

MAYOR
MINNIE NEWMAN-CALDWELL

CITY ADMINISTRATOR
JOHN P. CRIBB



CITY COUNCIL
JEFF C. CHANDLER
C. KEVIN COX
MIKE DYSON
JOEL E. HODGES
DAN OWENS
MICHAEL SALLY

**HANAHAN CITY COUNCIL
MINUTES OF DECEMBER 10, 2013
REGULAR CITY COUNCIL MEETING
Municipal Court Complex
6:30 p.m.**

A regular meeting of Hanahan City Council was held on December 10, 2013. This meeting was advertised in the Post and Courier, on the City of Hanahan webpage, the community calendar and on the scroller bar. A copy of the Agenda was posted in the lobby at City Hall 24 hours prior to the meeting. Mayor Minnie Newman-Caldwell presided. Council Members present tonight were: Joel Hodges, Kevin Cox, Mike Dyson, Dan Owens, Michael Sally, and Jeff Chandler. We had a quorum for tonight's meeting. Staff Members that signed the guest log included: Johnny Cribb, City Administrator, Kim Peters, Clerk of Council, Gale Dollar, Clerk of Court, Mike Cochran, Police Chief, Jerry Barham, Fire Chief, Courtney Soler, Finance Director, Robbie Moffett, Human Resources Director, Randy Moneymaker, Recreation Director, Steve Willis, Public Works Director, and Larry Sturdivant, Building Official.

A copy of the visitors log is included in the official minutes.

CALL TO ORDER

Mayor Minnie Newman-Caldwell and Honorary Mayor Anderson Thrower called the December 10, 2013 Hanahan City Council meeting to order at 6:30 p.m. The student council from Hanahan Elementary School was present as tonight's honorary City Council.

LORD'S PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG

Council Member Chandler and Honorary Mayor Anderson led us in the Lord's Prayer and Pledge of Allegiance to the flag.

CITIZENS COMMENTS REGARDING AGENDA ITEMS

If you wish to address the Council if you would please come to the podium and state your name and address. Please remember that this is for agenda items only.

All right,

(The red writing is a word for word attempt of the dialogue concerning the Berkeley County School District Tanner Plantation/Foster Creek School Site Selection per Michael Sally)

1. Good evening hi my name is Ben Lewis. I live at 7313 Brown Thrasher Court. I would like to address the ahhh I guess a couple of items actually. The minutes from the December 3rd meeting the special meeting from two weeks ago and as well as of course the public hearing regarding the reading of the Ordinance of the PUD and rezoning of the land for the PUD amendment. Just a couple of things. I understand today and I was pleased to hear that it was a very long meeting today between the Hanahan City Council and with the school board so I made some couple of comments at the last meeting that I felt there was a power struggle there and am glad to hear that you guys did meet together so I commend you and the school board for that as well. The only other comment that I wanted to make regarding that and I will be brief and then I will be done is on the I guess it would be unfinished business from that at the beginning of that meeting I heard from the Mayor and Council as well that we were here to hear from the public and hear what the people had to say. The one comment I would have is an admonition, it is something for in the future to think about. I along with many other members that I have talked with in my neighborhood felt like that wasn't really the purpose of the meeting. Anyone who spoke and myself and others as well spoke and gave an opinion that was different from the opinion that was held by some council members was challenged by some council, was challenged, our opinion was challenged at a meeting that was designed to hear from the public. We would expect you not to challenge us just expect you to listen to us. That is all I want to say. Thank you very much and we appreciate you hearing us. Mayor Newman-Caldwell said thank you very much Mr. Lewis and as the Mayor to the city, I always believe in always listening, always listening no matter what age you are as you can see the children have as big a voice in this community as anyone else does. So I now we have a great time here and for those that come to every council meeting you know we take things serious, but we all are here with great passion for what we are doing and I promise each and everyone here, there is nothing I wouldn't do for any child in the City of Hanahan so we do appreciate it and thank you so very much. We appreciate your opinion.
2. Gale Obey, my address is 1660 Foster Creek Road, again I do own what was said that the Mayor and Council Men will acknowledge what we have to say, come to agreement, and a matter of fact I live on the end of foster Creek Road, like I said before and am just concerned about the fact the traffic in there and it would affect my home and I don't want to plan on moving and so it looks like I'm with the McKelvey family when we

moved from one destination to the next and we were told that we would not have to move anymore and you agreed to that that has put my home in jeopardy of moving out. I am all for the school but I just figured it would come to a decision to reroute the traffic where it don't affect my home again I said I live at the end and I don't plan on moving and so I hope that councilmen and Mayor will come to a decision and I thank you. Mayor Newman-Caldwell said thank you so very much. Ms. Obey and I assure you out of the text messages I have here now everyone here knows I am the type of Mayor that I want you to have this phone number 518-0409. Not only on this issue but any issue that comes before our City. I want to hear your voice. I want to hear your opinion and these guys beside of me will know if you call me you will get it in writing and you get it to each one of these, so again on any issue that ever comes up whether it is the school, garbage pickup... I have literally went out on Thanksgiving Day and picked up tree limbs because someone was having company over for dinner and they did not want the tree limbs left that they put out too late. So I go get a truck, I go get the tree limbs and I pick them up myself on Thanksgiving Day so I want to give you this phone number again. You know at least once a year we put it on every trash can in Hanahan so you that is why you elected me to serve you 518-0409. And as you know if you were one of those that texted me, you got an answer back and we have discussed them and will discuss them again. So thank you very much. Anyone else. Alright if there is no one else to speak on anything that is on the agenda at this time then we will consider this part of the segment closed.

RECOGNITIONS

- A. Swearing in of Officer Walt Wilkerson and Officer Mike Harding. Honorary Mayor Anderson held the bible when Chief Cochran swore them in. Anderson also signed their oath of office. Chief Cochran said he was proud to have officers in the community as well as officers on the street.

- B. Recognition of Alice Lang and Tri –County Blue Star Mothers and Families Chapter 2 which is a national Organization of Blue Star Mothers of America. They are relatives of active and reserve military. This local chapter sends care packages to active military serving in combat areas and sponsors Operation Christmas Stocking every year. This year they sent 893 stockings overseas weighing over 2000 lbs. In the springtime they send Girl Scout Cookies to troops serving in harms way. The group is local volunteers trying to make a difference. Mrs. Lang said you could visit the Tri-County Blue Star Mothers and Families on Facebook to get more information. A Christmas stocking hat was passed around to collect donations for this nonprofit organization to help with postage, meals for veterans, etc.

Mayor Newman-Caldwell asked Dr. Kent Murray, Archie Franchini, and Vice Principal Glenda Ward to help hand out certificates and gifts to the Hanahan Elementary Student Council and their advisors for helping us out tonight.

CONSENT AGENDA

Consent Agenda items are adopted with a single motion, second, and vote unless a request for removal is heard from a Council Member. Items on the December 10, 2013 Consent Agenda are:

1. Approval of the Minutes from the November 12, 2013 regular City Council Meeting.
2. Approval of the Minutes from the December 3, 2013 special Town Hall City Council Meeting.
3. Purchase of (1) HP ProLiant Server for the City Hall location from vendor Technology Solutions of Charleston in the amount of 15,982.08. This is the state contract price. This amount is over budget by \$3,982.00 but due to the need for a larger server for CSI, 911, voice recording program and Incode program we need the larger server space. This amount will be charged to Non-Departmental Capital Technology / IT account number 10.4020.5999.

Mayor Pro-Tem Hodges made a motion to approve the December 10, 2013 Consent Agenda. Council Member Chandler seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0.

UNFINISHED BUSINESS

- A. Second and final reading of Ordinance # 9-2013 – authorizing the recovery of collection costs as a part of delinquent debts collected pursuant to the Setoff debt collection act. Council Member Sally made a motion to approve the second and final reading of Ordinance # 9-2013. Council Member Owens seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0.
- B. Second and final reading of Ordinance # 10-2013 – a revision in the Stormwater Plan Review and Inspection Fees for the City of Hanahan. Council Member Owens made a motion to approve the second and final reading of Ordinance # 10-2013. Council Member Cox seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0.

NEW BUSINESS

A. Public Hearing, Introduction and First Reading of Ordinance # 11-2013 – The rezoning request was denied at the Planning Commission meeting on November 5th by a 7-0 vote. The City of Hanahan is currently working through this process with the Berkeley County School District. A Town Hall Meeting was held on December 3, 2013 after the Planning Commission Meeting to get citizen input about school site selection and other issues associated with the plans for the new school.

Now under new business we have a public hearing, Introduction, and First Reading of Ordinance # 11-2013 which is the rezoning request from the Berkeley County School District to locate a new school in the Bowen development of Tanner Plantation. Do I have a motion to enter into a Public Hearing to discuss this matter? Council Member

Sally said “Madam Mayor I make a motion to enter into a Public Hearing.” Mayor Newman-Caldwell asked for a second. Council Member Chandler seconded the Motion. She then asked if there was any discussion on it and called for the motion. All were in favor, none opposed. Motion was approved 7-0.

Mayor Newman-Caldwell asked Mr. Cribb his thoughts on the matter. Mr. Cribb said Yes mam, Madame Mayor, I would like to start by inviting members of the school district to please come forward. I believe they have a presentation to show and followed by that our planning staff Michele and or Kathryn will come up and give a staff report. Mayor Newman-Caldwell said the school district has the floor now to speak now directly to our citizens and to council.

1. Mr. George Bullwinkle, attorney for the Berkeley County School district said Mayor and Council Members we are going to pass out two additional pieces of information to you tonight that I believe your staff and school district and I some of you worked very hard on today looking at different options. First thing is a letter from School District Mr. Thompson, Superintendent, who could not be here tonight because of a Zone Board meeting which clarifies Mr. Sally I think of of the things you talked about last time was connectivity and trying to connect for safe pedestrian access so the community especially within a mile and a half so the School district does not get reimbursed for bus access that is the first paragraph you will see in the letter being passed out. Additionally this letter also speaks to what we have said before demoralizes that the roads will all be built to SCDOT standards, all improvements that are required by either Berkeley County, engineering, I know that Mr. Carson is here tonight or DOT will be replace prior to the opening of said school and the second document you have been handed is opposed as an amendment to the contract the school district has with Wrenn Development and what that says is, is that we have asked to developer upon the conveyance of the property to put a deed restriction within the deed which basically does one of two things, first once this school would be opened and the high school on Clements Ferry all of Hanahan students will be placed within Hanahan Schools. It then goes on to further state that if obviously we reach maximum capacity at any school within Hanahan, no student from Hanahan will be the first to be reassigned to another school. What it will be is all non-residents will first be assigned. So what we have asked Mr. Wrenn to do is to put this in as a deed restriction if this project moves forward. You will note that Mr. Wrenn has not signed it is partly my fault as I was driving back around 5:00 today. His attorney is in Israel right now and has not had time to review due to the timing. Mr. Wrenn is here and in principal is 100% is fine with it. It does not do anything for his property or cloud his title. He has just asked that his attorney review it and I completely understand that so with that said what we would asked is if you move forward with the first reading tonight we will have that taken care of and any additional outstanding items between the first and second and will present those to you as the process moves forward. If you have any questions feel free to ask them and I am going to turn it over to Ben (Architect for Berkeley County School District new School) to give the presentation. Mayor Newman-Caldwell said Okay lets hear from Ben. How was the traffic by the way coming from the beautiful City of

