

HANAHAN PLANNING COMMISSION
REGULAR MEETING
September 1, 2015
6:30 P.M.

A regular meeting of the Hanahan Planning Commission was held this date in the Debbie Lewis Municipal Chambers – 1255 Yeamans Hall Road at 6:30 p.m. The Honorable Chairman Pat Eckstine presided with Vice-Chairman Leroy E. Calhoun, III, Commissioners Carolyn Lackey, Bill Raitt, Marika Kary and Phil Strobe were present. Commissioner Thrower was not present. This meeting was advertised and an agenda was posted on the bulletin board at City Hall. A quorum was present. Visitors in attendance included: Kathryn Basha, Planning Director with BCDCOG, F. Truett Nettles, Jonathan Yates and Martin Deputy.

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, June 2, 2015

Commissioner Calhoun made a motion to approve the Minutes of July 7, 2015. Commissioner Kary seconded the motion. Motion passed unanimously after Roll Call Vote.

OLD BUSINESS:

Consideration of a draft amendment to Section 4.3 Land Use Table and Section 5.14 Supplemental Regulations for Communications Towers and Antennae as discussed at the July 7, 2015 workshop. Kathryn Basha presented in the staff report everything that was mentioned at the workshop on items of concern. Several other ordinances were looked at for reference to see if there was some provisions that were worded differently or with more clarification from what the City currently has in the existing ordinance. The markups were based on those conversations. The only change Kathryn stated that she might suggest for reconsideration was whether towers should be allowed in all residential districts, the concern being proposals for towers in the lower density RSL district. Commissioner Kary expressed that she was more uncomfortable with treating one residential district differently from the others. Commissioner Calhoun agreed. Kathryn asked if the commission wanted to work through the suggestions one by one. Chairman Eckstine agreed. Commissioner Raitt then asked about Eagle Landing's zoning. The question was answered that Eagle Landing is a PD with standard RS zoning, with the exception of a couple of CG lots, one of which is where a tower was proposed for consideration a few years ago.

Kathryn then went through the report commenting on each of the proposed changes. She asked if there were any questions. Chairman Eckstine said she thought this was very consistent with the workshop discussions and her notes. Commissioner Calhoun agreed. Commissioner Raitt stated that he agrees with what everyone has said so far; however he wanted to speak as a citizen and homeowner for a moment. He gave thought and did start to think about residential properties and the impact that towers did have on residential developments and planned developments. He went back and read the draft and wanted to submit for the record changes to the amendment for consideration at the next meeting. He asked that each commissioner look at his list of suggestions to debate at the next meeting. Kathryn said that the commission could go ahead and discuss these tonight since this was the only agenda item.

Chairman Eckstine stated that Commissioners Raitt's main questions were dealing with real estate impact and asked if Kathryn was comfortable talking about it.

Commissioner Raitt then read through each of his proposed recommendations and the commission discussed each one. The Commission and staff noted concerns with how it would administer several of the suggestions related to there being evaluation of whether a proposed tower would have a negative impact on the property values of adjacent properties. Staff noted it had no concerns where the suggestions would provide clarity and better references.

Staff suggested that if the Commission decided on what revisions they wanted to have prepared as a final copy, this item could be advertised for a public hearing. Commissioner Raitt said he was withdrawing the rest of his comments. Chairman Eckstine said she wanted to go through the rest of the comments. Commissioner Raitt asked about the fall zone. The current ordinance stated that the tower has to fall within its own property boundaries. It was also noted that the engineering for a tower also certifies the fall zone prior to submission of an application. Commissioner Raitt expressed concerns that staff ensure these conform to FHA guidelines. Staff asked if there were a mechanism by which the City can have FHA review and comment on that conformance or if the criteria were published.

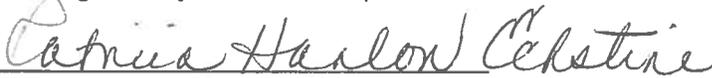
Chairman Eckstine asked for a motion to move the recommended changes forward to a public hearing. Commissioner Strope made a motion to move forward with the amended changes. Commissioner Kary seconded. Roll call vote was taken. It passed unanimously.

NEW BUSINESS:

None

Adjournment

There being no further business, Chairman Eckstine stated that she would not be at the Oct. 6 meeting as well as Commissioners Calhoun and Commissioner Raitt. Commissioner Calhoun made a motion to adjourn. Commissioner Strope seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:00pm.


Chairman Eckstine

ATTEST:


Larry Sturdivant, Building Official, interim Secretary