

HANAHAN PLANNING COMMISSION
DECEMBER 2ND, 2014
REGULAR MEETING
6:30 P.M.

A regular meeting of the Hanahan Planning Commission was held this date in the Hanahan Municipal Complex Courtroom – 1255 Yeamans Hall Road. This meeting was advertised in the Charleston Post and Courier and an agenda was posted on the bulletin board at City Hall. The Honorable Chairman Leroy Calhoun III presided with Vice-Chairman Pat Eckstine, and Commissioners Robert Thrower, Bill Raitt and Philip Strobe. Commissioner Lackey was not in attendance. A quorum was present. Vice-Chairman Marty Chandler has resigned from the Board. Also present was Larry Sturdivant, Building Official, Michele Canon with B*C*D* Council of Governments, Johnny Cribb, City Administrator, and Council Member Dan Owens. Visitors in attendance included: Richard Kerr Oliver, Dennis A. Avery, Kevin Coffey, Ken Hardwick, Kevin Hedgpeth, George Cunningham, Lindsay & Judith Pfaehler, Don & Linda Dalton, David Himmel, Andy McCleaf, Bear McLaughlin and Deanna Lawson.

CALL TO ORDER

Chairman Leroy Calhoun, III called the meeting to Order.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Leroy Calhoun III led the Commissioners and audience in the Pledge of Allegiance to the Flag.

OLD BUSINESS

APPROVAL OF NOVEMBER 6, 2014 MINUTES

Commissioner Strobe made a motion to approve the Minutes of November 6th, 2014. Vice-Chairman Pat Eckstine seconded the motion. Motion passed unanimously after Roll Call Vote.

CONTINUATION FROM POSTPONED ITEM FROM 11/6/2014 SCENIC POINT SUBDIVISION, PROPOSED TYPE "A" PD, CONSERVATION SUBDIVISION. (TMS #259-00-00-006, 259-00-00-007, 259-00-00-058 AND 259-00-01-002). CONSIDERATION GIVEN BY THE PLANNING COMMISSION AS A MAJOR LAND DEVELOPMENT PER SECTION 2.3 OF THE HANAHAN LAND DEVELOPMENT ORDINANCE

Michele Canon with the B*C*D* Council of Governments re-capped the preliminary site plan for the Scenic Point Subdivision. This is a Preliminary Site Plan for approval of a Type "A" Planned Development that is currently zoned RS – Residential Single Family. She noted that this was not a re-zoning because this change still falls under the current zone. This item was deferred from the November 6th, 2014 meeting. The Developers wish to have more flexibility such as changing some lot lines and eliminating some trees. 104 lots could be built under the RS zoning. The proposed is only for 93 lots. The wetlands compose 5.7%. The County Engineer had requested a letter from the Army Corps of Engineers about a second access through Whispering Oak Drive instead of the current Mallard Estates and the Army Corps of Engineers has said that is not feasible given the detrimental impact that it would have to the wetlands. Any possible third access would still be on the existing Mallard Estates. The bridge would have to have improvements made to it. There is still the issue of the easement not being part of this development. This will have to be worked out between the current owner and the developer. Based on the City's Land Development Ordinance there are two access points – (1) Across from Hydrangea Lane there is a stub which was done for future development and (2) Crossbill Trail. Also, the construction access for this site at this time would be the Charleston Oaks via Hydrangea Lane and Wild Indigo Way. If the Developer uses this access, any repairs to damaged roads and structures will be taken care of by the Developer. The Applicant will also bring in an alternative layout that shows a proposed future access in the event that that property can be purchased.

Dennis Avery and Kevin Coffey - Mr. Dennis Avery with the Avery Company, along with Mr. Kevin Coffey explained that the reason for this request is because of the side lot line set backs on the RS zoning are restrictive and they would like to have more flexibility to change some lot lines in order to save more trees.