Beaufort. Ben said it was wonderful. I got here early today so, so I missed it all. You guys know why we are here tonight. And many of you have seen over the course of the last few weeks, this or an iteration of this presentation and thought it would be a good idea just to refresh what has happened over the past couple of weeks. It is good to be with you this evening. You need a new school in Hanahan and that is certainly something the School district wants to respond to. They have and our firm has looking at several different options for opportunities here in Hanahan and have narrowed it down to really three sites that we have discussed in the past and what we have done on those three sites is investigated. I hate to use the term due diligence but it is really just investigating all of the possibilities and but also some of the constraints that would be cumbersome on each individual property. And what we found is that the most desirable site not the perfect site but the most desirable site given all of the information gathering was the Bowen Site. The one that we have shown over the past couple of weeks to you today. So it is provided that we get this site zoned for its proper use for the school and again our desired opening date is August 2015 for this school and we are ready to get going on it in that regard providing the zoning occurs properly. Again those three main sites within Tanner Plantation area again focusing on where the population is knowing that the closer that you locate schools to the population centers the better traffic concerns are alleviated and better place making things become a reality so we see those sites there at Charleston Water Systems property being investigated and the Williams Lane Property being discussed and finally the Bowen property that we feel is the most compatible with the School districts needs in location and zone. Again just to zoom in on the property you will notice the overlay here we have gone and done the investigation on, the little dots represent trees so we know where exactly on the site. Many of you and everyone in the room know a little bit about the Bowen Villages via the Channel Island Apartments right there on Tanner Ford Blvd. One of the things we have really noticed about this was the stated goals of this development were to be preservation minded means the same as those nice natural resources that are contained in the rest of the undeveloped piece of Bowen Village. They state they want to establish walking trails and really integrate what the land does to the way that you approach the architecture. Bringing that landscaping and architecture into integration is certainly something that seems very compatible with what the school district is trying to achieve on this property. I've mentioned with Channel Island Apartments at Bowen these are nice luxury apartments, fantastic amenities to not only the residents there but to the development as a whole. This development was looked at in 2006 is one of those developments planned developments however more broadly we generally define those as mixed use developments. Mixed use has a lot of good features. What it does is bring a lot of diversity and variety in the way you use land inside of that slightly less than 100 acres in this case with the intent of making it a place making it feel like it is a sense of community which is just really appropriate to what you guys in the City of Hanahan have described time and time again to us. It felt like it was very compatible in how we have approached it in some of the shared responses we have had

together. What you may not see from that Channel Apartment from the road are some of the natural features that are available on site such as the walking trails that have been described to us, some of that nice river front that is there opening up a lot of unique educational opportunities for the kids should they be on this piece of property. Again after looking at all the sites we have looked at the land use plan for this facility or for this development in particular notice that there was at least a depiction of an elementary school or any school to be honest knowing that they would have to meet the proper zoning. In fact we have looked at it with the developer those could occur by the development agreement in that purple area or that blue area but really when we approached this property where is the best place for it. That is really what we ask. Where is the best place for the school knowing all the ins and outs of the piece of property and what we have found is instead of the 7.8 acres that might not be located in just the right spot or maybe the 3.3 acres that is just a little bit too small for the school site maybe an acre 12 at the extension of Foster Creek Road and the realignment at Tanner Ford Drive might be a more appropriate location for a school site. So as such, we have gone through the process and you know that is what we are here tonight to talk a little bit more about. To continue that conversation. Going through and doing the actual request for application and meeting with community members given informed information sessions so we are happy to be here with you tonight. From a, while this is a zoning and land use question certainly you guys have a lot of very good questions. Your community has a lot of good questions and we have a lot of programming questions to answer on any design on any site. So our goal here was not to do the design on the property but show you because of some of the comments we received what's possible on this site. This is a 10.8 acre site. It is buffered by wetlands. Those wetlands are known and do not interfere with the property overall. We do have the opportunity for a great connection and great connectivity as far as car service coming into the site at Tanner Ford by the way as a reference to everyone is at the top of the screen, Foster Creek is in this location. We wouldn't be improving Foster Creek from its intersection on up the road a little bit, here is the new corridor coming into the development that would have to be installed for any development that would occur in this plan development and that is what George, Mr. Bullwinkle was speaking too, what are the timing, why are we doing it, whose doing it so we are going to building that road and improving that situation. We did meet with the developer to understand what's going on in the rest of his property. We don't know precisely what's going on in the development wise in other pieces of property that is certainly determined in what the future holds. But within this plan Foster Creek comes through here. You have the access for car. You have the access for bus. You realign that Bowen Pier Drive so it gives a nice presence to the site. A very integral part of the development situated within the development. So again red arrow, red arrow, its proper distance away from all of the access points. That separation of car and bus. Getting all those adequate parking space in there in that 1500 linear feet of stacking that will really get the traffic off of the main thoroughfares that were improved or created so you don't have to bleed into the rest of the traffic that

would be ongoing. The cars are separated from the bus again in that regard. The little squiggly lines represent topography and the flow of the site really comes together in the rear of the site so it makes the perfect spot for site retention areas. Because of the way the road work is set up, the flexibility as far as that goes that leaves the opportunity to give it a really strong presence within the community. One of the things we talked about is the design standpoint is what is the most critical thing at an elementary school. It teaches reading. So placing that media center right up front in this piece of property makes that statement as to what it is and gives it a very unique façade and element. Placing that administration area right there next to the car loop was very important too. You have to have parents park, parents coming into the office anytime of the day so getting that in its proper location is certainly critical and then locating that multipurpose dining room and kitchen area close to service vehicles and close to other site to features such as open areas in the rest of the development appeared an as important kind of option for all parties. What that does is filling in the blanks is putting in the classrooms in and around those core areas gives you a very physical presence up front a very defined presence up front and also protects that playground area right there in the rear. Shaded in the lighter green is the Pre-K and the kindergarten kids tucked right there in the corner in a nice safe and secure environment. One thing that I have not pointed out is these little light yellow colored areas. That is just meant to give you a scale of these are nice big large playground equipments that you see at lots of different schools. But to kind of give you a scale there it kind of gives the idea that there will be a lot of space back there. You can see the size of a basketball court for instance there is a lot of open space in and amongst those trees for kids to play here in a school day. One of the main questions we were asked was how many parking spaces were necessary and needed on this site. We were able to get approximately 175 spaces paved knowing that you do have large events time after time how many cars can you get on site on those overflow events and there is a substantial amount of availability from that regard and these are not design this is master planning and concept right now of plus 300 spaces are certainly possible for this site given these restraints. We also heard about a lot of design things we talked about roll curbs those type of things that the Planning Commission had some good insight on that we would definitely would want to include in the design of the project. From a traffic analysis impact study what this study did we have completed and updated that what this study did was to compare that before what is the current condition and with what would be the after in putting a school in this area. So how do you do that, you take traffic counts in increments. We took it and you can see in the blue stars four different areas in and around the Bowen property for what exactly was going on in the a.m. and p.m. in and around the site to understand and analyze exactly the ability of that site to handle that traffic. This study was submitted to SCDOT and was base on SCDOT criteria. What we found is that a signal was not warranted in and around this school. One of the notes we had was OSF which is the office of school facility and the South Carolina Department of Educational division visited with us on site and one of the recommendations we received from the SCDOT report from that site visit

was recommending a roundabout. So an improvement on Foster Creek Road at the intersection of Foster Creek Road and Tanner Ford Blvd. After that commentary we did sit with the county engineer and asked immediately for him and his staff that issue be raised and as we moved through that design process we can certainly figure out what that response is. Is it a roundabout or some other device. Obviously we certainly do not want to make a traffic situation worse but I think from a design standpoint we know that we have to improve that intersection and the end result we will certainly work through with your county officials. Pedestrian accommodations as we mentioned and inscribed in the letter are certainly things that are considered in the design process as well. (Mr. Bulwinkle) One thing that the letter speaks to but I will say it loud so everyone in the audience can hear it. Today the developer and the School District were able to meet and come to terms with the site to be expanded to 12 acres from 10.88 which I believe is reference in this slide. That is to do two things, that extra 1.2 acres is to allow additional parking because of the concerns we have heard and also allow additional recreational facilities that was some of the concerns by the public. Also wanted to point out we have sent Mr. Cribb both the reactive and fully executed contract as well and I wanted to note in there just because of some of the public comments we have heard we do have a shared use agreement that is specified within the contract I believe it is section 19 and what that is both ways with community and especially Bowen Community to be able to use the facilities of the school and vice versa. The developer has also agreed that likewise to have his facilities and trails and the nice boardwalks and views so the students can also go out and learn there. That was always in place. We had just not released that information so we wanted to make sure you knew that information as well. Mayor Newman-Caldwell thanked Mr. Bullwinkle and Mr. Thompson. She asked if anyone else had any information to add to the school districts presentation. Mayor Newman-Caldwell said "If not I would like to tell our citizens that yesterday I called Dr. Thompson and I asked him if he would be willing to come to city hall and meet with us today. This was after I finished reading everything and he was very gracious enough to say yes. He would put together some of his members especially Dr. Kent Murray who represents our city on the school district along with Mr. Doug Cooper to come and sit with us and talk with us about all the issues that we had on council and on all of the text messaging and public input that was given to us. So we want to offer up the olive branch and say what can we do as a city? How can we work together so that everyone in our community benefits from this? We started working on this last night here at city hall. Mr. Cribb, myself, and Mr. Sally, and Mr. Cox writing down all the issues we heard, calculating out all the public comments and most of you know me as a leader of our community to Mr. Ben Lewis, I thank you for saying listen because you see I not only listen but these people will tell you not only listen, and I put action behind what I am saying. And so we begin to look at everything that has been said to us and we wanted to act on what your voice was saying to our community and you know we want to do what is best for the community and whatever we do. You know we are not just looking at next year. We want to look at the next 50 years, 80 years. And some of the things that we talked

about and we came to agreement today. It was a wonderful long meeting today. And even after that meeting, we had other things we had to make phone calls and verify and everything and so we actually worked on it, Michael and I were here this morning at 7:15. I think Michael left here today at 1:30 and Johnny and I stayed along with Mr. Cox to finish up. I think the school Board left, Kent I think you left at 1:30 or 2:00 today, so it has been a long day for all of us. Sitting down and saying this is what we can do, this is what we cannot do. One of the things we talked about that the city would like to see all of the roads leading into and from the school be public because as you know you can waste a lot of expense if they are not all public. So we insist on these roads all becoming public. We also talked about road improvements and Mr. Thompson and Dr. Murray, Mr. Cooper, and Mr. Archie Franchini all agreed that all the road improvements, they would do everything that is required by the SCDOT and Berkeley County and also to make sure that it includes sidewalks because this is a safety issue for our children especially on Tanner Ford Blvd. So there were a lot of concerns brought up today in reference to the safe routes into and out of the schools. We talked about the size of the campus. That it needed to be larger than the 10.88 acres. You know I will have to say that I went out personally and called and talked to people that have built schools and everyone of them said and I do not have one that said this was not the case. Yes you can build a school, you only have to have 10 acres. But ideally you need 15 Acres to get everything on there the playgrounds, parking, everything. So the 15 acres came from those conversations from builders from around the Tri-County that have built schools. We came down from saying well where can we get this other 3 acres from. You know Dr. Thompson offered up some other areas for us to consider to get more recreation and parking facilities. We finally asked Mr. Wrenn if he would consider 12 acres you know we thought we all could live with that. And so we did decide that we could live with the 12 acres. With saying that I do want you to realize that our Mayor Pro-Tem, Mr. Dyson, Mr. Owens, Mr. Chandler were not at this meeting so they are hearing all of this for the first time tonight. The next one causes me a lot of sleepless nights ever since we had our public forum and that is that all Hanahan Children in our Hanahan School District be allowed to go to Hanahan Schools. There was a lot of discussion about this. I know that Dr. Murray said that he agreed with me. He wanted all of our children to come to Hanahan Schools and we talked a long time about this and I will have to say tonight that unless this is in our deed restriction and we are guaranteed in that deed restriction that all of our children can go to Hanahan schools no matter where you live in our city, Your children need to come to our schools. And we want to talk about those deed restrictions and you know that if it doesn't happen, you know that at any point the school pulls out then we want a clause in there that says it is going to convert back to the city. This is what deed restrictions are. We made several calls to ask around, about whether or not you could have deed restrictions into a piece of property that is being purchased and not given to you. We were told yes. I have made a commitment to our community since 2004 that all children need to be in our school system if you live within our city. We want to make sure that you are here and I will tell this council and I will tell

