

HANAHAN PLANNING COMMISSION
REGULAR MEETING
April 7, 2015
6:30 P.M.

A regular meeting of the Hanahan Planning Commission was held this date in the Hanahan Memorial Building Courtroom – 1255 Yeamans Hall Road at 6:30 p.m. The Honorable Chairman Pat Eckstine presided with Vice-Chairman Leroy E. Calhoun, III, Commissioners Carolyn Lackey, Bill Raitt, Phil Strobe, Robert Thrower, and Marika Kary. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. A quorum was present. Visitors in attendance included: Larry Sturdivant, Building Official, Kathryn Basha, Planning Director with BCDCOG, Michele Canon with BCDCOG, Johnny Cribb, City Administrator, Mike Cochran, Hanahan Police Chief, Dan Owens, City Council Member, Kevin Coffey, Civil Engineer, Ray Wrenn, Developer (Wrenn Development), Paul Doolittle (attorney for Ray Wrenn), Dianna Fikes, Alia Phillip, Bessie Crume, and Gail Obey.

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order.

Pledge of Allegiance to the Flag – Chairman Eckstine

Chairman Eckstine led the Commissioners and the audience in the Pledge of Allegiance to the Flag.

Approval of Minutes, March 3, 2015

Commissioner Kary made a motion to approve the Minutes of March 3, 2015. Commissioner Calhoun seconded the motion. Motion passed unanimously after Roll Call Vote.

OLD BUSINESS:

**Preliminary Plan Approval of Foster Creek Village,
aka The Estates at Bowen, Phase III**

Kathryn Basha, BCDCOG, presented concerning the preliminary plan approval of Foster Creek Village, aka The Estates at Bowen, Phase III. She read over the points mentioned in the March 3, 2015 Planning Commission meeting. Kathryn stated that she had not received any additional comments from Water and Sanitation or CWS, but the next phase after preliminary plan is to receive detailed construction plans for the infrastructure and that is when we would expect to get comments from them. Several items were discussed at the meeting such as walking trails outside of lots as HOA, having a more substantial rear yard requirement for the yards that back up to the creek as opposed to the 2' that is required under the PD, talked about the cul-de sac radius that the Fire Chief talked about in terms of turn around. Next she presented items from the workshop that was held on March 24, 2015. The discussion was mainly about the access in terms of accessibility. Kathryn looked at the 6th Edition of the ITE and the volumes that are projected for multi-family and from single family homes to look at what kind of traffic generation we would expect. Also compared what the School District had done when they did their traffic study for the site in terms of what the existing traffic volumes are versus what the projected volumes are. In 2010 per the traffic study that was done with the original development, found that basically at this point if this were to be approved and with the construction of the newest section of apartments would be generating probably 77% of the what you would expect to see in terms of traffic with Bowen Pier. Staff continues to recommend the following: 1) The walking trails should be established as HOA land, outside of individual residential lots. 2) The preliminary plan, sheet 2, should be revised to retain the 24" oak within the side yard of Lot 51. 3) A thirty-five (35) foot minimum rear yard should be required for lots 41 -58 to serve as a buffer along Goose Creek unless an approved Low

Impact Designed (LID) twenty (20) foot rear yard is proposed and found to be as effective in filtering run off at the time land disturbance and infrastructure development permits are pursued. 4) A plan for docks and access to the creek should be submitted to the City for consideration prior to inclusion within the development's covenants and final plat submission for Phase III. 5) The extension of Foster Creek Road from its terminus at the development's north end to Bowen Pier Drive should be constructed as a second means of egress from the development prior to final plat approval of this phase. Kathryn stated that was her recommendation. If the Commission was to consider approval it would need to be subject to those things being in place. she asked if they were any questions before allowing the applicant to speak. There were no question. Paul Doolittle presented for the applicant next. He said we agree on item #1. Item #2 was agreed with with. Item #3 was agreed with. Item #4 was agreed with also. He stated the big issue was with the extension of Foster Creek Road. Mr. Doolittle said he confirmed with Mrs. Basha earlier that day at 5pm concerning the misunderstanding of extension of Foster Creek Rd. He thought it was about the interior road as well as about the section of Foster Creek Rd to the intersection with Tanner Ford Blvd. The understanding is now about the road inside which is basically 800 feet long. He said that they can do that concerning the road inside that was spelled out in the recommendations. They completely agree with it. He did say that they did not have the revised drawings with them. Kevin Coffey said he could have the drawings within 2-3 days and if he could, he would have the drawings by Monday because he was running behind and it would give him the weekend. Mr. Doolittle said they are asking for the Commission to conditionally approve the plans before them with the recommendations as outlined in Mrs. Basha's staff report 1-6 as being agreed to by the property owner and developer. He stated again that they were asking for conditional approval based on the inclusion of the other 6 things which they should have plans ready by Monday. Mr. Doolittle said that eventually they will have to deal with the road outside of the property being Foster Creek Road. Chairman Eckstine asked about item #6. Mr. Doolittle responded that they are going to extend the road as of item #5 so they do not need a traffic study. Commissioner Kary asked if the gate would be open. Mr. Doolittle stated that there could be a number of things done with it. Mr. Doolittle and Mr. Ray Wrenn stated that they could put a lock box for the Fire Department. Larry Sturdivant stated that the Chief Bowers did not want a lock box and did not want a gate to be there. Commissioner Kary asked would they remove the gate. Mr. Doolittle stated that the gate would be removed. He said there is no reason to build the road up to it and then leave the gate. They would remove it as long as the County lets them. Mr. Doolittle restated again that they were in agreement with the recommendations. Kathryn asked Kevin Coffey if there was any way they could sketch out the approximate alignment of how they see the road connection being for the benefit of the Planning Commission. The display of the site plans were then displayed on the TV's. Ray Wrenn, Kevin Coffey and Paul Doolittle showed where they were looking for the possible location. Commission Thrower asked about an updated master plans with buildings. An updated plan will be provided. Clarification was made that once the preliminary plan was approved, then the detailed construction drawings would be started. Commissioner Eckstine asked Kathryn if she felt it would have been easier to have already seen the revised information prior to the meeting. Kathryn answered yes. Commissioner Raitt said that there were other issues not necessarily on the report with the 6 items. He was not a 100% comfortable with trying to see the ingress and egress road. He is encouraged though. Commissioner Strobe said that the staff report says that staff will evaluate these items such as curbing etc when the infrastructure plans are submitted. Kathryn agreed. Kathryn said that the ordinance in effect at that time did not specifically address curb and gutter. We would look at the design for conformance in absence of specifics. Commissioner Thrower stated he felt comfortable with contingency except for receiving 11th hour submittals. Commissioner Kary suggested maybe another workshop. Larry Sturdivant said we already had one and that purpose was to discuss these items. John Cribb asked several questions concerning why no one was talking about the road outside of the property along Foster Creek. Also asked if the developer supported the road. Ray stated that they would love to

