

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
AUGUST 6TH, 2013
6:30 P.M.**

A regular meeting of the Hanahan Planning Commission was held on Tuesday, August 6th, 2013 at 6:30 p.m. in the Hanahan Municipal Complex Courtroom – 1255 Yeamans Hall Road. Chairman Leroy Calhoun, III presided with Vice-Chairman Marty Chandler and Commissioners Carolyn Lackey, Bill Raitt, Robert Thrower and Pat Eckstine. A quorum was present. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. Also present was Larry Sturdivant, Building Official, Kathryn Basha, Planning Director with the B*C*D* Council of Governments. Visitors in attendance included: Philip Strope, Jim Rowan, Dave & Evelyn Pelletier, Rickey & Virginia Gregg, Kevin D. Driggers, James Kennedy, and Kevin Coffey, Sr., P.E. with Lowcountry Land Development Consultants.

CALL TO ORDER

Chairman Calhoun called the meeting to Order.

LORD'S PRAYER

Chairman Calhoun led the Commissioners and audience in the Lord's Prayer.

OLD BUSINESS:

Approval of Minutes – June 4, 2013

Corrections: Page #1- There will be approximately 116 units..... This sentence taken out, and Page #2 – Commissioner Eckstine thanked the Developers for completing (not screening) the trash receptacles and screening and planting some of the required oaks. Also: Commissioner Eckstine made a motion to approve the Conceptual Plan for Bowen Phase IV with the number of lots reduced from 120 on rendering to 116 units announced at the meeting. Commissioner Lackey made a motion to approve the June 4, 2013 Minutes with the above referenced corrections. Commissioner Raitt seconded the motion. Motion passed after Roll Call Vote with Commissioners Thrower, Lackey, Raitt and Eckstine voting for the motion and Chairman Calhoun and Vice-Chairman Chandler abstaining due to the fact that they were not at the June 4th Planning Commission meeting.

Preliminary Plat Approval – 62 Lots from TMS#259-00-00-099 – Timbercrest

Lowcountry Land Development Consultants/Foster Creek Associates, LLC have submitted a preliminary subdivision of 18.12 acres. Kathryn explained that the PD for this property was originally approved for 72 lots. They are proposing a subdivision with 62 lots. An original preliminary plan was submitted and approved in November 2005, however, since a final plat was not submitted within the two year vested rights period, the original preliminary plat is not valid. The Land Disturbance permits issued by SCDHEC/OCRM are valid. Also valid are the permits issued for installation of water and sewer lines. An encroachment permit has been granted by SCE&G to encroach into its easement at the north end of the property to construct a stormwater detention pond. Per the ordinance in effect at the time that this PD was approved, 15% of the buildable land within a Type "A" PD shall be dedicated as green space for the purposes of natural and cultural resource conservation and/or recreation and social interaction. The applicant is proposing HOA green areas totaling 0.34 acres

surrounding the entrance road's circle in the center of the development be dedicated as green space. On the original Type "A" rezoning approval, lots on either side of the entrance from Foster Creek Road were both dedicated as HOA open space. These lots are now proposed for development, which is inconsistent with the zoning exhibit. The easement areas to the north and east of the development will eventually be conveyed to the HOA as well and required to remain as natural areas. There is a possibility that the power line easements along the development's east and north sides could become part of the City's trail system, in which case staff has no objection to crediting these "natural areas" to the required open space calculations. Staff suggests the Planning Commission consider requesting that applicant identify the potential trail use within the development's covenant and restrictions and on the final plat. Staff recommends requesting a minimum fifteen foot (15') buffer along Foster Creek with comparable reduction of the eastern boundary buffer, to accommodate more significant planting. The following information must be added to the construction plans for review prior to approval of construction plans and a land disturbance permit by the City:

- Per Section 3.2(B)(3)(g), all trees to be protected in accord with Chapter 7 of the Hanahan Zoning Ordinance must be indicated on the plan.
- Per Section 3.2(B)(4)(b), names for Roads "A" "B", "C" should be coordinated with the County via the City and submitted for Planning Commission approval in accord with Section 5.6.10. The applicant is in the process of trying to identify potential names and will be required to include these on the construction plans and/or final plat prior to approval
- A cross section of the internal roads must be clarified to indicate details of sidewalks and required street trees.