our community that unless it is in the deed that all of our children come here, then I have to vote NO. And tonight I want you to know that we are only voting on what is in front of us and that is the Bowen Property. We are not voting on anything else. I know we've all let you know all of the properties we have all talked about, but tonight we are only voting on the one property. I will also have to tell you that at 3:00 today, we had two other people come up to us and say have you thought about this piece of property. Let us offer some stuff up to you. So even after today, this afternoon we have people coming up saying have you thought about this, have you thought about that. We have also talked about the extension of our TIFF District and whether or not the schools would be willing to extend that TIFF District 15 years and all that money that was collected we would put that money back into the school system and within our recreational facility and of course pretty much that was no way. We are not going to do it. And so that was pretty much correct. Mr. Sally said Right. So that was a No, our board will not even consider it. We then went into talking about the density reduction that the city would be losing which is a loss of density required to the additional space of the school and associated with all the traffic demands. You know we went from 450 all the way down to 250 and it was still in negotiation at that part. I want the community to know that if we work all this out our community loses \$200,000 a year forever. Which would cause us to have to raise milage at least 3%. We've done all the calculations all afternoon. So I am putting all this out on the table to say here's what we are all considering for this piece of property and so some of us we have just got the letters from Mr. Archie just gave us the letters and the first amendment to the purchase to sell agreement. I believe that we have an e-mail correct Mr. Cribb I was told there was an e-mail that was sent to all of us on the contract. Yes mam. Which none of us has read yet. So once we have closed the public hearing if there is no objection from this council on our agenda tonight we have an executive session to discuss some matters with our community. Butch Thrower asked if he missed the opportunity to speak. Mayor said No. Council Member Cox said to relax and wake up back there. So after we finish our public forum here unless now that you have everything, unless the school wants to add something else to all of discussion today if there is no objection from the council, could we please just postpone our discussion of our contractual matters at the senior center and post pone that to January and if we could go into executive session and lets discuss the contract that we were presented tonight and Kim if you could get members of Council everything that was sent to us in e-mails. I've got mine on my I-pad. We need to pull those from the e-mails so we can talk about those too. So is there any heartburn over going into Executive Session to discuss the contract that we just got which is our new contract and the information that you will need to study before you make a decision tonight on a vote. There will be no action taken but we need to discuss the contract. Mr. Cribb recommended that we go into the Public Input part of the meeting first and then go into executive session in case some folks have to go home. Okay so is everything good for that. Mayor asked if we could we get the staff to do their portion first?

2. Michele Canon with the COG said let me start by saying that some of the planning staff have been working on may be rendered obsolete because we have not been privy to this either. Mayor said this just happened this morning. So I am just going to go ahead and go through staffs concerns just from a planning perspective on the Bowen Site and I'm going to skip a lot of what I had to say I feel is a little redundant. Just some background. This did go to planning commission on November 5th and at that meeting the Planning Commission and at that meeting voted to recommend denial of the petition do to some ongoing concerns regarding among other things lack of space, parking, attendance lines, demographics, and a concern of the Planning Commission did not feel like they had all of the necessary information available at that time and I think you have the attached Planning Commission minutes so you can actually look through and see. And so we have put together a staff report in between the time from the Planning Commission to when we send out the packets that are presented to you, the school district has presented some of the subsequent some of those materials that we had requested and had been brought up at the November Planning Commission. So just briefly one of the concerns that we had was the provision of service and since that time we did receive written documentation from Berkeley Water and Sanitation and Charleston Water Systems confirming the site could be served. We also did receive some written confirmation that DOT had looked at it and there are some other issues with that but we will get into that later. We did have a concern with the reclassification that should this amendment be approved from and keep in mind like the mayor said that this is a petition to amend the 10.88 acres unless I guess that may have changed but I am going to go with 10.88 acres. Mayor said it had changed to 12. So it is now 12 acres. We had concerns that if this was to be amended the overall percentage of Village commercial in the entire plan development and so I assuming there is this deed restriction now. I am just going to submit this as one of our concerns. Michael Sally said I don't think the deed restriction refers to what you were talking about. The deed restriction it was my understanding that it refers to if this site was not used for this school. Mayor said go ahead. Michele said what we would like to see is if this amendment is approved we would like to see some sort of deed restriction that should it not be used for a specific use that it would revert back to multifamily and I believe we have received written confirmation . Mr. Bullwinkle said you did. I'm not trying to say it is not in this deed restriction because this is a different deed restriction but we have confirmed the right to use and we will I have a separate one. It was also confirmed in writing since the November 5th Planning Commission that there would be an agreement between the developer and the school district identifying responsibility for construction of new roads, water and sewer extensions and a timeline and I have some other comments on that in a minute. Also they did give us the fact in writing that they would meet all SCDOT requirements including the 50 foot right of way. We basically, they did meet some of our requests and so on Friday we received some subsequent information and I don't know if this is even relevant anymore. Anyway Friday we received a draft planned development and we also received the written agreement, but it is now my understanding that you have

an updated written agreement. So I am going to address what our concerns were with the planned development and the written agreement like I said that may have been rendered obsolete. Staff concerns were a couple of things. The written agreement, we did not, it did not identify the party responsible for offsite improvements and the offsite improvements who was going to do that. It really needs to be in the PD amendment so that we have a document showing what it is going to be in. Something showing it before this is approved. The written agreement did appear the one we had from Friday appeared to be contradictory within paragraph 17C with regards to the party responsible for onsite improvements. So at one point it mentioned the buyer would be responsible and then a few paragraphs down it mentioned the seller would be responsible, so we just wanted to deal with those contradictions. It also refers and made references to a road agreement. I am just reading this off we typed it real quick before we came so you can have this. It is what I am going to talk about. The written agreement provided references to a road agreement that would provide more specific design plans in its specification of the construction on the roads however staff feels these designs need to be specified prior to the approval or the applicant needs to reference utilizing design standard applicable to the rest of the planned development and that would be on page 8 of the planned development. One of our earlier requests was that we receive supplemental information to the traffic impact study that the applicant had done. That would show generation, traffic generation not only by the school but in conjunction with the entire planned development and the letter that we were provide stated that they were not going to be able to provide everything because it was an unknown which was changing so much so staff still has a concern with the overall planned development and how that is going to impact. The written agreement discussed responsibility for roads A and B and it also references a road exhibit that has been replaced with a side plan that is no longer includes road A in its entirety. The proposed PD amendment regarding density and again that is in the Planned Development draft that you have in front of you and you have the highlighted portion are where they have made proposed amendments. That is what this is referring to. The propose PD amendment where it talks about density, staff did not feel like it reflected any of the calculations that staff had considered and that we had outlined in the staff report. So I think this needs some further discussion. The buffer requirements that were highlighted on page 6 in the PD amendment are not applicable to the BCSD site and therefore we did not feel like it addressed our earlier concern of buffer requirements. This is just in general the land use chart that needs to be updated to show the acreage of 10.88 or 12 whatever it is going to be. And then in general staff just wanted to be able to work through and again this is should council consider approval, we would like to see some of these things cleared up prior to that if that is a consideration. And lastly we would like to make some suggestions for the language to clarify the amendment for example on page 4 it reference a terminus at the existing Foster Creek Road and this could be interpreted as the end of state maintenance or the end of pavement of some sort but that is something we could work through if council chooses to move

forward. And that's all I have I don't know how much of that is still applicable given in light of what you have received and just in reference to what was handed out earlier the letter and then the new contract. We can't make comments to that since we have not seen those. Mayor thanked Michele. She said we appreciate this. Mayor asked if we had someone here from the SCDOT. Mr. Nathan Umberger from SCDOT and Frank Carson from Berkeley County Engineering was here. If we could get our SCDOT to come up and present too and then we will Frank would you mind also. Thank you sirs. And I failed to recognize the Honorable Phillip Farley who represents us on our County side. Phillip thank you for taking the time to be here tonight.

3. Good Evening, Nathan Umberger Assistant District Traffic Engineer District 6 SCDOT. Just here to answer any questions and background perspective on the traffic side for you guys. Mayor asked would you mind discussing the letter. Do you have a copy of the letter with you that we received from the DOT that we looked at the last time we were here for the special meeting? Council Member Cox asked if he had been out to look at the site. He said they had a preliminary field meeting. I don't want to get too into the details but you know that in any school site in general the school district will come to us. We have a representative in our headquarters office in Columbia that reviews those and we work directly with the office of school facilities as far as meeting requirements are called the ARMS manual. We have a very specific section for what we look for for school sites etc and how their operations effects on the road network and all those things. We did have a meeting I don't have the exact date but it was referenced in the presentation we made some recommendations that we thought were appropriate road improvements to keep operations in the area efficient and up to standards. Since that time we have not really had any more discussions with my office. I have not seen a traffic study come through the local district maybe something submitted through our headquarter office but I have not received anything as far as an updated site plan or anything since that time. We made our comments. Mike James again is the gentleman's name in our office, he makes general comments on what he sees but until we get a real finalized site plan is where we can get into the nuts and bolts. They are really just generic comments until that is decided. Mayor said Mr. Sally. The traffic study alluded to a maybe you can recall, are you familiar with that area. Mr. Umberger yeah relatively so. When you come past the BILO there is a community on the right hand side, The Gardens and directly across from that is the Bowen Pier Drive that will take you back to the school. The traffic study eluded something to the effect that they have around a 500 second, they will when the school is place there a 500 second wait to turn left per car. That is like 8 minutes to sit there to take a left hand turn out of your neighborhood. What's your thoughts on what is going to need happen at that intersection? Well they made mention of a roundabout at Foster Creek. I think actually a personal bias a roundabouts very efficient especially roads such as Tanner Ford and Foster Creek which lets be honest will never go into 4 or 5 lanes would want those to stay residential. Just to use another example from the area Town of Mount Pleasant uses them very efficiently. Mathis Ferry Road has something very

similar traffic volume, but I think you could look at a roundabout there. You know certainly it warrants long term build out for development and you could always consider a traffic signal. Do we want to add traffic signals on that road? I don't know that is something the local planning and DOT would try to take an engineering standpoint on data that may be something of a concern. But you are right, a lot of time traffic sites are what you can see is that those side street suffer very heavily in the peak hours especially in this case with adding school traffic on the opposite side with the majority turning right with the exiting traffic would experience a very high delay. You know would they use the other entrance? Maybe so maybe not. It is still problematic. Michael Sally, is this something that like right now just has not been researched enough at the DOT level for the school district to know that information. Mr. Umberger, again I personally have not seen this study not having come from the local district. It may have been submitted to headquarters but we have not reviewed it to be able to access those issues and again during our field meeting, we made some comments just based on my local knowledge of the road system what the outstanding issues are and what I thought would be good ideas to consider usually we do like to take an analytical approach of what will work and what won't but in that case no I have not seen the hard data to really look at those. Council Member Chandler, said if the DOT was to do a study in this case would you only look at the impact on the school or would you look at doing in my opinion a proper traffic study of the entire PUD development. Mr. Umberger, I think looking at the whole development is certainly appropriate and what we usually do when we have large developments that are somewhat being piecemealed together in this case and a very good example just up the road is North Point Industrial. They submitted a study that said when we build this part we need to do this and when we build building number 2 we need to do this and so in this case it would be very appropriate to look at it as a whole so when you build a school you need to do these things and then when the rest of it builds out there may be additional measures and maybe the developer is responsible for those and whatever is agreed to. That is something we commonly do in a situation like this and again they may have a legitimate point maybe they don't know everything that is going in but you have to try and take your best guess so that you can plan for those kinds of things. Council Member Cox said did I hear you correctly that there may possible be a roundabout where the 500 second wait is and also at Foster Creek and Tanner Ford is there a possibility that you could do two.? Mr. Umberger said there is no reason you can't. If you did one the delays at roundabouts are very low. I just wrote a letter to Dorchester County for a location up there. You could see anywhere from 5000 to 15000 hours saved of traffic sitting versus a signal to a roundabout. Do those prohibit or restrict 18 wheelers through traffic? Absolutely not. They have become so wide spread on a national level that the design standards are up to date and 18 wheelers are usually not a problem. If the lanes are wide enough and use the inside medium to meet ends the trucks can mount them if need be. Also with schools I love roundabouts because they are very pedestrian friendly, so if you are looking to connect networks and sidewalks pedestrian are stage two across the road. Whereas as signal who says

the car can't just run the signal. With a roundabout, the vehicles have to slow down and keeps that residential kind of traffic cone as well. Those are the types of thing we like to consider in these situations. Council Member Cox asked do you have any idea how much a roundabout costs? Mr. Umberger, usually about a million dollars. Ok so I'm not going to lie, that is fully designed and constructed and everything. That is not just the construction. And obviously there is a lot of factors like right of ways. Council Member Cox said I cannot afford one. Mr. Umberger said you know with a traffic signal just the signal itself is going to cost \$200,000. He said is there any other questions I can answer?

