

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



**CITY COUNCIL**  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
MICHAEL SALLY  
ADAM SPURLOCK

**AGENDA**  
**Hanahan City Council Meeting**  
**Tuesday, October 13, 2020 6:30PM**  
**Debbie Lewis Municipal Chambers**  
**1255 Yeamans Hall Road, Hanahan, SC 29410**

| <b><u>AGENDA ITEM</u></b> | <b><u>PERSON(S) RESPONSIBLE</u></b>                        |
|---------------------------|--|
| Call to Order             | <b>Mayor Rainwater</b>                                     |
| Invocation                | <b>Pastor Adam Spurlock</b> , Restoration Community Church |
| Pledge of Allegiance      | <b>Michael Sally</b> , Council Member                      |

**RECOGNITIONS:**

|                                   |  |
|-----------------------------------|--|
| A. Employee of the Month          | <b>Mike Cochran</b> , City Administrator |
| B. Citizen of the Month           | <b>Mike Cochran</b> , City Administrator |
| C. Red Ribbon Week Proclamation   | <b>Joel Hodges</b> , Council Member      |
| D. Domestic Violence Proclamation | <b>Kevin Hedgpeth</b> , Council Member   |

**CITIZENS COMMENTS REGARDING AGENDA ITEMS ONLY**

**CONSENT AGENDA**

|   |                     |
|---|---------------------|
| 1. Approval of the Minutes from the September 15, 2020 City Council Meeting | <b>City Council</b> |
|---|---------------------|

**NEW BUSINESS**

|  |  |
|--|--|
| 1. Public Hearing – Introduction and First Reading of Ordinance #11-2020 - Zoning Text Amendment Adding “Manufacturing - Food and Beverages” | <b>Jeff Hajek</b> , Planner/Econ. Director |
| 2. Financing for Garbage Trucks/ Refinancing of Fire Truck   | <b>Courtney Soler</b> , Finance Director   |

## **REPORTS AND COMMENTS**

- A. Citizens Comments
- B. City Administrator's Report
- C. Mayor and Council Comments

## **EXECUTIVE SESSION**

Council needs to go into Executive Session regarding a personnel matter.

*\*No action to be taken while in Executive Session*

## **ADJOURNMENT**

**ORDINANCE NO. 11-2020**

**AN ORDINANCE AMENDING THE CITY OF HANAHAN'S ZONING AND  
LAND DEVELOPMENT ORDINANCE, SECTION 4.5.6**

**WHEREAS**, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the ordinance; and,

**WHEREAS**, the City of Hanahan Planning Commission, along with the City Planner, has recommended changes to the City's Zoning Ordinance and has made its findings to City Council; and,

**WHEREAS**, a public hearing on these proposed changes was held by the Planning Commission on August 4<sup>th</sup>, 2020 after due publication of notice of said public hearing as required by law; and,

**WHEREAS**, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning Commission, City Council now wishes to act on this matter;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF HANAHAN, SOUTH CAROLINA:**

Section 1. To amend Section 4.3 (Land Use Table):

Adding "Manufacturing—Food and Beverages" (Land Use Code 3110) to the Land Use Table, as a conditional use in the Town Center (TC) zoning district. The proposed use will be required to meet Section 5.4 (Performance standards and criteria for manufacturing and processing plants.) for the conditional use permit to be issued.

4.3. - Land use table.

The table beginning on the following page indicates land uses allowed by district. Uses and their function codes (as designated by the American Planning Association) are listed in the two (2) left columns. All unlisted uses that do not fall under a broader category are prohibited. Hanahan zones appear at the table head. One (1) of the following symbols corresponds with each listed use and zone.

- (A) "-" indicates that the corresponding use is not allowed in the zone.
- (B) "P" (permitted) indicates that the corresponding use is allowed as the primary use by right in the zone. Only one (1) primary use shall be allowed per tax map number.
- (C) "C" (conditional) indicates that the corresponding use is allowed with conditions in the zone that are unique to the use. Those conditions are specified in the standards of the zone.
- (D) "A" (accessory) indicates that the corresponding use may occur only in conjunction with a primary use on a parcel.
- (E) "SE" indicates that the corresponding use may be allowed by special exception in the zone. The applicant proposing the use must demonstrate to the satisfaction of the City of Hanahan Board of Zoning Appeals that, in developing the use, potential negative impacts of the use will be mitigated.

### Section 4.3 Land Uses Allowed by Zone

| Land Use Code | Uses  | CP | RSL | RS | RSM | RM | RT | RO | CG | I<br>D | TR | TC |
|---------------|---|----|-----|----|-----|----|----|----|----|--------|----|----|
| 3000          | Manufacturing & Wholesale Trade   |    |     |    |     |    |    |    |    |        |    |    |
| 3100          | Manufacturing—Food, textiles, and related products  | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3110          | Manufacturing—Food and Beverages  | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | C  |
| 3200          | Manufacturing—Wood, paper, and printing products  | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3320          | Manufacturing—Chemicals, plastics, and rubber products  | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3330          | Manufacturing—Non-metallic mineral products   | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3350          | Machinery manufacturing   | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3360          | Electrical equipment, appliance, and component manufacturing  | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | C  |
| 3370          | Manufacturing—Transportation equipment, automobiles, etc.   | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |
| 3400          | Manufacturing—Jewelry and silverware; dolls, toys, games, and musical instruments; office supplies, inks, etc.; and signs | -  | -   | -  | -   | -  | -  | -  | -  | C      | -  | -  |

Adopted and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Christie Rainwater, Mayor

ATTEST:

\_\_\_\_\_  
Emily Huff, Clerk of Council

Introduced by: \_\_\_\_\_

First Reading and Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_