Staff recommends approval of the proposed preliminary subdivision plan for Timbercrest as attached subject to the following:

- Planning Commission approval of a modification to Section 5.6.4 of the City of Hanahan Land Development Ordinance to permit single terminus roads in excess of 400 feet in length with adequate fire protection utilities as determined by the Fire Chief;
- Agreement to identify potential use of the easement areas for future expansion of the City's trail system on the final plat and within the development's covenants and restrictions; and Increasing the depth of the proposed buffer along Foster Creek Road to a minimum of 15' foot depth with a corresponding reduction in the eastern boundary buffer.

Commissioner Thrower made a motion to approve the modification of Section 5.6.4 of the City of Hanahan's Land Development Ordinance to permit single roads in excess of the 400 ft maximum length with adequate fire protection utilities as determined by the Fire Chief. Motion seconded by Commissioner Eckstine. Motion passed unanimously after Roll Call Vote.

Vice-Chairman Chandler made a motion to approve the proposed preliminary subdivision plan for the 18.12 acres and the 62 residential lots according to the Staff's recommendations.

- Item B – agreement to identify use of utility easement areas for future expansion of the City’s trail system on the final plat and within the development’s covenants and restrictions.
- Provide easements for the trail on the north side of Lots 7, 8, 19, and 20 (at the end of cul-de-sacs) and also subject to the City’s trail alignment plan.
- Landscaping the four HOA areas surrounding the roundabouts with shrub plantings to distinguish the property boundaries for lots 14, 13, 44 and 36 verses HOA area.
- Fence along Foster Creek Road to augment the landscape buffers that were proposed.
- Consider moving the median area to either side of Road A at the development’s entrance to provide a greater buffer for Lots 1 and 62.

Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote.

Final Plat/Lot Width modification request to subdivide an individual lot in Tanner Hall TMS #265-04-01-024

Mr. Kevin Driggers explained that he is requesting a reduction in required lot widths to facilitate the subdivision of TMS #265-04-01-024 into two individual buildable lots. This lot is at the end of a cul-de-sac. A second lot from the rear portion has been proposed as a “flag” lot with an approximate 20.58 ft width at the street frontage. It was noted that the creation of a “flag” lot is prohibited by the City’s ordinances. The prohibition on the flag lot is part of the Land Development Ordinance Section 5.4.2(D) and the Planning Commission can modify the LDO. (Section 4.5.1(E) of the Land Development Ordinance empowers the Planning Commission to allow a reduction of the required lot width by 1/3 provided the lines are oriented radial to the right of way boundary). However, the 60’ width requirement in the Zoning Ordinance cannot be changed, therefore the frontage must be a minimum of 40 feet. Commissioner Thrower expressed concern over setting a precedence. A boundary line adjustment of 25’ with the adjacent lot would add more frontage to the subject lot so it can be subdivided with two lots each having adequate frontage. After much discussion, Commissioner Raitt made a motion to postpone a motion on this item until this matter can be researched for further clarification for all concerned. Motion seconded by Commissioner Chandler. Motion passed unanimously after Roll Call Vote.

NEW BUSINESS:

Proposal to consider re-zoning of lots along Palm Street from Town Center (TC) to Town Residential (TR)

Kathryn Basha with *Berkeley*Charleston*Dorchester Regional Council of Governments (BCD-COG) explained that the lots fronting on Palm Street at the edge of the Town Center district are currently zoned TC and do not allow for the same residential uses as lots facing them across palm Street. She noted that zoning of the area across Palm Street had been significantly debated during the City-wide rezoning several years ago. At one point these lots had not be proposed as part of the TC district. She was putting forward this information so the Planning Commission could discuss whether they wanted to entertain consideration of rezoning the lots. *(Note: due to issues with the meeting tape, it is unclear whether the Commissioners took action/made a decision on whether to take up this issue at a future meeting pending research by staff).*

Scheduling of education Training (3.0 hours)-Kathryn Basha-BCDCOG

Ms Basha provided the Planning Commission with options for holding the required 3.0 hours of Continuing Education Training. It was decided to split the training into two sessions, 1.5 hours each prior to a regularly scheduled Commission meeting. Educational training for board members will be scheduled for September 3rd and October 1st, 2013 at 5:30 p.m.

ADJOURNMENT

There being no further business, Vice-Chairman Chandler made a motion to adjourn, seconded by Commissioner Eckstine. Motion passed unanimously. The meeting ended at 8:38 p.m.



Sergio E. Almon III

ATTEST:



(Mrs.) Debbie E. Lewis, Secretary
Hanahan Planning Commission.