Mayor said is there anyone in the audience that has a question for DOT?

1. Mr. Pelletire, 1417, Coopers Hawk drive asked about a roundabout at that intersection there is a very large body of water there and collection of trees. He said wouldn't that interfere with a roundabout. Mr. Umberger said that is the beauty of a roundabout. They are easy to design and can offset nature. They do not have to be centered on the intersection because of the way they circulate the roads can skew into them in different areas so as long as you have a corner on one side that does not have water you can put it there and adjust the roads to it. We've done a lot of them and again I like to site Mt. Pleasant I like to keep things local so people can go look at it but the one that was just built on Longpoint Road, they built the entire thing on one side of the road. It's not centered because they have wetlands on the left so you could not build it over here so the entire project was built to the North of the Road. At BIL0 where it goes down to one lane is there going to be any effort to widen to two lanes so traffic can bypass that. Mr. Umberger said if you added a roundabout you could base it on studies and how traffic moves. A single lane roundabout would play well where you could merge traffic and move it around. If you were not going with a round about I would certainly recommend that it be widened so that you don't have traffic merged just to move it into turn lanes it would allow it to move.

Detailed description of questions and concerns from the public because tape is muffled at this point when people are not at microphone up front.

2. Gale Obey, 1660 Foster Creek Road, asked how they planned to widen the road at Foster Creek Road for traffic to come in and out of the school. She live at the end of road and wants to know how traffic is going to merge since they only have so many feet on each side and where was the space for the sidewalks? There is the Greater Bethel Church and family houses on both sides. She said she does not see where this is going to happen. It is really going to effect the cemetery. Mr. Umberger said he has not done the site design and could not directly answer her question.
3. Reverend Samuel Haney, Jr. 1516 Foster Creek Road, Pastor of Greater Bethel AME Church asked about where the right of way would be for road at Foster Creek Road and how close it would come to his church. Mr. Umberger said it really depended on what you did for sidewalks. He said a pretty standard sidewalk would be about 50 feet. Reverend Samuel said that they stepped it off. 20 feet puts you almost on the church, 50 feet will take out our bathroom. Mr. Umberger said 25 feet from the center of the line so for a total of 50 foot. That would take it six inches from the church. He asked if they

would take this into consideration. Mr. Umberger said he was sure community impact would be considered. If the road widens enough at his church the cemetery would have to be relocated for the second time in the church's existence at Foster Creek Road. There is a possibility that part of the church would be taken resulting in the church having to be relocated.

4. Frank Carson, Berkeley County Engineer took the floor to speak for Berkeley County. Good Evening Nathan spoke of some of the things that I might also tell you. We are sort of at the beginning point into looking at the engineering design. We've briefly looked at the traffic study. We have some of the same concerns we have expressed to staff. We did not think there was enough information to look at the details of roundabouts and turn lanes things of that sort. And also looking at the total development, not just the impact of the schools so when you look at the road design, it needs to be designed for the intended purpose. There has to be some kind of projection of what that purpose is going to be. What kind of development, how much commercial, what's the density of the residential and so forth. And we have just not gotten to that. We have had one meeting with the consultant two months ago and we had another meeting here with the city and staff a week or so later and that has really been the sum total of our involvement so far. So it would be a lot of issues about the right of way width, I could not tell you what that is. The one thing I would say is to be conscious of the process because Foster Creek Road is a state Road, Tanner Ford Blvd is maintained by the county and we would certainly want to work together to look at what is the comprehensive solution, not just one place or the other. In the approval process it would really be up to the DOT whether there was a traffic circle or roundabout or whatever else at Foster Creek Road. We are not going to debate with them about what needs to be there and is something we would come to agreement with over time and we would also ask them for their input about what improvements need to be made on Tanner Ford Blvd and at Bowen Pier Drive. The question has come up whether the county would accept them as public roads. If you don't know the DOT has capped their system roughly 10 years ago so new roads that are developed are county roads unless there is a mile for mile swap to put them in the state system so you are really talking about new roads and they are with the county. The county does not have any kind of written policy or written agreement about it, but is a matter of practice when offered and asked by municipalities we have accepted for maintenance when they meet our standards. We typically follow DOT standards. There have been some suggestions about consideration and the Bowen pier project for commercial plan and some streetscapes types of thing but we really have not seen anything yet. Those are the kinds of thing we will be looking for. Council Member Chandler said if that is the case since Foster Creek Road ends the state maintenance right in front of the church I believe the road improvements at that point and the continuation in front of the school would be all county even though it would probably still be named Foster Creek Road as an extension. Mr. Carson said yes. Chandler said you all would have to accept it. Carson said that's right. The paved section is maintained by the state, the unpaved part is maintained by the county. Chandler said if they paved it on through because of the school who would own it? You or the county. Carson said it would be county

maintained unless we worked out some swap. Right now if you developed the road from the intersection you would want to look at what makes sense because otherwise you are in the middle of a block if you will and are changing from county to state. There are some of those types of streets in the county but is kind of an inconvenient to the citizens when they do not know who to call if there is a problem with the roads. Council Member Sally said Mr. Carson one of the issues we talked to the developer and the school district about today was the important that we felt like we thought these roads that led to the school and around the school be made public roads. I would like to get your input on that. What your feelings were on that. As a second part of that on Bowen Pier Drive there is commercial planned on both sides of that road and the developer is wanting to have some type of angled parking off of the street there and is that something the county can help us look at. We would certainly help you look at that. I can tell you that is an issue for us. It is a traffic issue and a safety issue particularly with the volume of traffic and that type of parking we don't have, we have not approved that type of situation like that anywhere in the county. Parallel parking is another story but again it goes to the detail of what is a traffic volume in peak hours and ADT and so forth and you talked about connectivity, if you have a lot of pedestrian traffic on that road how is that going to be accommodated so those are all details that would have to be addressed in the design phase. Mayor said is there anything else for Mr. Carson? Anyone in the audience would like to ask Mr. Carson any questions pertaining to the county side about these issues? Okay thank you so very much. We appreciate you for coming.

Mayor said is that everyone from the Staff that has comments. We now open it up to the public. Please come to the podium and state your name and address for the record.

5. Butch Thrower, 1104 Belvedere Drive said he grew up on Smithfield Place. I don't ever remember a traffic problem on Smithfield Place and don't ever really remember traffic problem related to the High School until the improvements were made. The additions at the auditorium and then you go back in to any kind of special event and there is really no consideration or planning for parking. There does not appear to be any kind of thought or plan for the future. That is the same way the Middle School was. The Elementary School existing is the only one we really that won't have an issue about parking for special events because we have a lot of undeveloped land and buffer areas around it. It seems like at some point the school district planned for future development. When I grew up there were all woods where the softball field is at the High School. So at some point someone was thinking about the future and future growth. Whereas now we are building a school to capacity. It will be at capacity at least in the first couple of years. I don't know all the statistics, but to me there is no kind of consideration for growth for special events. At the PTA meeting last night at the Middle School was held at this new facility it would not have been able to accommodate the parking. If it was not for the recycle area and the Spell Field area the parking would have been up and down Murray Ave. and those are my concerns. I was trying to write down a couple of notes. Council agreed to 12 acres I think you said it was in the meeting. So we went from 10.88 acres to 12 so a little over an acre so by 205 feet by 205 feet is what we agreed to in the expansion. It looks like it is tucked in a U shape

within wetlands and I'm hoping you all are considering and you probably already went over it the usable. If you are only going to go for an acre usable and not be responsible for the wetlands. Also it was addressed and I think it is a great presentation by the school and the county has presented and I am sure it is going to be one of the best schools ever built. I don't have any problem with that. My issues are when you step off of the boundary lines. How is the city going to be able to handle the overflow and if we don't control that now before it's built, we will not have that option because at the high school or the middle school it is not their concern. Once they are off site they don't have to worry about it. You know it becomes a city issue. Also have you considered that it would be easier to stomach as a citizen if we knew what was going to be built adjacent and if we knew where these trails were going to be that are going to be in the deed restriction that the school can use it the community can use it but we don't know, those things change. The PUD has changed and the original conceptual drawing of the PUD is nothing to what it is now. When the developer comes in and gives pieces and parts you can't really see the whole flow of what we value so highly and this is one of the last developments we have in the city. So I just wanted to bring those points to your attention. Thank you.

6. Lucas Shultz, I recently purchased a house at 7030 Billberry Street in the Gardens Plantation. I have a one and a half year old. I exit at that intersection every morning. Currently I have about a 15 section delay in the morning. Knowing that the studies would indicate a 500 second delay. It is kind of scary. I work with in traffic engineering so if that is what the study says I am sure that is pretty correct. So I would stress even though there may be budget constraints to really consider a roundabout in that intersection.
7. John Sakalas, 1203 Roma Road in Eagle Landing. I agree that we do need another Elementary School. We are rebuilding to satisfy the community not just a few public officials, builders and developers. The Bowen site seems to be a good spot, but let's see what we have to gain as a community as a whole not just a handful of people. We have to pay more taxes because we will lose the revenue from the 10.88 acre now 12 acres of land going to the school instead of the homes that were going to be built. Like the way the PUD was set up anyway. We now need to see where the moneys going to come from to put back in the savings account for the tower fire truck that we had to buy just so we could cover the apartments that were 5 feet higher in the Bowen area. You don't need a school in the middle of houses or apartments to be able to sell them. The Williams Lane property has been in the plans since 2007. Money has already been put into this project. There is more space for parking and special events and you are not having to park on the grass from day one. Even if you are using all the open space from opening day what do you do or how do you to expand. Putting this project on hold for 6 months or even a year is not going to be a game changer. What will be a game changer more importantly a life style changer will be if you as public officials on all sides school board and council do not set aside your egos and look at the big picture as a whole and work together as one unit, one community. All I'm asking is that you make sure that all questions are answered completely, legally and for the long term. When I say long term when we do traffic studies let's do the study based on the numbers of the future

population, not existing population. Hanahan only has so much land that it can use. We cannot afford to give away any taxable land and lose the income especially when it is already figured into the equation. If we are not careful Hanahan will tax itself out of existence or we will not be able to keep fire or police on hand because our pay will be so low due to the lack of revenue. Let's all remember this one thing, the decision you are making about the school today will be affecting the same children graduating from high school in 2027. No matter where the school is built, or how high tech the school is the faculty, the children in the school are only as good as the support given by the parents. Applause.

