

HANAHAN PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 5TH, 2013  
6:30 P.M.

A regular meeting of the Hanahan Planning Commission was held this date in the Hanahan Municipal Complex – 1255 Yeamans Hall Road at 6:30 p.m. The Honorable Chairman Leroy Calhoun, III presided with Vice-Chairman Marty Chandler and Commissioners Pat Eckstine, Carolyn Lackey, Bill Raitt, Robert “Butch” Thrower, and Phil Strope. A quorum was present. This meeting was advertised and an agenda was put on the bulletin board at City Hall – 1255 Yeamans Hall Road. Also in attendance was Mayor Minnie Newman-Caldwell, City Administrator Johnny Cribb, Council Member Michael Sally, Council Member Dan Owens, Council Member Kevin Cox, Michele Canon with B\*C\*D\* Council of Governments, Kathryn Basha, Planner with B\*C\*D\* Council of Governments, George Bullwinkle, Connie Myers with the Berkeley County School Board, Crystal Owen, Rodney Thompson, Jennifer Gossett, Jamie McCarthy, Jennifer Floyd, Ben Thompson, George Bullwinkel, attorney for the Berkeley County School District, Debra Odom, Trudy Swagel-Ritchie, Alice Lang, Jim Rowan, Vandy Inman, Cindy Vance, Andrea Anderson, Adam Tushek, Tiffany Brown, Deon Jackson, Robert G. Jones, Randi Holcombe, Stephanie Mitchell, Alison Gallus, Tammy Sakalas, Marcy Gasperson, Ashley Epperson, David M. Pelletier, Allen Keller, Jessica Keller, Gail Obey, Bessie Crum, John Foore and Ben Lucs.

**The Lord’s Prayer**

Chairman Calhoun led the Commissioners and audience in the Lord’s Prayer.

**The Pledge of Allegiance to the Flag – Chairman Calhoun**

Chairman Calhoun led the commissioners and audience in the Pledge of Allegiance to the Flag of the United States.

**OLD BUSINESS:**

**APPROVAL OF MINUTES – OCTOBER 1, 2013**

Commissioner Raitt made a motion to approve the minutes of October 1, 2013. Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote.

**NEW BUSINESS:**

**Foster Creek Village Planned Development Amendment – Berkeley County School District Proposed School site**

Michele Canon with B\*C\*D\* Council of Governments explained this is a request to amend an area from Multi-Family to Village Community One to facilitate the construction of an elementary school. This request is consistent with the Comprehensive Development Plan. Michele Canon presented the Staff Report. A copy of the rezoning request is hereto attached along with BCD COG Staff Report, findings and recommendations.

**Staff Finding and Recommendation** - Staff recommends that this petition for rezoning/PD amendment continue to be discussed and tabled until Staff has received all of the requested information and assess whether City concerns have been addressed. Some preliminary concerns are density and traffic flow. These still have not been addressed. School District Representative Rodney Thompson re-capped the need to build more schools to reduce the overcrowding. The Citizens of Hanahan and Goose Creek – 60% voted by referendum to build a school in the Tanner/Foster Creek area. In 2006 City Council passed a Proclamation requesting that all

Hanahan children be allowed to attend Hanahan schools. It is important that the process of having a school built in Hanahan be done as soon as possible in order to meet the needs of the School District as well as the needs of the citizens of Hanahan. A lot of research has gone into finding the best location for a new school. George Bullwinkel, the attorney for the Berkeley County School District, and Ben Thompson w/AAG Associates who designs schools, presented the design for a new elementary school. They have met with Frank Carson and SCDOT concerning this project. He explained the reason why the property on Foster Creek was preferred. The biggest concern from a design standpoint is the location of the drives because of the wetlands. Parking, design, drives, playground, and traffic concerns have to be addressed before deciding on a site for construction of a school. 175 parking spaces are in the conceptual plan. Adequate outdoor space is needed for a playground. Commissioner Eckstine – How do you view this site? Urban in nature – Ben Thompson. Commissioner Raitt – Concerned over safety of the children. ie...people living in the apartments. Quality of life for our citizens – believes that there are better sites for our children than the proposed site. He expressed concern over apartment dwellers who will have a line of sight to the children and asked if background checks were made on apartment dwellers? Dr. Thompson – List of sexual predators are public records. If it is discovered that children have to walk past sexual predators to get to their bus stop then bus stops are moved. Every effort is made to protect the children. Crisis drills are held all the time to help prepare the schools for emergency situations that might arise. Commissioner Thrower - Problem – 24 hour towing zone at the apartment complex. When there is a school program, i.e. awards ceremony, Christmas Play, etc.. there aren't enough parking spaces and cars are towed. Parking is always a problem. It was noted that green space can also be used for parking if there is an overflow. Dr. Thompson – noted that he has 28 million dollars to be used to build an elementary school. He wants all the Hanahan children to attend Hanahan schools. It is their opinion that only one of the three sites reviewed is acceptable for the construction of this school. Commissioner Carolyn Lackey – concerned that the Planning Commission still doesn't have all the necessary information on this request to make a decision at this time.