but did not want to pay for it. Discussions continued. John Cribb asked a question concerning the timeline relating to if the Planning Commission was to give conditional approval, is it deemed approved. Kathryn stated the Commission could do a conditional approval. Kathryn said the Commission needs to have a vote of up or down or with conditions. Chairman Eckstine asked the developer if they would be willing to agree to extend the 60 days. Mr. Doolittle said respectfully no. Commissioner Strobe asked several questions concerning the infrastructure procedure of Kathryn. Chairman Eckstine called for a motion. Commissioner Raitt made the following motion. "Pursuant to the current applicant's request for approval of a preliminary plan for The Estates at Bowen, Phase 3, is hereby conditionally recommended for approval subject to the future approval of said issues presented in the April 3, 2015 Staff Report, Page 5 outlined recommendations 1 - 6 of said report. Further revised development plans shall be submitted for/to staff for approval within the next 30 days coupled with a master plan update." Amendment to motion: changed "revised development plans" to "revised preliminary plan" The following is the revised amended motion by Commissioner Raitt. "Pursuant to the current applicant's request for approval of a preliminary plan for The Estates at Bowen, Phase 3, is hereby conditionally recommended for approval subject to the future approval of said issues presented in the April 3, 2015 Staff Report, Page 5 outlined recommendations 1 - 6 of said report. Further revised preliminary plan shall be submitted for/to staff for approval within the next 30 days coupled with a master plan update." Commissioner Kary seconded the motion. There was no further discussion. A roll call vote was made. The motion was passed unanimously.

NEW BUSINESS:

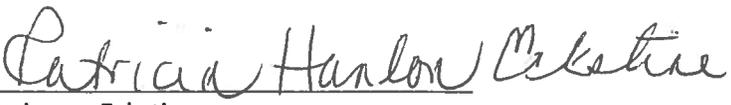
City's application to rezone a 21.44 acre parcel (TMS # 259-00-00-104) from Conservation/Preservation (CP) to Single-family Residential (RS). An amendment to the City of Hanahan 2012 Comprehensive Plan Future Land Use Map to amend the designation of a 21.44 parcel TMS #259-00-00-104 from Conservation/Recreation to Low Density Neighborhood and to amend the designation of a 53 acre parcel TMS #253-00-00-001 from Institutional/Public Facilities to Conservation/Recreation

Chairman Eckstine read the new item. Michele Canon with BCDCOG stated that the two items were concurrent and needed to address the comprehensive plan first and then the rezoning request. Michele present the information. John Cribb presented and showed information of the parcels that were displayed on the TV's. Chairman Eckstine asked for public input on the future land use map. Diana Fikes stated that she felt the deer would not have a place to go Bess Crum asked why the newscasters kept coming to that area. Diana Fikes stated that the animals need a place to go. Chairman Eckstine asked if there were any other comments. Gail Obey stated she would like to be presented with a map for Foster Creek Road and that she is part of the family that lives off of Foster Creek Road. Commissioner Thrower asked what was the criteria for the comp plan land use. Michele Canon said they had looked at the adjacent 53 acre parcel for mitigation and the school would be for public use. Chairman Eckstine closed the public hearing. Chairman Eckstine called for a motion to close the public hearing. Commissioner Kary made the motion. Commissioner Raitt seconded. A roll call vote was taken. Chairman Eckstine called for a motion to approve the Comprehensive Land Use Map. Commissioner Kary made a motion. Commissioner Lackey seconded it. Roll call vote was taken. Motion passed unanimously.

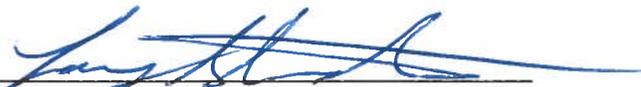
Chairman Eckstine read the second part of the new item regarding the rezoning. Michele Canon presented the information. Staff did not have any objections. Chairman Eckstine asked for a motion to close the public hearing. Commissioner Kary made the motion. Commissioner Raitt seconded. Chairman Eckstine asked for a motion to approve the rezoning. Commission Calhoun made a motion. Commissioner Lackey seconded it. Roll call vote was taken. Motion passed unanimously.

Adjournment

There being no further business, Commissioner Lackey made a motion to adjourn. Commissioner Raitt seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:32pm.


Chairman Eckstine

ATTEST:


Larry Sturdivant, Building Official, interim Secretary