8. Mr. Lewis, there had been a lot of discussion about taxable income and I see at least one realtor here I know historically when the school is built I would expect values to increase in the surrounding areas at least. Is that factored in? Does that go to city or County? How does that factor into that first of all? Council Member Sally said first of all I don't know how you can have better schools than what we've got. So the assumption is by building a new school our school is going to get better. I think that most of us are here because the schools and because of the community. I wouldn't think that the building of a school is going to get you a big bump in the property value. Okay we might disagree there but I definitely hear what you are saying. I was just curious if that was factored in to any tax calculations. Council Member Cox said regardless of whether we need a school there or not I think we all agree that we need a school in the Tanner Area it is going to affect property values somewhere. So whether it is Bowen or Williams Lane, whether it is on CWS property it is going to affect those property values. If I am a young family buying a house and there is a school close by I might put another grand or two out. But it does not matter where we build it over there, it is going to increase property values some. So it is really a wash. Mr. Lewis no I was just looking at the calculations when you are talking about lost revenue. Cox said we can sit down individually. Numbers are my thing.
9. Brenda Rindge from the Post and Courier said you all said earlier you all were going to discuss this in Executive Session and I have a question in regard to FOIA (Freedom of Information Act) how are you going to comply with that how are you going to discuss it in Executive Session? Cox said I was asking Johnny before the meeting this is a Contractual Agreement but we are not a member of it therefore I don't think it is covered by the FOIA exemption. Ms. Rindge you may be able to answer that better, even though it is a contract. Mayor said she asked the same question before he did. Since it is a contract but not a contract between the city and the owner of the property so Johnny you might want to get clarification. You might want to call our attorney and just ask if not then we probably need to table this because we just received this information. Yes we've talked about it today, but the other gentlemen on the council have not heard it. They have to have time to read it. I need to read it. Mr. Cribb said we've gotten a lot of information as of Friday that they need to pour through and you are correct some of council was not there today and if you feel uncomfortable, sometimes we talk about our Federal Government voting on bills they just got 5 minutes before the vote. We certainly don't operate that way. It will definitely impact your ability if you don't feel like you have had time to look through all the information.

To be able to come to some kind of decision tonight. Council Member Owens, it think the question is can we go into Executive Session to discuss this contractual matter without it being FOIA. Council Member Sally said can we continue on with our public hearing today or do we need to rehold a public hearing next month. I think it is pretty clear we have heard from SCDOT and Berkeley County, we've heard from our planning Staff and frankly I have an e-mail in my in box that I still I have not had a chance to look at that pertains to this so I think it is pretty clear that we are headed to my view point of not being able to make an informed decision tonight and do we need to complete the public hearing today or do we want to rehold the public hearing again next time. Mr. Cribb said you can have a public hearing at 1st and 2nd reading for items such as this my recommendation would be to have a public hearing at 1st and 2nd reading. A member of council or a member of the public can request a public hearing. It sounds like that is what we should do and schedule accordingly. Council Member Cox said just so the public knows it was not because the rest of council did not want to be there today. We all did. We are only allowed by law to have three of us together. We cannot have a quorum. So it is not because they did not want to be here, everybody was chopping at the bit to be here. Mayor said and if I could address that please? After reading all of the information which I finished up around 1:00 in the morning Sunday because of all of our activities that we have had here at our city. So yesterday morning I called Dr. Rodney Thompson to say can we just sit down and see if we can't come to an agreement. You know I would like to invite Mr. Michael Sally. The reason I chose Mr. Sally is because if you have been coming to our meetings we all have full time jobs, I have three. So what happened was we divide up our council to cover certain parts of our city so that we cover more territory and so that we can help more people. Mr. Sally is over the department of planning and building and real estate. So he is kind of our voice on council that goes to all the meetings on that end and brings back everything to us so I asked him. Now the next one you are probably going to laugh at me but I asked Kevin Cox because he is the one that has the most questions In the last meeting and was the most vocal. Council Member Cox said I don't know of anything contractual that we need to go behind closed doors for. Everything we need to discuss is something I think the public should hear. Our meeting today with the school board was productive. I walked out of there with a smile on my face which was a surprise to me. Dr. Thompson, Dr. Murray everyone had very good ideas they brought to the table. I am a little concerned that I am getting 45 page documents at 6:00 p.m. but I have asked for last Thursday. We got 6 pages of the document last Friday and get the full document at 6:00. I can't read it and understand it. The deed restriction, our attorney really needs to look at that and read because I don't see any real consequences in it. What happens if they violate it? Normally in a deed restriction the property reverts back to the original owner. In this case I don't think that would be satisfactory. With all that said it appears or made to appear that we have held up the progress of this project and I certainly don't want to be looking like we do that and tabling it would make that appearance. The school board has asked us to look at the issues and vote on it. If they wish to pull it back that is their concern but if they wish us to continue on and vote I think we have to vote with the information we have.

10. Gale Obey, 1660 Foster Creek Road, said Mayor and Council I hope you will consider what I have brought and again if it were not for the McKelvey Family, where the school is to be built there would not be a Tanner Elementary School and I am a part of that heritage and I hope you will consider that. I live at the end of Foster Creek Road and when you build that school the McKelvey's if it weren't for them and my family there would not be no Tanner because I would like for you to consider that. Thank You.
11. Mr. Bullwinkle said Mr. Cox I very much appreciate your comments. I do have to say that the reason I sent you back the contract and just put the sections in that pertained to the roads. I apologize I just flew in from Chicago this afternoon at 5:30 so the deed restriction you saw was me dictating to my secretary on the way in so please I'm just saying that in the sense that the School District has directed me to get this done so when you do read it and have questions, I just wanted to give you the context. With that said Dr. Thompson called me right before this and he appreciates where you are coming from and the schedule is getting extremely tight and that is just what it is for the school to be built and opened in August of 2015. I know a number of individuals said they did not want a school to open in the middle of a year. We would ask that either you consider 1st reading and we continue to work and be productive like we have been and sit down next month and if we can't come to terms so be it. I completely understand that is in your view and we can hopefully work some of this stuff out and if not Dr. Thompson did propose that if you all could have a special meeting in about a week or so. And that may not be possible. He thought that it would interrupt the timeline by pushing it to January and that would pretty much be going ahead and securing that the school would not open in 2015 from a construction standpoint.
12. Council Member Chandler said that just in this deed that Mr. Wrenn himself did not sign because he needs to talk to his attorneys so the school district tonight is asking us to vote on an issue on a document by definition and what's in this document is not legal or binding and even the seller won't sign yet. So how can we possibly vote on this to accept it without the contract being valid, would you do that? (Asking Mr. Bullwinkle) Mr. Bullwinkle said that what I would say is my understanding that your vote tonight is to move it on for consideration for 2nd reading, so if you did vote and we worked it out during that time period I would definitely recommend although I am not your attorney but when you had second reading I would completely understand your concern Mr. Chandler. My point is it is either going to be more valid next month or it is not and that is when you take the final action in that time. That is all I was indicating.

Council Member Cox said while you are standing there where do we stand on density reduction? There was no written document on that in the papers I was handed at 6:00. We had long discussions on that today and the number varied from 120 to 450. In this document that we were presented in this amended contract that Mr. Wrenn had never seen before today. It mentions 190 and you had to talk to your banker about that. Is it 190? Are we at 190? Mr. Wrenn spoke up and said it was unresolved. Mr. Bullwinkle said, where we are and I appreciate, I'm not Mr. Wrenn's attorney, and I appreciate where he is. He has a very complex financial structure as we can all appreciate as we have seen and obviously it is a very nice piece of property and there is evaluation issues

and those sorts of things. Mr. Wrenn, basically it would be my legal advice if I was his attorney to say go to your bank one time. Get it worked out because if you go to the bank twice the second answer is always no. So what he is trying to do is that he is at 190 which I think staff had thrown out at one point but once a final number is that is what he would go with. Mr. Cox said I only have one more question. Are these deed restrictions that you presented us with today legal to execute? Mr. Bullwinkle said in what sense? Mr. Cox is it legal with deed restrictions that go toward attendance lines for a school? Mr. Bullwinkle, that is very interesting question. The answer would be yes. I do have, this is one thing I think needs to be thought of but again it was me getting off of the airplane and understanding what had been talked about today was. Mayor said I want to hand these to you, these are the issues I just told the public about. So these are the issues I need. Mr. Bullwinkle interrupted the Mayor. Mr. Bullwinkle said Mr. Cox to answer your question as attorney do I did this backwards. Mr. Cox said I am use to it. It is yes, it is legal if this is the desire of the City I would actually handle this differently and that would just give you one quick explanation. What I would say is we put in the deed restriction, it says there would be appliances with said agreement copied, attached as exhibit A to the deed itself then that agreement would be a simple agreement with the lines. That is why I did it. Mayor said I am married to an attorney. Mr. Cox said you are married to a judge mayor. No question about that. Mr. Bullwinke said but the agreement would be the binding thing and we would incorporate it into a deed restriction to so it would really be two different documents so that way the City could enforce it, but the point tonight I did not want to change the deal just because. Mr. Cox said I just wanted to make sure it was legal because we had heard illegal, legal. I just wanted to make sure. Mr. Bullwinkle said I have done it before. I did it in the City of North Charleston recently where I did 10%. Dr. Murray said he was referring to the advice from another law firm. I want you to understand that we are dealing with two different firms here. So that is where that advice came from and if we could have another conversation with him would advise to only go as far as we went which I think establishes what the mayor wanted today and I think it also. Mr. Cox said make sure you don't get billed for that advice because I don't think it sounds like it was too good. Dr. Murray said don't get me started on it. On the hours and how they bill it. Mr. Bullwinkle said Mr. Cox we can get there 100%. I can find you legal ways. Mr. Cox, said I am sure you can I just wanted to hear you say it on the record. Mr. Bullwinkle said it may not be this way but we can get there. Mayor said Mr. Bullwinkle it has taken me a long time working with these guys to get them to the point where they have to say we can't do this but we can do this. So let's not get them started on that. Mr. Hodges said I don't think we want to be like some pieces of legislation that are passed over the past few years that says something along the lines of we want to pass it so we can find out what's in it. Mr. Sally said out of respect to the public there is probably a lot of people who want to speak on the subject. Can we go ahead? Thank you so very much. Mayor Newman-Caldwell asked if there was anyone else that would like to speak to please come forward and state your name and address for the record.

13. Sandy Hightower, 1102 Eagle Landing Blvd. I just jotted down a couple of notes here. Mr. Lewis said at the beginning of the meeting that this location meest the school

districts needs and that is all well and good and I sympathize with that but first and foremost we must think of the needs of the citizens of Hanahan. Before you vote remember we have 10 acres of very usable land at the preexisting school. --- They cannot predict what the adjacent property is going to be at this time but we know what the adjacent property could or would not be done at the existing school. If the existing site was used no one would have to lose their homes and everyone would have their needs met. The children and the citizens of Hanahan. We as a City and citizens cannot afford to lose the tax revenue. There seems to be a lack of important information needed to finalize this decision tonight and I ask you to strongly sit back, take a step back and think about what you have, whether or not you should vote and which way you need to move. Applause.