#### **Public hearing**

Vice-Chairman Chandler made a motion to hold a public hearing on Foster Creek Village Planned Development Amendment – Berkeley County School District Proposed School site. Commissioner Eckstine seconded the motion. Motion passed unanimously after Roll Call Vote. Chairman Calhoun opened the meeting at this time for citizen's input. Robert Jones - 10 Franchesca Avenue – Re: The need for a new school isn't the issue or where it is to be built. It is whether or not this re-zoning will benefit the community. Noted that the Planning Commission's focus is what impact and the location of the new school will have on the community. He emphasized making sure that a new problem isn't being created by building a new school. The current school is doing well even though it is overcrowded. From his perspective it depends on how you draw the attendance lines. When you separate different classes and social economic levels of students you harm the school performance. How many students who are on free and reduced lunches and learning English as a second language will be congregated and set aside in the old school and in the new school? These numbers are important and should be passed on to the School Board, and should be made available to you to make sure you don't split the community into two schools where one school is better than the other. You need to make sure that you don't cripple the school by not looking into this information. Bessie Crum – 1306 Williams Lane – Re: Selling property for a road for the new school. Stated that the land owners in the area were not interested in selling their land for the development of a school.

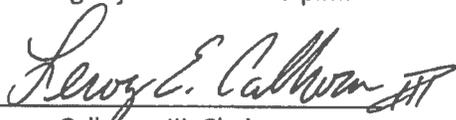
Kevin Cox – 1102 Purple Martin Lane – Noted that he visited Mrs. Crum and asked how her and her neighbors felt about building a school in the area, and how the traffic would affect them. They have been here before the City was a city and needed more respect than just a letter. On the pros and cons, he only heard one pro for all three sites and that one was for the Bowen property. There are approximately 207 cars in the parking lot at the Hanahan Elementary School on any given day. They have approximately 1,100 students and teachers there every day. He agrees that a new school needs to be built in Hanahan to help with the overcrowding, however he has concerns regarding the proposed location in terms of the traffic and parking. The decision that the PC makes tonight will affect the City for an eternity. He thanked the Planning Commissioners for their time. There being no further discussion, Commissioner Eckstine made a motion to close the Public Hearing. Commissioner Lackey seconded the motion. Motion passed unanimously after Roll Call Vote. Commissioner Raitt – expressed concern over the fact that the attendance lines were outside the 5% differential. Trying to balance the demographics in order to balance the schools. The demographics 900 at new school and 700 at the old school. Trying to get within the 5% range and balance the attendance. Problem – can't drive past one school to get to another. There being no more input, Motion: Commissioner Raitt made a motion to deny the request for the Planned Development Amendment – Berkeley County School District Proposed School site. Commissioner Strope seconded the motion. Motion passed unanimously after Roll Call Vote. This request will now go before City Council for a decision.

**Charleston Farms Neighborhood – Village Renaissance Plan: Proposed Improvements – Michele Canon, BCD COG**

Ms. Canon gave a brief presentation recapping the CDBG Program and how the process evolved throughout the year. Ms. Canon presented the identified and prioritized improvements that resulted from the Plan, including sidewalk improvements, water line extensions, and crime prevention technology. Ms. Canon reiterated that the Plan would now be sent to the SC Department of Commerce, where they would have to approve all proposed improvements.

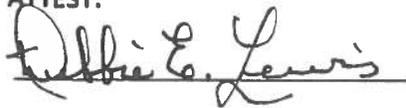
**Adjournment**

There being no further business, Commissioner Raitt made a motion to adjourn. Vice – Chairman Chandler seconded the motion. Motion passed unanimously after Roll Call Vote. The meeting adjourned at 8:49 p.m.



Leroy Calhoun, III, Chairman  
Hanahan Planning Commission

**ATTEST:**



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