahan. Darryl Bullock with B\*C\*D\* Council of Governments explained that surveys were available for citizens to fill out and return to assist them in the Needs Assessment process. Citizens were encouraged to let their neighbors know about this survey and let them know it is available on line at [www.surveymonkey.com](http://www.surveymonkey.com). Darryl Bullock and Michele Canon thanked the Planning Commission for the opportunity to present this to the citizens and thanked the citizens for their participation in this project. After research is done and information is gathered it will be presented to the South Carolina Department of Commerce in October for approval. A final presentation will be shown to the Citizens around that time.

**Resignation – Commissioner Kendra Wilson**

Commissioner Kendra Wilson has recently been appointed Assistant Solicitor for the Ninth Judicial Circuit Court in Berkeley County. According to the Attorney General's office Kendra cannot be on the City's Planning Commission Board and serve in the Solicitor's office at the same time, therefore she is resigning her position on the Planning Commission Board effective immediately. The City will advertise for this position as soon as possible. Kendra noted that she had enjoyed working on the Board but would still be around as an interested citizen.

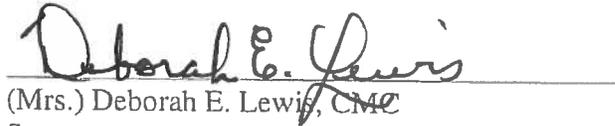
**Adjournment**

There being no further business, Vice-Chairman Chandler made a motion to adjourn. Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote.



Leroy E. Calloun, III, Chairman  
Hanahan Planning Commission

**ATTEST:**



(Mrs.) Deborah E. Lewis, CMC  
Secretary