

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
March 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. Chairman Leroy Calhoun presided with Vice-Chairman Marty Chandler and Commissioners Pat Eckstine, Bill Raitt, Kendra Wilson and Butch Thrower. A quorum was present. Commissioner Carolyn Lackey was not in attendance. Also present was Larry Sturdivant, Building Official, and Kathryn Basha, with B*C*D* Council of Governments. Visitors in attendance included: Cleve Gillette with Anchor Consulting Engineers, Archie Franchini, Rodney Thompson, and Connie Myers with the Berkeley County School District, George Bullwinkel with Nexsen Pruet, Lucas Padgett with the McNair Law Firm, Council Member Dan Owens and Marc Copeland, Developer of Tanner Hall Subdivision.

Call to Order – Chairman Calhoun

Chairman Calhoun called the meeting to order.

Prayer

Chairman Calhoun opened the meeting with a prayer for guidance.

OLD BUSINESS:

Approval of Minutes – February 5, 2013

Chairman Chandler made a motion to approve the Minutes of February 5, 2013 with the amendments recommended by staff. A copy of same is hereto attached. Commissioner Raitt seconded the motion. Motion passed after Roll Call Vote.

Motion: Add item to the Agenda – Approve amendment to the February 3, 2013 Minutes

Commissioner Thrower made a motion to add an item to the Agenda – Amendment to the January 2013 Minutes could be revised as attached. Commissioner Wilson seconded the motion. Motion passed after Roll Call Vote.

Approval of Amendment to the February 3, 2013 Minutes

A copy of the amended February 3, 2013 Minutes are hereto attached. Commissioner Thrower made a motion to approve the amended February 3, 2013 Minutes. Commissioner Wilson seconded the motion. Motion passed after Roll Call Vote.

NEW BUSINESS:

BCSD Representatives presentation -Information only for new Elementary School in Tanner Plantation

Mr. Rodney Thompson, Superintendent of Berkeley County Schools presented their proposal to build an elementary school in the Tanner Plantation area. Also present were Mr. Archie Franchini, and Ms Connie Myers with the Berkeley County School District. Part of this development will be in an AP Zone (Accident Potential Zone) which was designated by the United States Air Force. The only areas designated for construction in the APZ will be parking and the recreational fields. . This was for informational purposes only. The Berkeley County

School representatives will be back with their preliminary plans for this construction at a later date.

Sketch Plan Presentation – Tanner Hall Subdivision

Cleve Gillette with Anchor Consulting Engineers, presented a sketch plan for the Tanner Hall Subdivision. This property is located by the Amenity Center. The Developer is proposing to continue with the Single Family development. They will be coming back to the Commission with preliminary plans for their review and approval. This presentation was for informational purposes only.

Proposed Amendment to the Zoning Ordinance for the Industrial District – Re: Height Restriction and Industrial Uses

Kathryn Basha with the B*C*D*-Council of Governments noted that there has been an increase in building heights in the area due to the cost of land. Staff is proposing consideration of an amendment to the Land Uses/Standards in the Industrial District. They are also proposing Land Use Codes for professional offices in the Industrial District as well as in other nonresidential districts. This would be an amendment to **Section 4.3 Land Use Table** to include “**Flex Industrial Uses**”. This is a combination of administrative or professional service offices with warehouse/distribution or light manufacturing facilities in the same building in Industrial Districts. Non-accessory offices (those not associated with the distribution or light manufacturing establishments on site) might be limited to less than 50% of the gross floor area or constitute a higher percentage depending on the quality of the industrial park and location. **Motion:** Commissioner Thrower made a motion to amend Section 4.3 of the Land Use Table to include the usage of 2410 Professional Services, to include RO, ID and to add Administrative Office Use 2420 to include uses in RO, CG, ID and TC. Motion was seconded by Vice-Chairman Chandler. Motion passed after Roll Call Vote. Another section of the Zoning Ordinance was proposed for amendment to allow an increase in building heights. Staff proposed a maximum height of 45 feet with two options for allowing increases up to 55 feet in height as follows: Option A: One (1) foot is added to each of the required yard setbacks for each additional one (1) foot of building height up to the maximum of (55) feet total height or Option B: The individual site development plan is considered on a case by case basis by the Board of Zoning Appeals as a special exception in accord with Section 2.5.3. After further discussion, Commissioner Thrower made a motion to amend Section 4.5.10 to increase the maximum height of structures in the Industrial District per the recommendation of Staff using Option A. (*Maximum Height – Note: Additional height limitations for areas or building sites or lots designated APA zones (Accident Potential Zones) of Joint Base Charleston in accordance with applicable Federal Aviation administration regulations). Motion was seconded by Commissioner Eckstine. Motion passed after Roll Call Vote. A copy of same is hereto attached.

Staff Overview

- (1) The Building Official noted that at the Staff meeting it was stated that the City was awarded a Renaissance Grant. This grant was mainly focused on the Dickson, Berkeley Street areas. The City is focusing on getting the word out regarding a public meeting for input on April 2nd, ie. Flyers on trash cans, notice in the newspapers. Funds come from HUD to focus on housing and infrastructures. A study will be conducted and then the City can apply for a second phase to secure funding to

implement improvements – ie... housing issues, sidewalks, water (trunk lines), crosswalks, sewer upgrades, removal of blight from distressed properties.

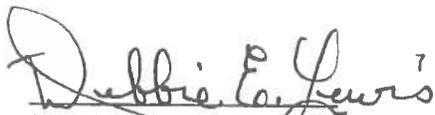
- (2) An advertisement has already been submitted for Council to hold a public hearing, Introduction and First Reading on the Proposed Amendment to the Zoning Ordinance for the Industrial District – Re: Height Restriction and Industrial Uses at their next meeting that the Commission voted on tonight.
- (3) Preliminary Plan- Tanner Hall -The City staff should have this information at the April Planning Commission Meeting.
- (4) Bowen Project – Revised Concept plan - Nothing has been submitted to the Staff at this time. All the Staff needs is a break-down of the Units. Staff will be meeting with them Tuesday on another Phase. They have been told not to submit anything else until this information has been received.
- (5) Planning Commission Rules of Order and Procedure – A training session will be scheduled for Staff to review this with the Commissioners. Kathryn to see if there is a Webcast of this and include some of the other Boards in this meeting.

ADJOURNMENT

There being no further business, Vice-Chairman Chandler made a motion to adjourn the meeting. Commissioner Wilson seconded the motion. Motion passed unanimously. The meeting adjourned at 7:17 p.m.


Chairman Leroy E. Calhoun, III
Hanahan Planning Commission

ATTEST:


(Mrs.) Debbie E. Lewis, Secretary
Hanahan Planning Commission