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Commissioner Pat Eckstine: **Re: Lot #22** – shown as perpetuating a temporary access (In Phase I) in the existing dirt road is this to be included or not to be included. Michele noted that it was labeled as “Open Space” for temporary access to the properties below it. Also that it met the requirement for “Open Space”. Staff wanted to be sure that it would be labeled as such because this was going to be future Lot #22. **Re: Drainage on site**: Will it be handled on site or will it tie into any of the adjacent subdivisions? Mr. Avery – it will be handled on site. It will not tie into any other subdivisions. It will follow through the wetlands into the Goose Creek Reservoir. Commissioner Eckstine suggested the following conditions be put on the final plat: (1) It must show the dedicated and recorded right-of-ways for future buyers so that they will be aware of future access plans and have the builder show it on their lot sales map. (2) In addition to the 330’ preservation buffer for the eagle’s nest, a 660’ construction buffer requirement while construction is ongoing be put on the plat, and (3) A Pro-active management plan is requested to be in place that will minimize the impact on existing neighborhoods. They will be going through an existing neighborhood and allowances should be made for the residents. Michelle noted that this should not be a problem to implement. Chairman Calhoun noted that if the City restricted the Developer too much he could just develop the property as it is currently zoned. Regarding the construction buffer, this could be done when the Land Disturbance portion of the development is implemented. The Home Owner’s Association has restricted the time for construction in some PUD neighborhoods, but the City’s Ordinance has designated the time frame of 7:00 a.m. to 9:00 p.m. for construction time. Motion: Commissioner Eckstine made a motion to approve the preliminary plat for the Scenic Point Subdivision, proposed Type “A” PD, Conservation subdivision (TMS #259-00-00-006, 259-00-00-007, 259-00-00-058 AND 259-00-01-002) with the conditions expressed by the Staff in their November 3rd, 2014 memo (see attached), along with the following conditions to be put on the final plat: (1) It must show the dedicated and recorded right-of-ways for future buyers so that they will be aware of future access plans and have the builder show it on their lot sales map. (2) In addition to the 330’ preservation buffer for the eagle’s nest, a 660’ construction buffer requirement while construction is ongoing be put on the plat, and (3) A Pro-active management plan is requested to be in place that will minimize the impact on existing neighborhoods. Commissioner Raitt seconded the motion. Question: Chairman Calhoun asked if the Eagle moved for any reason would the restrictions remain on the construction buffer. Michele noted that a stipulation could be noted that these conditions would stay in place as long as the Eagle’s nest was present. Motion passed unanimously after Roll Call Vote.

(attached excerpt from Staff Report dated November 3rd, 2014)

II. Recommendations

Staff recommends approval of the Type “A” PD and the proposed preliminary subdivision plan for Scenic Point as attached to this report subject to the following:

- A. The area identified as open space that contains the proposed driveway easement should be labeled as Lot 22, called out as a temporary driveway easement, and should not be included in the open space calculations;
- B. Planning Commission approval of a modification to Section 5.6.4 of the City of Hanahan Land Development Ordinance to permit single terminus roads in excess of 400 feet in length with adequate fire protection utilities as determined by the Fire Chief;
- C. The installation of Storz type fire hydrant connections per the Hanahan Fire Chief;
- D. No variances from the configuration of final plat will be granted for setbacks or lots due to topographic conditions; and
- E. No final plats for the development will be approved for recordation until such time that the Developer and Berkeley County Engineering have mutually agreed on a point of

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access from Whispering Oak Drive. If an agreement is made on Whispering Oak Drive as a third point of access prior to the issuance of a land disturbance permit, construction traffic will be primarily directed to this access point.

NEW BUSINESS:

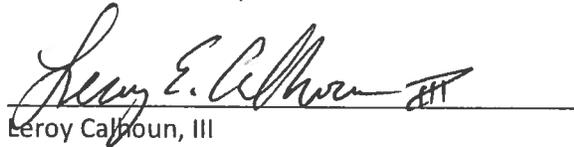
PROPOSAL TO CONSIDER AN AMENDMENT TO FENCING REGULATIONS AS APPLIED TO PROPERTIES BACKING UP TO CITY ARTERIALS

The Building Official noted that he and the City Planner were working on a proposed amendment to the City's fence regulations. He explained that along some areas in Hanahan there are heavier traffic flows such as North Rhett that could use a higher fence allowance to keep sounds and headlights out of residential homes. The Ordinance now states that only 6' fences are allowed. Some requests have come in requesting allowance for construction of an 8' fence to help alleviate traffic problems in the arterials areas of Hanahan. This should be ready for review by the Planning Commission in January 2015.

NEIGHBORHOOD REVITALIZATION BLOCK GRANT– Commissioner Eckstine noted that thanks to Michele Canon with the B*C*D* Council of Governments, the City has received a \$244,930.00 Neighborhood Revitalization Block Grant from the Community Development Block Grant Program. These funds will be used to improve sidewalks, drainage, security cameras, and landscaping in the Charleston Farms neighborhood. She thanked Michele for involving the Planning Commission in this process.

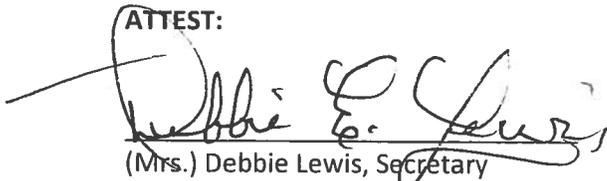
ADJOURNMENT

Commissioner Raitt made a motion to adjourn. Vice-Chairman Eckstine seconded the motion. Motion passed unanimously after Roll Call Vote.



Leroy Calhoun, III
Chairman, Hanahan Planning Commission

ATTEST:



(Mrs.) Debbie Lewis, Secretary
Hanahan Planning Commission