

**HANAHAN PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 5, 2013  
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 at 6:30 p.m. The Honorable Chairman Leroy Calhoun, III presided with Vice-Chairman Marty Chandler and Commissioners, Carolyn Lackey, Pat Eckstine, Bill Raitt, Kendra Wilson and Robert (Butch) Thrower. A quorum was present. Also present was Larry Sturdivant, Building Official, Council Member Dan Owens, Kathryn Basha, City Planner with B\*C\*D\* Council of Governments, Michele Cannon with B\*C\*D\* Council of Governments, and Fred Skipper. This meeting was advertised in the *Charleston Post and Courier* and an agenda was posted on the bulletin board at City Hall.

**Call to Order – Chairman Calhoun**

Chairman Leroy Calhoun called the meeting to Order.

**Opening Prayer**

Chairman Calhoun opened the meeting in prayer.

**OLD BUSINESS:**

**Approval of Minutes – January 3, 2013**

Corrections were noted for the January 3, 2013 Minutes. These were made and a copy of same is hereto attached. Commissioner Thrower made a motion to approve the Minutes of January 3, 2013 with corrections as per attached. Commissioner Wilson seconded the motion. Motion passed unanimously after Roll Call Vote.

**Consideration of an amendment to the 2012 Comprehensive Plan to change the designation of TMS #259-00-00-101, and possibly surrounding properties, on the Future Land Use Map from the current Conservation/Recreation designation.**

Commissioner Thrower recused himself from the discussion due to a conflict of interest. (He owns the property ~~across the street from~~ adjacent to this address). A copy of his recusal statement is hereto attached. Michele Cannon presented information on this item. Charleston Land Partners has petitioned the City to change the designation on Future Land Use Map for one vacant parcel from Conservation/Recreation to low Density neighborhood. ~~This request is concurrent with another request to rezone the subject parcel from CP –~~

Conservation/Presentation to RSL – Single Family Residential Low Density, Type A Planned Development, ~~t~~ to facilitate the subdivision and subsequent development of five (5) Single family residential lots. Michele noted that during the Comprehensive Plan update it was discussed that any development in these sensitive areas should be constrained to minimize impacts to ~~these~~ natural landscapes and resources. It was noted that ~~A~~ more ~~suitable~~ encompassing option would be to consider an amendment of the written policies associated with this classification to support consideration of unique rezoning requests for single family low density uses. However, staff had been told that there was no support for pursuing that approach by the City. It was also noted that an application hasve been received to rezone an adjacent parcel to commercial. Staff recommends that the Planning Commission reconsider the intent of the Conservation/Recreation classification as it pertains to accommodating development of highlands in areas containing significant environmentally sensitive areas. The request before the Commission is to should determine whether the ~~policies~~ designation for ~~these~~ this particular areas should be amended to allow for consideration of low density residential development ~~within those areas on a case-by-case basis.~~ Commissioner Wilson made a motion to maintain the current designations of Conservation/Recreation under the City of Hanahan's current Comprehensive Plan's future land use map for this and surrounding parcels. Commissioner Eckstine seconded the motion for discussion. The motion failed after Roll Call Vote with the following motions – Commissioners Wilson, Eckstine and Lackey – Yes; Chairman Calhoun, Vice-Chairman Chandler, and Commissioner Raitt – No. Commissioner Chandler then made a motion to change the future land use map designation -from Conservation/Recreation designation on the three (3) parcels in discussion ~~from the Conservation/Recreation designation~~ to neighborhood Mixed Use. Commissioner Raitt seconded the motion. The motion failed after Roll Call Vote with voting as follows: Commissioner Wilson, Eckstine, and Lackey – No; Chairman Calhoun, Commissioner Chandler and Raitt – Yes. This issue will go to Council for consideration with no recommendation being made by the Planning Commission as far as approval or disapproval. After the Commission completed their discussion on this matter, Mr. Robert Thrower spoke as a citizen and homeowner, not as a Commissioner on the Planning Commission Board. Input – Robert Thrower – 1104 Belvedere – Questioned whether or not ~~this proposed change~~ leaving these parcels as Conservation was the best use of this parcel. Noted that he was in favor of this change.

**NEW BUSINESS:**

There was no New Business.

**STAFF BUSINESS:**

**Update on the subdivision of an overall concept plan for future development at Foster Creek Village (aka Bowen)**

Kathryn Basha with B\*C\*D\* Council of governments noted that she met with the Developer on other issues and reminded ~~told~~ them that a concept plan for this project was needed. So far a concept plan providing the information requested has not been submitted. It was noted that the Developers have the option to revise the PUD.

**Research on current industrial development standards and proposal to consider amendments to the Industrial District – request for Commission workshop later in February.**

Kathryn Basha, ~~Senior Planner~~ with B\*C\*D\* Council of Governments informed the Commissioners that the construction standards for industrial buildings have changed. Because of the rising cost of space, the new trend is for taller buildings because industrial companies can rent space for storage. Surrounding Cities and Counties have changed their height limitations for their industrial districts. Staff is proposing a change to the City's height limitation. This will require that a public hearing be held by City Council. This should be held as soon as possible. A workshop session will may be scheduled to discuss this matter more fully. The Commissioners will be notified when a meeting date has been determined. After several Commissioner's noted when they would NOT be able to meet in the month of February, it was determined this matter could be discussed at the regularly scheduled March meeting.

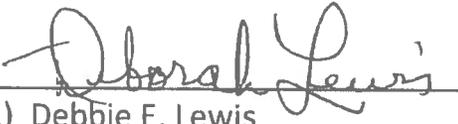
**ADJOURNMENT**

There being no further business, Commissioner Wilson made a motion to adjourn the meeting. Commissioner Lackey seconded the motion. Motion passed after Roll Call Vote.



Leroy Calhoun, Chairman

ATTEST:

  
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(Mrs.) Debbie E. Lewis

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