14. Malachi Duncan, presiding Elder in that area and Bethel AME Church is one of the churches I supervise. I have listened to what has been stated so far and I had it in my mind that the piece of property that we are discussing tonight was the only place the school could be developed. Now the district has 10 acres next to an existing school. I think we need to look at that. That is all I am saying. Mayor Newman-Caldwell said the only property we are voting on tonight is what is on the table which is the Bowen site. Now there are other sites that we have been in talks with the school district one being back in 2007. We will be glad to give you the timeline. We started in 2007 talking to them about the Williams Lane site. So when we started talking to them about that we had a high school class that actually did an engineering concept with sidewalks. So at that point we as a city with Mr. Michael Sally's help began to apply for grants based on that. Based upon the work the children had done at the high school in the engineering department. We all got together and started writing grants to get the sidewalks approved through these grants. If I'm not mistaken Michael, we presented that grant twice before we got it. Correct? Then we got the grant to build the sidewalk out there. From there we moved to a discussion with the Charleston Water Site which is what we have talked about at another site. But tonight the only site we are even voting on is the Bowen site. Mr. Duncan said that is the site I am concerned about. Laugh, laugh, laugh. It affects where our church is standing. Mr. Owens said I asked depending on the outcome of this vote that if it does not turn out for the Bowen site that you come back along with some of us on board that believe that the school needs to be bigger and preach that. He said I don't mind doing that brother.
15. James Mazzanti, 7426 Northgate South Cove in Tanner. Honestly I am for schools. The more the better as far as I am concerned. My only concerns are the complete lack of information we have at this point and time honestly. If you are being requested to make a vote on one location but you are not given the information to make a proper judgment call on it, how can you possibly vote yes towards anything at this point and time. As you said earlier you had other incidences where legislation went through without knowing what it was until after the fact and this is what this sounds like this is turning into. I can tell you from the standpoint that most issues are going to be traffic and we only have preliminary traffic reports on what might or could be done in the situation. But it is a beast in the morning and will be a beast in the evening coming back home. I don't know how to fix it or I don't think anyone really knows what to do about it

or what the results are going to be about it. So I would ask until the time the information is put in front of you and you are given enough time to actually review and make an informed decision until that actually happens please vote no. I'm not saying it is a bad decision and I'm not saying it is a good decision. I am saying an informed decision vote no up to that point.

16. Ben Lewis said I have more questions. Sorry. Mayor said don't be sorry we want to answer all your questions. This is for both I guess we need to go to council first. It was mentioned to consider waiting a week. Is that possible first of all? I mean in light of all this information it makes absolutely no sense to vote tonight. Is waiting a week possible? In terms of procedures and all that good stuff. Mr. Cribb said if we even tried to get all this information in a week and give our planning staff and everybody adequate time to review it we would get back here a week from now feeling like we would have enough time. One requirement we are bound by is when we pass an ordinance we have to have a couple of weeks between readings. If we have a first reading, we cannot have a second reading for several weeks. I am trying to answer both of those questions. A week from now a lot of people are to be commended for their hustling they did today. We are a little closer whether it feels like it or not to ultimately getting a school. A week from now I still see questions. What is the drop dead date for getting a vote and opening the school in August? Mr. Bullwinkle said January 2014. When do you need them to vote for to do what you need to do? That is what I am asking. Mr. Bullwinkle, we had hoped on the internal timeline it would have been August originally. Now we are in December. What we are saying is what I have been told if we don't move forward right now, it is not going to delay it forever it is going to delay it starting at the beginning of the year. And then last question, what is the legality of the referendum? With the way the referendum was worded what would be the legality of, I mean we can't use that money to build at Hanahan elementary can we? Mr. Bullwinkle said no you cannot because of the way it was worded. The 24 million dollars you would not be able to be used. Okay. Mr. Cox said there was also an 8 mil increase that was approved by the school board. Speaking with the Daniel Island residents about their school, Dr. Thompson and I don't want to misquote him so I am not going to quote him. But he made a statement but if they had to they could use that additional tax generated by that 8 mil to build a school outside the parameters of the referendum. So there is a possibility there. It is tight but there is a possibility. The old school site is my first choice but I understand there is also one in Tanner and I am ok with one in Tanner. But there is a possibility. Dr. Murray said but Kevin that is 8% money that is not a mil. Kevin said 8% money. I stand corrected.

He said I spoke to a school teacher that evaluates school teachers for Berkeley County that actually lives in Tanner. She currently has 26 school teachers that she evaluates for this year. And I asked her the other night because she called to get some facts out of me about what is going on and I asked her you have teachers you are evaluating this year that probably should not be employed by the county. She said absolutely there are some that should be fired. But we have to go through this process for a year and then guess what? We are going to give them another chance so there are 20 some students sitting in that teachers class this year and there is going to be another 20 something

sitting in that class next year that are basically, I won't say wasting time but they sure are not getting the best education in the world. If it takes us an extra year to come up with the best thing for our community, I don't want to wait, but if we have to I don't think it is the end of the world. By the time I finished talking to that lady she saw the light of that because she sees those children. It's not, we are not going to get rid of that teacher because it's not good just like that to make it better we are going to make sure we give them the right tools. Mr. Lewis said I have a 7 month old. She's going to school there. It will be there by then. My bigger concern is what happens if we go down road X and road Y and looking at other locations here and locations there and we get, we run into obstacles. This one feels like the location that is the most known if you will in terms of what could happen and what could not happen. It feels like the one that has the most opportunity in it and my fear is we go somewhere else and then meanwhile, you decide it is time to develop the property and the other property is gone and you know everyone wants to develop property in Hanahan now and everything is gone. Council Member Cox said to make you feel better we had an individual come to us today with 13 plus acres shovel ready in Tanner/Foster Creek. Sewer, water. Council Member Owens said this is the only property I hate to say it they have done due diligence on to show us what can be done. Some of the drawing that we have been given or diagrams that were put out aren't there what they put in Bowen so we don't know the other sites. Mayor said we can only vote on what is given to us. This is it, we can't even discuss other sites because it is not on the table. Mr. Lewis, I don't want to discuss other sites. Just in the conversation I wanted to express where I was coming from. Mayor said before that 8 month old baby gets ready we will have a school over there. ---

17. Johnny Harkness, 1036 Dominion Drive, said you have two votes on this right? So if you have a timeline you have to meet for the school board for January, you could give it an okay for tonight and you could still do your studying and vote it down next month if you decide you do not want to do it or if you wanted to go for another site. But if you want to keep the ball rolling at this point you can vote for it tonight and I don't think that locks you in to anything. You still have a full decision to make. That would be my suggestion. If you vote it down I think it cannot be brought back up for a year. Is that right? Mr. Cox, yes unless they are major changes. We are talking about that one site, right? So if it that one site, if they have a schedule they have to maintain and if it looks like maybe by some chance you are going to be able to approve it, next month after the decision you make then you are still on course. That is all I wanted to say. If you passed it tonight, you still have a month to study and you still got a month to have another public hearing and then if you decide you will go with it then everybody is on schedule. Applause.

18. Robin Dotter, 7544 Hawk Circle, the Reserve, not in Tanner Plantation. I have been dealing with this as some of you may know since 2006 since we bought in the Reserve and was told we were part of Tanner Plantation and was told my children would go to Hanahan. My husband graduated from Hanahan with Dr. Murray. I know you guys have been behind us and I appreciate that. And after speaking to Mr. Cox, I appreciate that all kids should go to Hanahan Schools. We moved back over here to go to Hanahan. That was our sole reason for moving here. We have been in our house ever since and my

child cannot go to Hanahan. I'm struggling with this decision because I want to come up here and say we need it now, we need it know. But after hearing all of the information that you guys just took in, I would urge you to say no at this time. Now maybe we have this other piece of property which none of us know where, but now this other piece of property that is just being mentioned however I am stuck with that. it is purely selfish decision because my child has one year left where he is. So that is a burden on us as to whether we are just going to move so that we don't have to do this game anymore or I have to put him somewhere where I don't want to put him. So where does that leave me? Mayor said I can assure you that I think I said it loud and clear today, unless there is a guarantee in that deed restriction that all students that live in the City of Hanahan go to Hanahan schools. I have said that since 2004. I will not go back on my word to this community and I will go to my grave fighting for this that all students go to Hanahan Schools and that's why I am going to have to insist that it be part of the deed restriction. I cannot choose a site. It is entirely us to the school district but I assure you and I am only speaking for myself because I made that commitment and when I tell someone I am going to do something. I did give them my word. Therefore I must say to these citizens tat because I did give you my word in 04 and because I always put action behind whatever I do. I made a commitment. I made a promise and within that promise I said that I was going to listen to your voices and I was going to act upon it. I am only speaking for myself and that's the way it's going to be. Robin said and I appreciate that and all I am going to say is that we need that deed restriction and I am so in favor of that and if it takes another year as someone else said this is not just one year, but this is about years and years of the school being there. So, Mr. Sally said what grade is your child currently. Robin said he is in 4th grade. So I guess it is just a thank you and you have already heard all the other things I was going to say. I just appreciate that it was just a hard decision for me because I was here to say yes and now I am saying no. Mayor said and we got this tonight. Mr. Franchini brought it to us and they have agreed to put it in here. The only thing we are saying is we need to let our lawyers look at it. OK. That is the only thing I am asking right now is to let our attorney look at it because we just got it tonight. I commend Dr. Thompson and Dr. Murray that represents us. We really did get a long way today. There are still some things that need to be worked out but the bid scope of things. If it had not been for one person and I don't want to call her name but saying somebody talk please. I mean really we did make a lot of headway today and there was a lot of professionalism on both sides and I just know that we can all come together to work on this so that all of this is in line . The last 48 hours have been tough. Robin said thank you very much.

19. Jim Rowan, 1409 Coopers Hawk Drive and as you know I have been to a whole bunch of these meetings and have things to say each time but what I'm noticing here is a couple things are being productive. First of all there is going to be dramatic impact on people where ever the school goes. Some of the impact is going to be positive some of it negative. So wherever you chose for it to go it should have the least amount of negative impact and the most amount of positive impact on the community. I am getting the feeling that the information is coming to you piecemeal because every time I come to one of these meeting some additional information comes out. Base upon what I have

- heard tonight to go along with all of the things I have heard before until we have a better plan I strongly urge you not to move forward on the Bowen place. Applause.
20. Kendra Wilson, 1456 Coopers Hawk Drive, said I just wanted to thank the council members that have expressed concerns over the traffic issues as a resident are one of my greatest concerns and I would also challenge you to carefully consider the fact the staff has not had a chance to review the recent changes that have come to light over the past few days. I think it is very important and I know you all will but I just wanted to say that to you directly.
 21. Randi Holcombe, 7306 Brown Thrasher Court, I have two sons. The first one will start in 14 and the second in 15 so it affects me very personally that year. But my question is that you brought up this new site today that has come into light, the 13.1 acres. --- people coughing, can't hear. Is it possible for you all to meet in the next week or two or is that off the board. Mr. Cribb said the developer came to us, we said to go to the school district. It was not up to us at that site and there are also other sites that we are also thinking are in our mind that are not viable but again tonight it is about this one specific application. This site that came in today we have not even come close to processing that in our head. It was unsolicited and someone coming through the door and we sent them to the school district. Ms. Holcombe said it wouldn't delay it a year that is my question. Mr. Cribb we are already in it tonight based on the vote if we missed these deadline someone coming in saying I have this many acres, shovel ready site, So there may be a lot of issues and I don't know if we know anymore than we are looking at..
 22. Frank Butler, 1610 Foster Creek Road, and that is at the end of Foster Creek Road where the pavement ends and the state maintains the road and from there on to the proposed site is maintained by the county. Just for the record, I made some statements the other night at the school board meeting and I don't believe they are on the record here but with some additional comments, I would like to say that I also live next door to the Bethel AME Church which was brought up before. Years ago that was located on what is currently North Rhett Extension and they were asked to relocate so their church was moved to its current site on Foster Creek Road. Along with that move they had to dig up their loved ones and move to a cemetery that is located on that church property which is very close to the edge of the road and right across the street is another family that has a cemetery that is very close to the edge of the road. So with proposed road widening and additional sidewalks how close are we going to come to these cemeteries of these peoples loved ones. They have already been asked to relocate one time and they did. Ms. Obey spoke, her family had property right in the middle of where this school is to be located and so she was asked to relocate. Their family was asked to relocate. It was a voluntary thing. They sold the property and the house was built, but it is on the edge of Foster Creek Road. Again affecting another family that has been in that area, I have been there 25 years and they have been there a long time before me. A long time. They raised their families in that area. Are we going to ask them to relocate again? I'm talking about again. We are talking about, and I don't have children in school, but a lot of families here do. But if I was a car salesman and I told you I had this 6 passenger van that I can sell you but you got to buy it by January 1st, but later on you find out there is a

deal on a 15 passenger oh if we had just waited. Do we have to do it right now? I know there are some people that have children that they want to get enrolled in school and go all the way through. See we did not have this problem when I was coming up. I grew up in North Charleston. We had two schools: North Charleston Elementary 1-7 and North Charleston High 8-12 so it was a different situation. And I understand, I know about putting people in school and then having to move them relocate, but we also have issues with families having to relocate. I mean their whole household. So I would admonish City Council to take all of these things into consideration. I appreciate the effort that Council has done. I appreciate the effort of Mr. Wrenn. I appreciate the effort of the school board. I appreciate the effort of the citizens coming out and putting in their input into this situation, but this is of massive importance like our mayor has said. This concerns our children for years to come. This is not something we want to rush into to meet a deadline. I know deadlines have consequences but buying something quickly has consequences too. Thank you very much. Applause.

