

HANAHAN PLANNING COMMISSION

REGULAR MEETING

AUGUST 5, 2014

6:30 P.M.

A regular meeting of the Hanahan Planning Commission was held August 5, 2014 at 6:30 p.m. in the Hanahan Municipal Complex 1255 Yeamans Hall Road The Honorable Chairman Leroy Calhoun, III presided with Commissioners Pat Eckstine, Phil Strobe and Carolyn Lackey. A quorum was present. Vice-Chairman Marty Chandler has officially resigned from the Board. Commissioners Bill Raitt and Robert Thrower were absent. This meeting was advertised and an agenda was posed on the bulletin board at City Hall (1255 Yeamans Hall Road, Hanahan, SC). Also present was Larry Sturdivant, Building Official, Michael Cochran, Hanahan Police Chief, and Michelle Canon with B*C*D* Council of Governments. Visitors in attendance included: Mrs. Ann Yarborough and her friend.

Call to Order – Chairman Calhoun

Chairman Calhoun called the meeting to order.

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

Chairman Calhoun led the Board members and audience in the Lord's Prayer and Pledge of Allegiance to the Flag.

OLD BUSINESS:

Approval of Minutes – May 6, 2014

Correction: Page #2 under Re-zoning TMS #265-15-02-035 & #265-15-02-036 from TC (Town Center to RT (Residential Mobile Home)....Motion passed after Roll Call Vote with Commissioner Thrower.....should be Vice-Chairman Chandler.....

Commissioner Eckstine made a motion to approve the Minutes of May 6th, 2014. Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote.

NEW BUSINESS:

Zoning Ordinance Amendment to Section 9.7

Due to complaints received on abandoned vehicles and vehicles being restored on private property, the Police Chief and Building Codes Department have proposed an ordinance to

eliminate problems that have arisen in the City. They have met with the B*C*D* COG to come up with a solution to this problem. A copy of their zoning ordinance amendment is hereto attached.

9.7.2. – Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles.

(A) All inoperable vehicles and non-recreational equipment, including those without a current registration and license plate, shall be stored in enclosed garages or accessory buildings.

(B) No construction equipment shall be stored on lot in a residential zoning district other than in completely enclosed buildings.

(C) All inoperable vehicles parked outside an enclosed structure for a period greater than one (1) week shall not be visible from public ways.

(D) No more than one (1) restoration vehicle may be concurrently parked on a residential lot.

(E) Parking of restoration vehicle shall be behind the rear corner of a residence, blocked from view from the public roadway behind a fence or natural barrier.

(F) Parking of vehicles, implements, and/or equipment used for commercial, industrial, farming, or construction purposes in a residential zoning district shall be limited to one (1) vehicle per residence. Such vehicle, implement, or equipment shall have a curb weight equal to or less than ten thousand five hundred (10,500) pounds and a gross vehicle weight rating (GVWR), where applicable, equal to or less than thirteen thousand (13,000) pounds.

(G) A vehicle or equipment with a curb weight in excess of ten thousand five hundred (10,500) pounds or a gross vehicle weight rating (GVWR), where applicable, in excess of thirteen thousand (13,000) pounds used for commercial, industrial, farming, or construction purposes shall be prohibited from parking in a residential zoning district, inclusive of any right-of-way, when not actively engaged in commerce (e.g., loading and unloading).

9.7.3. – Use of shipping containers prohibited.

Shipping containers shall not be placed or stored in any open area, except where expressly permitted by this ordinance, and shall not be used as an accessory building or structure in any zoning district.

9.7.4. – Restoration Vehicles

A “restoration vehicle” is a vehicle twenty-five (25) years or older that is retained on the premises for the purpose of repair or upgrade.

9.7.5. – Restoration Permit Required

(A) Restoration. A person who seeks to restore a vehicle on their premises shall apply for a Vehicle Restoration Permit. The location of the vehicle must be the same as the applicant’s place of residence. The City of Hanahan Building and Codes Department may issue one written permit to an owner allowing the unlicensed or unregistered vehicle to be on the owner’s premises for the purpose of repair and restoration for a period not to exceed twelve (12) consecutive months. –Only one (1) vehicle restoration

permit is allowed at a time per household or dwelling site. Any unlicensed or unregistered vehicle being repaired or restored under the Vehicle Restoration Permit authorization must be stored in a garage or must be parked on a concrete or asphaltic surface, or an approved rock/gravel surface. –The repair or restoration of the vehicle must be for personal hobby or recreational purposes, and not be for business purposes.

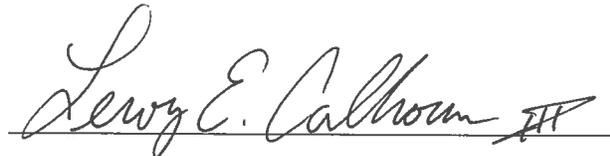
(B) Application. Restoration permits shall be obtained from the Building and Codes Department after completion of an application and payment of a fee of twenty dollars (\$20.00).

(C) Extension. Permittee may request and the City may authorize one (1) twelve (12) month extension in order to complete the repair, provided permittee is in compliance with the terms of the permit and the property maintenance provisions in this Ordinance. At the expiration of the permit or its extension period, if the vehicle is not fully restored to working condition, the owner must either store the vehicle in a fully enclosed building or remove the vehicle from the property. Failure to do so may result in the City pursuing legal remedies to effect the removal.

After discussion by the Commissioners, the Planner was requested to make the requested changes and present the revised ordinance to them before it would be voted on. Commissioner Strope made a motion to continue review of Zoning Ordinance Amendment to Section 9.7 at the September 2nd, 2014 Planning Commission meeting. Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote.

Adjournment

There being no further business, Commissioner Eckstine made a motion to adjourn. Commissioner Strope seconded the motion. Motion passed unanimously after Roll Call Vote. The meeting was adjourned at 8:21 p.m.



Chairman Leroy Calhoun, III

ATTEST:



(Mrs.) Debbie E. Lewis, Secretary