

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
March 1, 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, Butch Thrower, Marika Kary, Phil Strope and Jason Brooks in attendance. Commissioner Raitt was absent. This meeting was advertised and an agenda was posted on the bulletin board at City Hall and on the website. A quorum was present. Staff members in attendance included: Kathryn Basha, Planning Director with BCDCOG and Larry Sturdivant, Building Official, and Amanda Harsh, Secretary. Visitors in attendance was Fred Skipper on behalf of Bowen/The Wrenn Group.

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, February 1, 2016

Commissioner Lackey made a motion to approve the Minutes of February 1, 2016 as written.

Commissioner Thrower seconded the motion. Motion passed unanimously after a Roll Call Vote.

NEW BUSINESS:

Request to revise Phase III, Bowen to convert a planned walking trail to an alleyway behind Lots 11-28 as shown on the approved preliminary subdivision plan.

Chairman Eckstine read the item for new business and asked Kathryn Basha to present.

The developer was proposing minor changes to the preliminary plan that was approved previously. This regarded changes to lot width, depth and access in order to allow the placement of single family homes and detached garages. The proposed homes for the interior homes for subdivision is proposed to be access from the rear of the lots in order to access a detached garage. it was explained that this would require the installation of an alley to provide access. The homes sites above the center interior lots also would require a rear alley which would push the area into the designated for future development between the site and Channel Apartments. The interior lots were proposed to increase in depth to allow for the house and detached garage. The lots along the waterfront where increased in width to minimum of 50 feet to allow for a larger building footprint. The total number of lots decreased from 72 to 70. Commissioner Thrower stated that he liked the change for allowing the detached garages. He stated that this would allow for less cars to be parked on the street. Chairman Eckstein asked for a motion to approve the proposed changes. Commissioner Kary made the motion and Commissioner Brooks seconded the motion.

(Note: The following section of minutes for the Public Hearing are mostly a word for word transcription)

Public Hearing:

Reconsideration of amendments to provisions for Telecommunications facilities and structures:

Chairman Eckstine read the new item for business and asked for a motion to enter into a public hearing. Commissioner Kary made a motion, and Commissioner Strobe seconded the motion. A Roll Call vote was taken and the motion passed unanimously. Chairman Eckstine asked Kathryn Basha to make the presentation on the amendments as were discussed at the February meeting. Kathryn stated that "these were the revisions to the amendments that had gone forward but did not get approved at the second reading. The changes to those amendments were that communication towers would be allowed as conditional uses in the CP, RO, CG, ID, and TC which are Conservation Preservation, Residential Office, Commercial General, Industrial and Town Center Districts. If they did not meet the standard conditions that were set forth in the ordinance then they would require special exception approval by the Board of Zoning Appeals. This would particularly be if they wanted to go to a greater height than what was permitted by as a condition. There was a change in the documentation requirements to just say that in the event it was proposed in the CP, RO, or TC Districts, then a map that identified all nonresidential properties within the same service area would be provided as one of the application submissions. Previously it said in the event if proposed in a residential district. Under the conditions of 5.14.3, we just changed where it had said all residential zoning districts, which is the thing that started the whole reason we needed an amendment because it was inconsistent with that Land Use Table to say Residential Office and Town Center Districts." Chairman Eckstine mentioned Item C3. Kathryn said "she just inserted the word residential office. The other change that was discussed was in C4. We just said that in prior to consideration of a permit for location on private property that had to be acquired, the applicant must show that available publicly owned sites were zoned to permit telecommunications structures, so that it wasn't any publicly owned site and that it was clear that the site had to appropriately be zoned as well." Kathryn said "that those were basically the changes made since the last prior amendments unless the commission wanted to make additional changes tonight which they had the right to do."

Chairman Eckstine said "at the last meeting Kathryn mentioned that somebody had been in contact with you with to say that there was something else that was also inconsistent and did they ever get back to you." Kathryn said "it was with the FCC regulations." She said "she had asked for clarification of what they were talking about since this was the first time it had been brought up." She said "that she never got an answer." Chairman Eckstine said that Kathryn tried. Kathryn said "we could send this to the City attorney and ask him to verify but he had looked at this before, so I don't know if that was called to his attention either." Chairman Eckstine "asked if there were any comments from the public. She said that it was advertised a week and a half ago in the Sunday Post and Courier and she did see it. Being no one from the public has any comment may we have a motion to close the public hearing." Commissioner Brooks made the motion and Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously. The Public Hearing was closed.

Chairman Eckstine "asked if there was any discussion from the commission members about what was just presented or any additional thoughts." Hearing none Chairman Eckstine asked for a motion to approve the amendments to the provisions for the telecommunication facilities. Commissioner Strobe made a motion and Commissioner Kary seconded the motion. A roll call vote was taken. Motion passed unanimously to forward the revised amendment to City Council. Chairman Eckstine asked if there were any citizen comments this evening. Larry Sturdivant mentioned "that this would go to City Council next week in an effort to show that we were trying to move this along as quick as possible since we had some discrepancies in the ordinance. This has already been advertised as well. So next week what we will do is draft up and send to Council a draft of the minutes from tonight and we would look over it to make sure they are correct. At the April meeting when the minutes are officially approved, we will take that signed copy and it will be in the council packets for the second reading." Chairman Eckstine said that would be the week after our meeting. Larry said "that normally instead of being April before this would go to them, we decided to go ahead and send it next week." He stated that "it would be Public Hearing and

First Reading next week." Commissioner Brooks asked if there was any feedback from the Council. Larry said the biggest thing was taking the residential out. Chairman Eckstine said she had two Council members ask also and she said that was where we were at. We had removed the residential and if they wanted to look at the RO, they could look at the RO. Larry said the other biggest item was fixing the inconsistencies in the approval process. Chairman Eckstine said that they (Council) would not have been able to approve that portion since there was too many changes. It would have just held it up.

Citizen Comments

There were none.

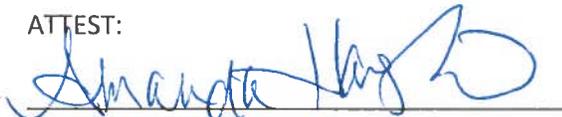
Adjournment

Chairman Eckstine mentioned to the Commission that she was in the process of making revisions to the Rules and Procedures for the Planning Commission that she would then be presenting for review. In addition she mentioned about the free service the Post and Courier has in regards to publishing meeting notices and that this meeting was advertised. There being no further business, Chairman Eckstine asked for a motion to adjourn. Commissioner Kary made a motion to adjourn. Commissioner Thrower seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:58pm.



Chairman Eckstine

ATTEST:



Amanda Harsh, Secretary