

HANAHAN PLANNING COMMISSION
REGULAR MEETING
January 21, 2016, 6:30 P.M.

The regular monthly meeting of the Hanahan Planning Commission was held on this date in the Debbie Lewis Municipal Chambers – 1255 Yeamans Hall Road at 6:30 p.m. The Honorable Chairman Pat Eckstine presided with Commissioners Carolyn Lackey, Bill Raitt, Butch Thrower, Phil Strobe, Marika Kary and Jason Brooks in attendance. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. A quorum was present. Staff members in attendance included: Kathryn Basha, Planning Director with BCDCOG, Larry Sturdivant, Building Official and Amanda Harsh. Visitors present were Kevin Coffey (Lowcountry Land Development Services), Fred Skipper (representative for Bowen), Gail Obey, Janie Keyes, Bessie Crum, Robert Simmons, Sr., Frank Butler and Samuel Haney.

Call to Order – Chairman Eckstine

Chairman Eckstine called the meeting to Order.

Pledge of Allegiance to the Flag – Chairman Eckstine

Chairman Eckstine led the Commissioners and the audience in the Pledge of Allegiance to the Flag.

Approval of Minutes, November 3, 2015

Commissioner Lackey made a motion to approve the Minutes of November 3, 2015 as written. Commissioner Thrower seconded the motion. Motion passed unanimously after a Roll Call Vote. Commissioners Kary and Brooks abstained.

OLD BUSINESS:

Approach and Schedule for reconsideration of amendments to provisions for Telecommunications facilities and structures.

Chairman Eckstine stated that City Council had voted down the amendments recommendation in 2015 by failing to pass second reading at the last Council meeting. Council has asked for the Planning Commission to revise the proposed amendments to address its concerns then bring them back for reconsideration. Ms. Basha had offered some options to Council that it found favorable. Chairman Eckstine then asked Ms. Basha to share the options given to Council with the Commission. Ms. Basha recapped briefly why the proposed amendments were originally initiated to address inconsistencies in the ordinance and inconsistencies with State code that needed to be fixed. Council voted down the recommended amendments as written due to the provisions to allow them in residential districts. Since Council did not pass the motion, then the rest of the amendments were not adopted. Ms. Basha stated that the amendments would need to be revised to take out provisions for residential districts, but keeping the other amendments needed. An additional public hearing will also be required. Due to time restraints for advertising, the Commission could not have a public hearing in February. Ms. Basha stated that she could draft the revisions for the commission to look at in February so the Commission could hold a public hearing in March. The Commission could then send their recommendation to Council to be heard at the April meeting.

Ms. Basha presented the options that were given to Council. One option discussed by Council was to basically allow the towers in all non residential districts, and to allow them by special exception in the conservation preservation districts. She stated that she was not sure if it was clear that all facilities would be permitted in the conservation preservation only by special exception approval since Council did talk a lot about having them in the conservation districts. Ms. Basha said that the Commission could go over the districts and approval requirements in further detail at the February meeting. Chairman Eckstine asked Ms. Basha to verify that the reason for the amendments was due to the inconsistencies

in the ordinance and with state code. Ms. Basha verified this explaining that allowing something as a conditional use by state code involves putting forth the conditions up front in the ordinance for the use regardless of its location and it is an administrative process. Special Exception approval requires a hearing before the Board of Zoning Appeals. In the current ordinance, a communication facility as a conditional use would go to the planning commission and to City Council, which conflicts with state code. Ms. Basha also stated that she had received correspondence from one of the telecommunication representatives that had been following the amendments indicating that without adoption of the amendments there were other inconsistencies with Federal law. Chairman Eckstine then stated that all their work was not in vain, just that the amendment needs a little tweaking.

NEW BUSINESS:

Consideration was given to a Concept Plan for location of additional development activities within Foster Creek Village, aka Bowen.

Chairman Eckstine asked Ms. Basha to present. Ms. Basha stated that the first element of the current proposal is to add a multifamily building with a couple of optional pools, and sixteen row homes to the planned development just below Phase I. The submittal also had originally proposed a boat launch as the second element; however that has been taken off of the table for now. The third element proposed is to add three commercial buildings along Bowen Pier Drive. This would be the beginning of integrating nonresidential uses into the development. It was noted that the latest submittal shows a connection onto Tanner Ford Blvd from Phase I which was not reviewed, even conceptually, because that connection will require coordination and discussions with the County engineering staff since Tanner Ford is a County road. Her understanding is that when a second connection to Tanner Ford has been discussed in the past with the County, the location was much further away from Bowen Pier Drive. Ms. Basha expressed concern that the current proposal would be too close to Bowen Pier and conflict with a right hand turn lane required per the planned development.