Council Member Sally said Madame mayor, I encourage anyone that has something to say, say it now. After the last meeting I got a lot of phone calls, got a lot of e-mails, and people said I felt this way and I felt that way. I would encourage you to get it off your chest. Now is the time.

23. Paraphrased because she did not come to the microphone. Bessie Crumb, 1306 Williams Lane, was concerned about the Bethel Church and said it hurts families when they had to move family and rebury loved ones. She said she was too old to move and asked that council pray about it and consider everything before they made a decision.
24. Gale Obey, said please consider that too. I have two loved ones that have just passed. Mr. McKelvey the one that Mr. Wrenn bought from he passed away. I think he would be very disappointed to know that me as his daughter has to relocate and he did everything to work towards the City. You all need to remember that because you all were at the ground breaking and you see how happy they were we had good people so I just want you to consider that because I would like to do what my dad really wanted to be there so as a family we picked a place to relocate and I would like to stay there on behalf of the McKelvey family so like I said without the McKelvey family it would not be Tanner. I have two loved ones that just passed, Mr. and Mrs. McKelvey and want Mr. Wrenn to know they were loving people. Robert and Edna and they were real kind people.
25. Reverend Haney said if I may, and Mayor asked before he started asked if there was anyway that you could get us some information on the gravesite and when they were moved etc. I would think this is going to be very important to this because this is the first time I am hearing this and I know that Gale and I talked when she called me about this. I personally want to know about this. Rev. Haney said yes mam. I can get you some information about this. Mayor said sorry to interrupt you but I think this is very important. Mr. Sally said from an engineering standpoint have there been any studies done on this gravesite. Mr. Bullwinkle said right now public records are a 50 foot right of way up to that point. All indications are that is right. One of the speakers actually brought this to our attention on Thursday. I think that tonight the school district has it

and Thomas Hutton is going back out there to survey as we speak. There is no indication that I have heard or discussion that I have heard of moving any grave or anything of that nature. We believe and the public record shows that the right of way is wide enough for what we need to do, but we want to be extra cautious. Mr. Chandler said that is for the road. Mr. Bullwinkle said when I talk about right of way the sidewalks would be within the right of way. Sidewalk to Sidewalk. Rev. Haney said I just wanted to address council and asked if they had considered Luke 14:29 which says, "oh for which of you intends to build a tower set us not down first and count the cost but that we have sufficient to finish it." Sounds like to me tonight you all don't have enough information to count all the cost so I just wanted to bring that to your attention.

26. Frank Butler, asked how much property was needed for a roundabout? How much area would that consist of? If that was in the plan. Mr. Sally said I think the DOT guy is gone. Mr. Cribb said in looking at the site there appears at Tanner Ford and Foster Creek to be enough room to put a roundabout there. In looking at the roundabout requested at Bowen Pier Drive and Tanner Ford Blvd that would be problematic. I don't know how you would fit it. The Gardens has houses up to here and there is undeveloped property on the developers side. Undeveloped commercial property of high value to the developer. If a roundabout is required there I imagine it being a significant issue. But I will let the developer look into that. Mr. Sally said I imagine the engineers could be looking at that too. Thomas Hutton could look at if they could fit those as well. Mr. Bullwinkle said of course and I do want to know about the letter from DOT why the roundabout, the one Mr. Cribb was just speaking about that was not mentioned in any correspondence from DOT. They had suggested this was the first time anyone from the school district had actually heard of that discussion. It was not mentioned at the traffic site or the onsite visit or the follow up e-mails from DOT. Mr. Sally said I remembered that and that is why I brought it up to him specifically tonight because I'm thinking did they read the 500 seconds, 500 seconds delay. I'm screaming. I am bringing a razorblade with me. Just saying. That's a long delay in a year and that is why I asked specifically if they had looked at it and what it sounds like he had not personally looked at the study. Mr. Bullwinkle said I think that is interesting I had just reviewed his e-mails and it was submitted to district office. I mean state office which is required on October 3rd. It has been on the website since then, so we will get back and figure out why. That seems to be an internal issue with DOT and I was surprised by that. Mr. Chandler said did we find out if the roads coming in and out will become all public. Mr. Bullwinkle said that is why I have been directed to by Mr. Thompson is to work with the developer and make sure they are all public. One of the amendments we have to the PUD is to allow public roads. That is our design and secondly I do just want to note to everybody here both these road entrances and I appreciate everyone's concerns I truly do. Those are road entrances that are dictated by the existing PUD for development there and I made the statement the other night this is just a fact. It equates to 190 residential units by IT units. Look at the traffic, the equivalencies that sort of stuff and I think your staff has discussed that in one of the planning commission meetings or something. The point is when 190 units come in to a development whether the school is there or you're at the same issue and so those are the access points that were decided on by this city council.

Both of those are being used because that is what the PUD says had to happen. And Mr. Wrenn right, wrong or indifferent has the right in my opinion since 2006 to develop as is under the existing PUD which means these road improvements you all talk about for taxes and all it's coming one way or the other. It is just who manages it and how best we do it. And I believe the school district is in a position to manage it the best primarily because we have to go to DOT standards. We have to involve them and that is not necessarily completely the case if you are just doing one apartment complex. I just wanted the public to also understand that.

27. Jane Keys, 1509 Foster Creek Road, I hear so much discussion about Foster Creek Road, Foster Creek Road. The road widening, the road sidewalks and all this and I am thinking you know that road already comes through my family property on both sides. It is my families property and I am wondering how this is going to affect me and my family. I would be interesting to see how you guys widen that road and put sidewalks in there. I know there is talks about farther down the end of the road and where the Bethel AME Church is but I am wondering we live before you get there and my parent yard is almost already at the road. What are you guys going to do? I would be interesting that you please consider the little space that you got to work with there. Mayor said you have the most popular road in our city. All of a sudden.

Mayor asked if anyone else wanted to talk. I want everyone to talk and just get it out.

28. The meeting today was productive. My name is Ray Wrenn by the way, I am the founder of Bowen. Thanks to the people that attended and I am sure the people that indirectly did not attend. I know you guys have to discuss these things. We made a lot of progress. There were some things that came up today that require, that I am going to need a little bit more time to process. A couple of examples are going to be the density calculation. I went into some level of detail how I've got four financial partners and this affects my relationship with every one of them and so they kind of have to be cool with it. I have to be cool with it. They have to be cool with it. The other thing is the county, the DOT and the County road requirements could very heavily impact the DNA or the essence of this community and we need to have some type of street side parking in the commercial district and so my sort of thinking up until today was I would be fine with dedicating the road with what is the old Foster Creek Road because based upon my conversations of past. I have been on the phone with the county today. That road causes fewer problems than turning over Bowen Pier Drive and so I have to have a little time to process that because of the possibility in the commercial district it might require some turn lanes so it is kind of like a domino effect. I also tried to --- Council member Sally, I tried to wordsmith the word changes to the PD. I found that to be very interesting and very difficult to do especially knowing that I am only one perspective given that I only have one shot to do it. So that almost has to be an ongoing discussion and there are domino effects to all of these things so once one read through this document and you think about all the things that have to go into the DNA of having to do the school here you have to make sure there is nothing conflicting inside the document. I just needed the time to do that. I think the major portion of the issues went from this big today to this big day. We agreed on everything from here to here. The current zoning, the council today said the current zoning is in existence and it is binding

to both developer and to the city. And eventually Foster Creek road would have to be improved. This proposition is based upon what I am hearing today has a lot of outstanding elements and expedites the construction and delivery of a very unique anchor for Bowen which has significant impact on the viability of Bowen. It also adds some really nice based upon what I think I heard the school discuss today things like sidewalks and other types of improvements that are sort of on the site, not on the site and also their willingness to address the offsite requirements that are required by DOT . We've really gone a very long long way and I believe Mr. Harkness who I have met tonight I thought had a great suggestion. The final decision is the 2nd one. It's not the first one so knowing that we have made so much progress literally in the last week and knowing that this zoning is a relatively permanent zoning and knowing we are going to build whatever we build inside Bowen is going to have the same or equivalent impact on traffic and on all these other things people are worried about. If the schools not here, all those problems are still going to exist. They are still going to have to be dealt with. What this does is give the school and me the momentum the enthusiasm and the confirmation that we need to work on trying to figure out where the win win is and I know that that win is the citizen win. The city council win. The staff win. The developer win and the school district win and ultimately the children win and that is what we are trying to do so. Any support you can give us we would appreciate it. Mayor said Ray thank you so very much for coming in and working with us today and I really thank you from the bottom of my heart for the deed restriction. They wanted me to sign it tonight but I have to get a second opinion. Mayor said I know that you can't do that tonight and knowing you can't give us the deed answers tonight. I've heard our community say vote no the majority of you. Mayor asked Mr. Wrenn what he would suggest today? You are the land owner. What would you say to our council after hearing our citizens say no to it? Well the reason and I am very empathetic towards what the citizens want, the reason I brought up what the zoning need is what it is and it will last for a very long time is that most of the concerns that I've heard and I might be mistaken but most of the concerns that I have heard are going to be concerns whether there is a school there or not. Whether there is a school there is going to be a condominium development or there is going to be another apartment community or there is going to be something else that is going to generate similar or greater traffic and infrastructural burdens to the surrounding community. So I think if people really understood that Berkeley County is going to require either me the developer or the school to improve Foster Creek road it's going to happen. I mean there's really not unless the city wants to purchase the property to keep it from happening or someone else wants to purchase this property. There is really no way to prevent so many of these concerns that I am hearing. They are going to happen anyway and you get one chance okay to get me to take a reduction in density and when I say one chance I am talking about in the context of the school. You know the discussions we had today that we need to further some more and if you get a density reduction from the Bowen community then that is an overall density reduction for everything in Tanner because if you build a school down the road your still going to have the same 1100 + units that are entitled inside my community, so you are going to exasperate the problem even worse in my opinion. I have stated that in writing and I

