

MAYOR
MINNIE NEWMAN

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 from December 8, 2015
Meeting of City Council
Debbie Lewis Municipal Chambers
6:30 p.m.

A regular meeting of Hanahan City Council was held on Tuesday, December 8, 2015 in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Road in Hanahan at 6:30 p.m. This meeting was advertised in the Post and Courier. The Agenda was posted on the City of Hanahan webpage and a copy of the Agenda was posted on the Bulletin Board at City Hall at least 72 hours prior to the meeting. A copy of the agenda was sent to Brenda Rindge at the Post and Courier.

Mayor Minnie Newman presided. Council Members present included: Dan Owens, Mike Dyson, Kevin Cox, Joel Hodges and Michael Sally. Council Member Chandler was not present. 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, David Kornahrens, IT, Courtney Soler, Finance Director, Hilary VanOrsdel, Human Resources Director, Clif Driggers and Travis Dodd Police Department, Bo Bowers, Fire Chief, Dennis Turner, Police Chief, Randy Moneymaker, Recreation Director, Larry Sturdivant, Building Official, and Gale Dollar, Clerk of Court.

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

CALL TO ORDER

Mayor Minnie Newman and Honorary Mayor Abby Spagnolia called the December 8, 2015 regular city council meeting to order at 6:30 p.m. Abby is in the 3rd grade at Hanahan Elementary School. She enjoys reading, singing in the chorus, and playing outside. Abby would like to be a teacher or a doctor when she grows up. Abby is here tonight with her parents Jason and Alli Spagnolia, sister Ella, her grandparents John and Charlotte Spagnolia and Scott and Becky New, Aunt Anna and Uncle Robert and cousin Jamin. Abby attends Restoration Church with her family.

INVOCATION

Mr. John Spagnolia from Restoration Church and grandfather to our honorary Mayor Abby led us in the invocation.

PLEDGE OF ALLEGIANCE

Council Member Hodges and Mayor Abby led us in the Pledge of Allegiance.

RECOGNITIONS

A. Chief Turner swore in our new police officer Clif Driggers. Officer Driggers has 13 years of police experience and came to the City of Hanahan from the Mt. Pleasant Police Department. Officer Driggers has a lot of Narcotics and Investigation experience that will benefit the City.

B. Chief Turner recognized Sgt. Travis Dodd on his recent promotion. Sgt. Dodd has been with the Hanahan Police Department for 10 years. He has lived in Hanahan his whole life. Recently Sgt. Dodd was the SRO at Hanahan High School. Congratulations Sgt. Dodd on your promotion.

C. Honorary Mayor Abby swore in "Jake" the Fire Dog as our official mascot and an honorary fire fighter. We are proud to swear in the fire Mascot Jake. Jake was rescued in a fire by Hanahan Fire Fighter William Lindler and was adopted by his family. He has also been adopted by the Hanahan Fire Department and the employees at the City of Hanahan. Jake has been used to teach children about fire safety and what to do in case of an emergency situation. Jake is a familiar face at Station 1. When William Lindler is on duty so is Jake.

D. The Hanahan Recreation Department Robotics Teams are preparing for a big competition this weekend and were unable to be at the meeting tonight. They will be recognized at the January 2016 city council meeting.

CITIZENS COMMENTS REGARDING AGENDA ITEMS

There were no citizen's comments 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 8, 2015 Consent Agenda are:

- A. Approval of the Minutes from the November 10, 2015 regular City Council Meeting.

Council Member Hodges made a motion to approve the December 8, 2015 Consent Agenda. Council Member Sally seconded the motion. All were in favor, none opposed. Motion carried 6-0.

NEW BUSINESS

There was no new business to discuss tonight.

UNFINISHED BUSINESS

A. Ordinance # 9-2015 was postponed at the last meeting until more information became available. This was submitted last month by the Planning Commission. It was passed by a unanimous vote by the Planning Commission to allow changes to the City's Zoning Ordinances Section 4.3 and 5.14. If passed the cell phone tower could be located in a residential neighborhood. Council Member Hodges made a motion to have a public hearing to discuss this matter. Council Member Owens seconded the motion. All were in favor, none opposed. Motion carried 6-0.

Council Member Sally asked that the wording be changed from "if Ordinance # 9-2015 is passed a cell phone tower will be located in a residential neighborhood to if passed a cell phone tower could be located in a residential neighborhood" . Kathryn Basha from the COG explained the Ordinance presented tonight. She said it was initiated because there were inconsistencies that needed to be fixed. There was an inconsistency in the ordinance between where towers are allowed for the land use table and the supplemental regulation as well as an inconsistency in the approval process that is used. In the Ordinance that was passed in the late 90's, Exceptional uses would go to the Board of Zoning Appeals and this was carried forward in 2008 for exceptional uses to the Planning Commission and to City Council. That wording needs to be clarified. The land use table only allows telecommunications facilities in the general commercial and industrial districts whereas the supplemental regulations allowed them in a residential area. The Planning Commission looked at the zoning map and the gaps that cell towers had in service due to increase in data usage. There is a greater demand on cell towers for coverage in a residential district. Mrs. Basha said the only time a cell tower would be located in a residential neighborhood was if every effort was made to secure the use of property in a commercial or industrial district so the area that needed greater service could be accommodated. Council Member Cox made a motion to close the public hearing. Council Member Sally seconded the motion. All were in favor, none opposed. Motion carried 6-0.

