

HANAHAN PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 6, 2014  
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. Vice-Chairman Eckstine presided with Commissioners Carolyn Lackey, Robert Thrower, Phil Strobe and Bill Raitt in attendance. Chairman Leroy Calhoun was not in attendance. Vice-Chairman Chandler has resigned from the Board. A quorum was present. Also present was Larry Sturdivant, Building Official, Johnny Cribb, City Administrator, Mike Cochran, Police Chief and Michelle Canon, BCD Council of Governments. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. Visitors in attendance included: Dennis Avery with The Avery Company Inc., Kevin Coffey with Charleston Landmark Builders, Levin Hedgepeth, Charles Lloyd, Randy Washburn, Judith Pfaehleo, Dianne Lawson, Bear McLaughlin, Linda Oliver, Dee O'Connor, Kathy Cullen and Milton Guerrero.

**Call to Order – Vice-Chairman Pat Eckstine**

Vice-Chairman Eckstine called the meeting to Order.

**Pledge of Allegiance to the Flag**

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

**OLD BUSINESS:**

**Approval of Minutes – October 7, 2014**

Commissioner Raitt made a motion to approve the Minutes of October 7, 2014. Commissioner Strobe seconded the motion. Motion passed unanimously after Roll Call Vote.

**NEW BUSINESS:**

**Presentation of Scenic Point Subdivision, a Type "A: PD, Conservation Subdivision, TMS #259-00-00-006, #259-00-00-007, #259-00-00-058 and #259-00-01-002**

Vice-Chairman explained that these lots were being considered by the Planning Commission tonight as a Major Land Development per Section 2.3 of the Hanahan Land Development Ordinance. Michelle Canon with the BCD Council of Governments explained this item. A lot of confusion has risen concerning the "Scenic Point" name. In 2005 a re-zoning request was presented to the Planning Commission for a Type "B" PD it was called Tanner Point Town Homes and then the name was changed to Scenic Point Town Homes. In 2006 - 2007 no further action was taken. What is coming before the Planning Commission Board now is the "Scenic Point Subdivision". This is a totally separate request. The previously approved development is 25 acres with a sliver of property included. The current proposal includes four adjacent lots - TMS #259-00-00-006, #259-00-00-007, #259-00-00-058 and #259-00-01-002. These four lots are being considered as a Major Land Development per Section 2.3 of the Hanahan Land Development Ordinance. Because these lots will still be zoned RS – Single Family Residential - this is not a re-zoning request. Since this is not a re-zoning request, it does get considered under the regular zoning review process. The owners can develop the property as a by-right subdivision under the RS zoning with 5 dwelling units per acre without requesting the PD Type A approval. What the developer is currently proposing will allow them to cluster some of the

houses together and allow for more open space. The proposal is therefore reviewed the same way as if it were an RS Preliminary Plat. The Developers are proposing 93 dwellings on 41 acres of land with 11 acres of open space. The proposed maximum density will be 2.26 units per acre. Ingress and Egress to the site will be provided west of the intersection of Wild Indigo Way and Hydrangea Lane as well as an extension from a cul-de-sac at the north end of Crossbill Trail through the Charleston Oaks Subdivision. A third access may also be available when the adjacent property to the north of the site (the previously approved Scenic Point Townhomes) is developed via an existing private fifty (50) foot right-of-way provided Berkeley County agrees. They want this area to be developed now and not to be used as a primary access. Commissioner Raitt asked if a "Traffic Study" had been done. Vice-Chairman Eckstine wanted to know if a "Traffic Study" had been done in 2007 for Charleston Oaks and if so could the Board get a copy of it. This will be researched. If a Traffic Study was not done, the Planning Commission can ask for one to be done. Vice-Chairman Eckstine asked about the lot reductions referred to on page #2 and how this was determined. Is this taking the right-of-way off of the acreage? Michele noted that this was indicative of a PD Development. One of the conditions of the Plat approval is that no changes will be granted for setbacks of lots due to topographic conditions. The area labeled as Lot 22 should not be included in the open space calculations and no final plats for the development will be approved for recording until the developer and Berkeley County Engineering have mutually agreed on a point of access from Whispering Oak Drive. If an agreement is made for Whispering Oak Drive as a third point of access prior to the issuance of a land disturbance permit, construction traffic will be primarily directed to this access point. Another condition for approval would be that the Developer install Storz type fire hydrant connections. Information on this request as well as comments from the City's Planner are within the staff report.

**PRESENTATION:** Mr. Dennis Avery with The Avery Company was present to explain the proposed changes for the Scenic Point Subdivision and to answer questions from the Board. These lots are bigger than the original concept in an effort to save trees. Commissioner Raitt asked their time frame. Mr. Avery noted that because they have to go through Berkeley County, the State of South Carolina, the Corps of Engineers and other Regulatory Agencies before anything could be started, so it could take an estimated six (6) months before work could begin on this project. The entire project will take approximately 3½ years. Commissioner Raitt asked if the water front lots would be developed first. No. Vice-Chairman Eckstine asked about Lot#22 as to whether or not it was being saved for future access. It was explained that the Developers don't own this land and there is a title issue that needs to be resolved first. Because this request is not for just an introduction to the project, another meeting will be scheduled for the Planning Commissioners to get more information on what the Developer is requesting and more questions can be answered.

**CITIZEN'S INPUT:**

Vice-Chairman Eckstine opened the meeting at this time for citizen's input. She explained that this was not a public hearing on the proposed Scenic Point subdivision, but understood that some citizens had come to the meeting to hear what the Developer was proposing for this area and that they had some concerns they wished to address to the Planning Commission Board members.

**CITIZEN'S CONCERNS:**

- \*Traffic
- \*Noise from construction
- \*Disturbance of wildlife – i.e. Eagles/Owls/Foxes/Deer
- \*How will construction affect the Flood Plain?
- \*How long will construction last?
- \*New School traffic
- \*Wetlands

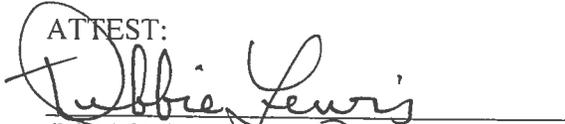
The developer agreed to defer to the next Planning Commission meeting which will be December 2<sup>nd</sup>, 2014 @6:30 p.m. Vice-Chairman Eckstine stated that additional information should include whatever final decision comes from Berkeley County as to the Whispering Oak situation, information about the percentage of wetlands in this area, and what the designation of RS density would have been. She wanted to know what the percentage of wetlands is and how this subdivision would have been laid out as a RS designation to compare with the change to the Type A conservation development with the staff report. Commissioner Thrower made a motion at the request of the applicant to defer the approval or disapproval of the preliminary plat for Scenic Point to the next scheduled meeting. Commissioner Raitt seconded the motion. Motion passed unanimously after Roll Call Vote.

**ADJOURNMENT**

There being no further business, Commissioner Lackey made a motion to adjourn. Commissioner Thrower seconded the motion. Motion passed unanimously after Roll Call Vote. The meeting adjourned at 8:09 p.m.

  
Vice-Chairman Pat Eckstine

ATTEST:

  
(Mrs.) Debbie E. Lewis, Secretary