Therefore, the current request is for conceptual approval to add the multifamily building, the row homes, and the three commercial sites. Each one will require submission of a very detailed site plan for review. Commissioner Thrower asked a question to clarify the location of the proposed additional pools. Fred Skipper said that the intention is to have three pools and explained which sections of the development would have access to them. Chairman Eckstine expressed her concerns about the parking shown next to the McKelvey house and asked about requiring some type of buffer. Ms. Basha said that during site plan review, staff will closely to make sure the offsite abutting properties are protected. Commissioner Raitt asked how close is this conceptual proposal is to the original concept. He also asked about the traffic and the density, particularly the density of the proposed multifamily building site. Ms. Basha said she would look at the density calculation and get back with them. Kevin Coffey stated that they are in the process of having a traffic study done due to the proposed connection with Foster Creek Road. Ms. Basha reminded the Commission that a traffic study was required once the non residential started. This proposal would trigger that requirement. Chairman Eckstine asked that a report from the Fire Chief be submitted when the individual site plans come back in for review. Ms. Basha stressed that the Commission was being asked to look at the concept of these additional uses at this time. Chairman Eckstine asked if Mr. Coffey could share the maps and designs with neighboring residents present at the meeting. She also asked Ms. Basha about the walking trails and sidewalks and the interconnectivity. Ms. Basha pointed out proposed paths and stated that sidewalks will be required along Bowen Pier.

Chairman Eckstine asked if there were any other questions. Commissioner Lackey stated that she wishes the development would fall more in line with what the very original proposal was.

Commissioner Raitt said it would be nice to see more single family residential integrated rather than the townhomes/apartments. Ms. Basha said that the Commission had already approved 72 single family homes in phase three that are under contract and reminded them that the land below the

proposed multifamily section is still subject to getting wetlands permits. Kevin Coffey said that they will be under deadline to make the connection and improvements to Foster Creek Road offsite once the contract is signed for Phase III.

Ms. Basha's concerns and those discussed at the meeting, in addition to those in the staff report, are that: (1) principal roadways provide connectivity through the development designed with pedestrian facilities as well as abutting structures that will be oriented to establish a streetscape along such roadways. (2) roadways will not be dominated by parking areas fronting on the streets. This will apply as the development moves forward. (3) the development needs to come more in line with the original development design as approved in the PD. (4) Staff and the applicant's engineer will evaluate the parking adjacent to the McKelvey property. (5) Staff will evaluate the density of the quad building site and overall density vs. approved maximum. (6) the Fire Marshal will review each element of the proposed development activities. Staff stated it will also check the approved planned development document to verify requirements for site plan review/ approval by the Planning Commission. Chairman Eckstine asked for a motion to approve the conceptual plan. Commissioner Kary made the motion to approve with the requirement of the road completion and exclusion of the boat launch as well as the second connection to Tanner Ford Boulevard. Commissioner Strope seconded the motion. A roll call vote was taken. Motion was approved unanimously.

Election of officers for 2016 (Chair, V. Chair, and Secretary)

Commissioner Raitt nominated Pat Eckstine for Chair. Commissioner Kary seconded the motion. Roll call vote was taken. Pat Eckstine was unanimously re-elected as Chair.

Commissioner Lackey nominated Bill Raitt for Vice Chair. Commissioner Thrower seconded the motion. A roll call vote was taken. Bill Raitt was unanimously elected at Vice Chair.

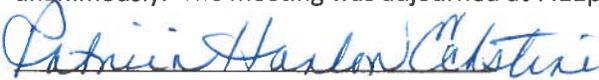
Chairman Eckstine nominated Amanda Harsh as Secretary. Commissioner Raitt seconded the motion. A roll call vote was taken. Amanda Harsh was unanimously elected as Secretary.

Chairman Eckstine stated that the next scheduled meeting was going to fall on the same night as the school board meeting. She said that she and another member of the commission involved with the school districts project to locate a new school within the City would like to attend. The commission voted to meet Monday February 1 instead of the first Tuesday, February 2.

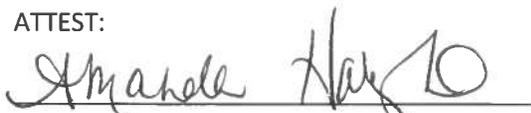
Larry Sturdivant recognized and introduced the new Commission member, Jason Brooks, who was appointed by Council. This fills a vacancy created by Commissioner Calhoun's stepping down at the end of his term. Larry stated that LeRoy Calhoun had served for a number of years.

Adjournment

There being no further business, Chairman Eckstine asked for a motion to adjourn. Commissioner Strope made a motion to adjourn. Commissioner Kary seconded the motion. Motion passed unanimously. The meeting was adjourned at 7:11pm.


Chairman Eckstine

ATTEST:


Amanda Harsh, Secretary