Council Member Sally made a motion to approve the introduction and first reading of Ordinance # 9-2015. Mayor Pro-Tem Owens seconded the motion. Council Member Cox had a few questions. He asked for the Communications Act of 1996 to be explained about what has to be allowed and what does not have to be allowed. Kathryn said the basic premise of the act is that a jurisdiction has to accommodate a communications facility so that all areas within the jurisdiction have cell phone service. Council Member Cox asked that as long as we have a place to put a tower that will service all areas we are in compliance. Council Member Cox said that whatever we decide we need to give the cellular company notice of our reasons for allowing or disallowing the construction of a cell phone tower on a particular site. Council Member Cox said he liked option number 3 present by Kathryn to allow telecommunications facilities in all nonresidential districts as a conditional use and require approval as a special Exception use by

the Board of Zoning Appeals if standard conditions could not be met. Require special exception approval for any facility proposed in the Conservation/Preservation Zoning District. Council Member Cox said you cannot prohibit a tower just because it is in a residential area. He said that if a tower fell it cannot fall within the proximity of a residential house. He said that if we need multiple towers to service all areas we may need to look at putting them side by side. If we need a tower in a Conservation Preservation area we need to put in some wording in the Ordinance that says if allowed in a CP area it would be the least intrusive design as determined by the city and to include a monopole so it ties in with the tree line and not obstruct the views. Mayor Pro-Tem Owens said as the need grows so will the need for more towers. Mayor Pro-Tem Owens said there may need to be a restriction that everything connected to a cell tower go through the zoning board to get a tower approved. Council Member Cox said that the zoning boards are voluntary boards and that a decision this big needs to go through city council. Council Member Sally asked Kathryn does a special exception only go through the Planning Commission. Council Member Sally said that infrastructure is our future. He said when you need cell service you want the towers to accommodate your needs. Council Member Cox said we need service from towers now but in 5 years everything may be provided using a satellite and a tower may be obsolete. Council Member Cox asked Council Member Sally that because he is in Real Estate would he be happy with a cell tower in his back yard and how is that going to affect your property values. Council Member Sally asked if we had square footage regulations on tower sites. Kathryn said there was no lot size but had a size for setbacks and the land had to accommodate the fall if a tower did indeed fall over. She said the radius of the tower would be contingent on the height. Council Member Sally said again that infrastructure is critical. Council Member Cox said he did not see a big need for towers in residential neighborhoods. He said we have enough CP and industrial land to put towers on. Mayor Pro-Tem Owens asked if we had any pending applications to put a cell tower on residential property. Kathryn said it was on a lot not in a residential neighborhood. We have one application right now for placement of a tower that is pending. This property is zoned single family residential. Mayor Newman called for the roll. Council Member Cox voted no, all other were in favor. Introduction and first reading passed 5-1.

REPORTS AND COMMENTS

A. There were no Citizens' comments tonight.

B. City Administrator's Report

1. US Government Property – The City posted an RFP for the required environmental work for the US Government Parcel. 5 Submittals were received and are being evaluated by Joint Base Charleston Staff. Once reviewed, the city will award the bid and the environmental study will begin.
2. Red, White and Blue Festival, Senior Thanksgiving Luncheon and Tree Lighting/Movie in the Park – The Festival was a big success with thousand in attendance as well as 45 crafters and 6 food vendors. An after action review was held on 12/2. Next year's festival is set for November 12th. The Senior Thanksgiving Luncheon was a huge success. 135 Seniors were served at the annual Thanksgiving lunch. The Tree Lighting and Movie in the Park was also a big success.

3. The Giving Tree – city employees are sponsoring 14 area children this Christmas as part of the Giving Tree where approximately 402 total children are being provided Christmas gifts by individuals and businesses throughout the area. This program was founded and coordinated by a Hanahan resident.
4. Public Works Director – This position is being advertised with interviews planned for the first part of January. The acting supervisor for the PW recently resigned leaving the PW critically low for CDL drivers. The acting PW Director is Leon D’Agostino.
5. Repairs to Fire Station #1 – bids were received for urgent repairs to the roof of Fire Station #1 and associated structural damage and gutter system. The funds are budgeted in the capital contingency fund to complete the repairs.

Notes:

- 12/10 – Lunch Buddies
- 12/12 – Hanahan Staff Christmas Party
- 12/18 – Fire Department Christmas Party
- 12/24 and 12/25 – Office closed for Christmas
- 1/1 – Offices closed for New Years
- 1/12 – Next city council meeting

Respectfully submitted,
John P. Cribb

C. Council Comments

Mayor Newman thanked everyone for helping with the Christmas Tree Lighting and for making it a big success. She wished everyone a Merry Christmas and Happy New Year.

There being no further business to discuss tonight, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Kimberley C. Peters, Clerk of Council

ATTEST

Mayor Minnie Newman