have verbally stated it before. There is an opportunity to make a positive impact on the infrastructure and the otherwise if you don't go through with the school, I am not saying you are creating another problem but it's just the same discussions we're going to have anyway and the same inevitable outcome in as far as infrastructure goes and so that is the answer to my question is that something is going to happen to make more cars drive up and down Tanner Ford Blvd. This might actually expedite the delivery of solutions such as traffic related solutions. Traffic lights, such as safety issues of children being able to walk down the sidewalks because the school has very graciously, very graciously agreed to do so many things quite frankly I can't believe they did. But this is the first time I have been through this exercise. This is my first mixed use community. And I will tell you there are a lot of positive things to putting a school on this site. There is probably going to be 2500 or more people living within a 5 minute walk of that school. 2500 to 3000 people is probably larger than the average municipality in South Carolina. They cannot just walk to the schools. They can walk to the shops. They can walk to the commercial, to the retail. So think about all the cars that it takes off the road. And if you put it half a mile down the road somebody's got to get in a car. So there is a lot of people looking into the future that are going to be living at Bowen and I've got people wanting to buy that property left and right right now, but I am trying to protect and preserve it and give it the look that we envisioned from the very beginning which is a very high quality look. So I think if people had the benefit of all of the knowledge that whoever knows the most about this knows and I don't know who that person is, but if people had the complete comprehensive knowledge of everything that is sort of laid out in a macroview of this whole development I think that they would very easily come to the conclusion as I do that this is a perfect opportunity to build a walkable village to build a very unique concept in terms of a school and I think that is one of the reasons the school district is so enamored with this site. I don't know they may can find a cheaper site. They might can find a site, shovel ready. They might can find a whole lot of other things but they've probably spent \$100,000 to \$200,000 by now because I know what it costs to develop just to do due diligence on this site. There is so much momentum. I know I have spent a ton of money on due diligence for the school site. And because we know what it cost and they have been paying for not only an attorney but for engineers. And I know they don't want to go through this process again. And I learned an awful lot about constraints and realities of building a school. All of the things that they touched on in here. I've been listening to this stuff in closed door meetings doing my own pounding of the architects trying to get him to comply with an ever smaller site. Because we are giving up a lot in terms of high ground property when we have so much wetlands on the property. So we have been made to ask to make concessions and we are not here for anyone to tell us thank you for that, but we have made a lot of concessions and I believe we are doing it for the right reasons. And I believe at the end of the day you cannot find a better site from anything that I have seen that would be more suitable that more kids can walk to the school than anywhere else with holding their parents hand or walking by themselves. So I think it is very picturesque. I think it is very surreal. It is very romantic. I think it is wonderful if we can get the school here and it will propel Bowen and it will create infrastructural solutions as

opposed to causing infrastructure solutions for Bowen. So that is my thinking and I really believe that. Mayor said thank you so very much Ray and thank you for spending the day with us to get some of these things ironed out.

29. Reverend Haney spoke and said he had a couple more concerns. After that gentleman spoke concern number one being the pastor of the church I am concerned about the cost of everything should the church have to move. Are we going to have to pay that expense? Not only that moving the graves also we have to have an official of the family, so we are going to have to do that? Mayor said well I am going to tell you, you saying that tonight and me hearing this about the gravesite and all is the first time I heard it tonight. Rev. Haney said well if the grave isn't moved a car could run off the road and hit the grave. That is how close it is. It is really tight. If you have not looked at it, you need to drive by and take a look at it because as it sits now the current road that is here now is about six inches from the step. It is not far from the existing step now. Mr. Cox said he had a tape measure and would be there tomorrow at 7:00. This is going to be a real trick to get this to work. So I mean this is interesting. I would like to see it myself also that where everything would fall at. 25 feet is going to put us in grave range and 50 feet is going to take the church out so and 50 feet will also take out multiple graves. Mr. Wrenn said that it could be lowered by the way. It could be narrowed. Someone said you cannot narrow the road too much because of the fire trucks. Not only to mention that we do not have a whole lot of property as it stands anyway. I would invite everyone that has not been by the church to come visit. It is 1550 Foster Creek Road, Greater Bethel AME Church, Hanahan, SC. I would invite you to go by there and take a look at it. Mr. Cox asked if they still had the original bell from the original Bowen School at your church? Rev said we have a bell but I don't think it is the original bell from the Bowen School as far as I know it is just a church bell. Mr. Cox said he would go by the church and measure. He promised.
30. Gale also talked about the widening of the road and also the pastor forgot if they do that it would also include our parking because some of us have to park on the side of the road. So please consider that too.
31. Someone said and we are still losing revenue if you put that school there you are still losing revenue because a school does not pay taxes correct? Where if houses went there you would get revenue. Mayor said I think that we said that we would lose \$200,000 a year forever and eventually we would have to go up 3 mils in taxes to recoup the impact fees we will not be getting. You all understand right?

There were no more citizens that wanted to speak tonight.

Mayor asked do I have a motion to close the public hearing? There was no discussion on this. Council Member Sally made a motion to close the public hearing. Council Member Chandler seconded the motion. There was no more discussion. Council Member Chandler, Aye, Mayor Pro-Tem Hodges, Aye, Council Member Owens, Aye, Council Member Sally, Aye, Council Member Dyson, Aye, Council Member Cox, Aye, Mayor Newman-Caldwell, Aye. All were in favor none opposed. Motion carried 7-0.

Mayor asked for the will of the council. You have heard from the public. You have heard from our school district. We have heard from the owner of the land. Do you all want to move forward and vote? What are your desires as of right now?

Council Member Owens said I make a motion to take go forward and vote on the issue on the table. Mayor said do I have a motion to vote on approval of Ordinance # 11-2013. Council Member Cox asked are you voting on approval or denial? Mayor said this would be to rezone the property at Bowen Development. That is what is on the table. I said I need a second. Council Member Sally said I did not hear the motion. Council Member Owens said I must have made a miss motion. It's only 10:00. I am putting a motion out for denial of the Bowen property. Applause. Mayor said I have a motion on the table that denies the rezoning of the property at the Bowen development. Do I have a second? Council Member Cox seconded the motion. Applause. So I guess I am going to ask right now Dr. Murray, Archie do you want to pull this from voting on it right now before we move any farther? Mr. Bullwinkle said again as Mr. Thompson said earlier he believes this is the best site. He needs to determine how to move forward and he was willing to suggest to hold it if we could do it in short order and come back and revisit it and continue to work but if that is not the case then – Council Member Sally said but that could be the case there is just not enough information right now. Mr. Bullwinkle said what I have been told if we could have something in the next week or week and a half to come back and hear it again this month, so we don't lose the month of January and go beyond that and he is willing to pull it, if not he has instructed me and the Chairman has done the same thing to ask to move forward. Council Member Cox said I am going to make a comment right there. They have been on this site since August of 2013.

We got a tremendous amount of information today. I took 8 hours of annual leave to sit here and listen to it. There is no way I want sit here and try and digest everything within a week and be comfortable with it. They have had all those months to bring it to us. January is not that pressing. One more year is not going to kill me. If they want to take a vote, let's take a vote. Applause. Mr. Bullwinkle said Mr. Cox the only reason I am saying this is I had hoped that as the gentleman pointed out very accurately that under state law you have two readings this is nothing more than to continue this consideration. Our vote was if we get to January and you still feel the same way we all understand you're going to vote no and it is what it is. We are asking that within the next four or five weeks we do all these things and you take the final vote. The mayor said, Mr. Bullwinkle, our citizens have asked us to vote No tonight. Applause. Mr. Bullwinkle said I totally understand and heard many concerns tonight. I would also say that this is not your entire citizenry. I have been in multiple meetings that I have heard very positive things about the site and including in this room we had multiple people say yes. We had them at our meeting and as well as we have received a lot of information so that is my only point. Mayor Newman-Caldwell said Ok but tonight we got this at 6:00 even on the deed restriction and that's my biggie right here and we've got to have our attorney look at it. Mr. Wrenn has asked for more time for density and other issues. I just don't think we can get all this done in the next couple of days. I know that personally myself, I could take Christmas Break and work and have it ready to go by January. I am just speaking for myself now. We really are so close to getting all this completed and we worked really hard all day long but I am having a little bit of - Council Member Cox said madam mayor we have a motion and a second, can we please call the

roll. That's it. We have a motion and a second on there if it is the will of council to call the roll, then call the roll. Applause. I (Kim) said this is to vote no right? Mayor said this a motion to deny rezoning is what is on the table. We have a motion and I am going to repeat it. We have a motion on the table that denies the rezoning of the property at Bowen Development. Council Member Chandler, Aye, Mayor Pro-Tem Hodges, Aye, Council Member Owens, Aye, Council Member Sally, I would like to preface my statement before I vote. The School District and we worked very hard today. We got a lot accomplished and after tonight I hope we can continue that and we are going to continue to work with you. We are going to continue to dig this out until we get it done, Aye, Applause, Council Member Dyson, Aye, Council Member Cox, I will preface my answer also. I thought we had a great meeting today. Based on the number of votes already it's down but with significant changes I feel if this is the will it can be brought back up. I certainly hope you look at other sites with us and this deed restriction now that we know it is a legal document we will certainly be asking for that on any site within the City limits of Hanahan and would appreciate you all working with us. Aye. Applause. Mayor Newman-Caldwell, and I will echo today we came a long way. Better than we have in the last 6 months. But we still need to read this 15 page document. We need our attorney to look over the deed restriction. We need the owner of the property to get back with us within the time frame to say that these issues, the road issues and so with that I hope that we can all continue to work together to have and I don't care if you all call me tomorrow. Okay call me tomorrow and let's work on this. I will take the entire Christmas break to do it. So with that being said, Aye. Applause. Mr. Bullwinkle said I just want to say one thing so that it is on record, the contract on this space now is null and void for the Bowen Site. Just because you said that I wanted to make any expectations clear. The contract with Mr. Wrenn so we will start over. Mayor said thank you very much. Mr. Bullwinkle said yes mam. Courtroom cleared out.

A. Public Hearing, Introduction and first reading of Ordinance 12-2013 – traffic trailer traffic on Murray Drive.

Mayor Pro-Tem Hodges made a motion to go into a public hearing to discuss this matter. Council Member Sally seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0. Chief Cochran said that tractor trailer traffic on Murray Drive was causing traffic to backup. He said it was a common sense approach to the problem and that SCDOT would put up signs if passed. It would take 3 to 5 months to get these signs. Johnny Harkness said that the city had to get special legislation passed to stop tractor trailer trucks on Yeamans Hall Road in Dominion Hills. There was no further discussion. Council Member Sally made a motion to close the public hearing. Council Member Cox seconded the motion. There was no further discussion. All were in favor, none opposed. Motion carried 7-0. Council Member Sally made a motion to approve the introduction and first reading of Ordinance # 12-2013. Council Member Chandler seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0.

There was no City Administrator's Report tonight. Council thanked Mr. Cribb, the Planning Commission, and the COG for all their hard work on the rezoning application. Council Member Chandler said he did not like to have to vote against what our Planning Commission recommended. Mayor Pro-Tem Hodges thanked everyone for their work on this issue. He said he did not like the 11th hour information that came to light. He said it put them on the spot. He said he was "Born for the Storm and that calm did not suit him." Council Member Owens said that Mr. Wrenn said the Bowen Site was a win win for everyone. He said we do this for the children of Hanahan and said this was not a win for the children. He thanked council for the work they did today. Bill Raitt with the Planning Commission said he appreciated Council supporting them. Mayor Newman-Caldwell said the only winners would have been the school board and the property owner. She said she took an oath to serve all and that is what she intended to do. Mayor Pro-Tem Hodges made a motion to adjourn for the night. Council Member Sally seconded the motion. There was no discussion. All were in favor, none opposed. Motion carried 7-0. Meeting was adjourned at 10:06 p.m.

Respectfully submitted,

Kimberley C. Peters, Clerk of Council

Approved this the 14th day of January 2014

Mayor Minnie Newman-Caldwell