

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
MARCH 3, 2015
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 @6:30 P.M. The Honorable Chairman Patricia (Pat) Eckstine presided with Commissioners Carolyn Lackey, Robert Thrower, Phil Strope, Marika Kary, and Bill Raitt present. Vice-Chairman Leroy Calhoun III was not in attendance. A quorum was present. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. Visitors in attendance included: Larry Sturdivant, Building Official, Kathryn Basha, Planning Director with B*C*D* Council of Governments, Johnny Cribb, City Administrator, Kevin Coffey, Civil Engineer, Ray Wrenn, Developer, and Fred Skipper of Wrenn Development

Call to Order

Chairman Pat Eckstine called the meeting to Order.

Pledge of Allegiance to the Flag

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

Approval of Minutes – February 3, 2015

Commissioner Raitt made a motion to approve the Minutes of February 3, 2015. Commissioner Strope seconded the motion. Motion passed unanimously after Roll Call Vote.

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

**Preliminary Plan approval of Foster Creek Village [TMS# 259-00-00-125 (portion)]
aka The Estates @Bowen, Phase III**

Kathryn Basha, Planning Director with B*C*D* COG explained this request. A copy of her report is hereto attached for review. The applicant has been requested to provide the Planning Commission with a conceptual plan that demonstrates the entire access of this Phase to Tanner Ford Boulevard. Concerns: City Staff and the Fire Chief have continued to express concerns with the single point of ingress/egress proposed for this Phase. The applicant has responded by identifying a second, yet future, point of ingress/egress from Road "D" back around to Road "A" before it connects to Phase II, creating a loop within the development. While future connections to other areas of the development are also indicated on this plan, it should be considered that it is unlikely these connections will be made in the near future. In Phase II, a road connecting the turnaround on Bowen Pier Drive to the temporary turnaround for Phase II was shown as a direct access to this area of the development. That road would essentially be an extension of "Future Road 1" to the north of Road "A", which should ultimately extend to connect with Foster Creek Road at the north end of the development. Staff recommends that Future Road "1" and an extension thereof along the west side of Phase II to Bowen Pier Drive be provided as the second means of access to this Phase prior to final plat approval of this phase. Chief Bowen has noted: *"As this development continues to grow we must look forward to the future and have a second means of ingress/egress to community coming from Foster Creek Road. Without a secondary*

ingress/egress there would be major problems getting through the traffic with the fire apparatus”.

Staff recommends that the applicant construct the extension of Foster Creek Road from its terminus at the development’s north end of Bowen Pier Drive as a second means of egress from the development prior to final plat approval of this phase. Staff offers the following recommendations: (1) The applicant should be required to identify where usable open space/park areas will be located for residents of this phase, (2) The walking trails should be established as HOA land, outside of individual residential lots, (3) the 24” oak within the side yard of Lot 51 should not be considered for removal until such time as its integrity can be evaluated, (4) A thirty-five (35’) ft minimum rear yard should be required for lots 41– 58 to serve as a buffer along Goose Creek, (5) A plan for docks and access to the creek should be submitted to the City for consideration prior to inclusion within the development’s covenants and final plat approval for this phase, (6) The permanent and temporary cul-de-sacs on Roads F and E respectively must be revised to have a 96-foot diameter or radius of 48 feet, (7) Future Road “I”, and an extension thereof along the west side of Phase II to Bowen Pier Drive, should be provided as the second means of access to this Phase prior to final plat approval of this phase, and (8) The extension of Foster Creek Road from its terminus at the development’s north end to Bowen Pier Drive should be constructed as a second means of egress from the development prior to final plat approval of this phase. Kevin Coffey – Engineer, representing Mr. Ray Wrenn with Wrenn Development, presented more details and answered questions regarding the Preliminary Plan for Foster Creek Village [TMS# 259-00-00-125 (portion)] aka The Estates @Bowen, Phase III.

Concerns of the Commission Expressed Included:

- Proposed road width. Should have a radius of 48 ft to accommodate emergency vehicles
- No curb and gutters proposed– No subgrades are included in the plans
- Stormwater runoff could clog drains in heavy rains due to no curbing, guttering or subgrades in place.
- No fences allowed on properties located on water lots that include a walking trail. Homeowners will be unable to utilize all of their property.
- The construction of one ingress/egress into the subdivision is proposed until 500 units are developed. This could cause traffic jams and raised concerns should an emergency situation arise.
- If only 498 units are built, this could mean that a second ingress/egress would not be built.

Mr. Wrenn noted that he had made a contribution towards the traffic light located on North Rhett. The Building Official urged the Commissioners not to let contributions stand in the way of enforcing safety issues and noted the City Fire Chief concerns regarding ingress and egress and community safety issues. Kathryn Basha, Planning Director with B*C*D* COG noted that with one ingress/egress there would be traffic backups and near-accidents. Chairman Eckstine asked Mr. Wrenn if he was amendable to scheduling a workshop to have additional discussions on this rather than having the Commission make a decision at this point. He stated that he did not have an objections to scheduling a workshop meeting in order for the Planning Commissioners to get more information on this proposed development.

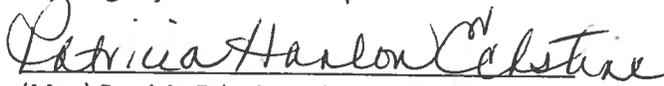
Motion: Commissioner Raitt made a motion to extend this request until the April meeting in order to address these issues that have been discussed – ie access roads and to get input from Berkeley County and the City’s Fire Chief. Motion seconded by Commissioner Lackey. Motion passed unanimously. Staff to follow up on scheduling a workshop with Mr. Wrenn and the Planning Commissioners as soon as possible.

Amendment – Thrower made an amendment to also address changes in the property lines along the marsh – re-HOA property – re-buffers, sidewalks and the fences. Motion was seconded by

Commissioner Kary. Motion passed unanimously after Roll Call Vote. This item will be on the April 7th, 2015 Planning Commission agenda.

ADJOURNMENT

There being no further business, Commissioner Thrower made a motion to adjourn the meeting. Commissioner Strobe seconded the motion. Motion passed unanimously after Roll Call Vote. The meeting adjourned at 8:30 p.m.

A handwritten signature in cursive script that reads "Patricia Eckstine". The signature is written in dark ink and is positioned above the printed name.

(Mrs.) Patricia Eckstine, Chairman
Hanahan Planning Commission

ATTEST:

(Mrs.) Debbie E. Lewis, Secretary