

**Minutes from October 13, 2020**  
**Hanahan Council Meeting - 6:30PM**  
**Debbie Lewis Municipal Chambers**  
**1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, October 13, 2020 at 6:30pm. The meeting was advertised in the Post and Courier. The Agenda was posted on the City of Hanahan webpage, the City's Facebook page and a copy of the Agenda was posted on the lobby bulletin board at least 24 hours prior to the meeting. Mayor Christie Rainwater presided. Council Members that were present at tonight's meeting were – Mayor Pro Tem Chandler, Council Member Hedgpeth, Council Member Dyson, Council Member Sally, Council Member Spurlock, Council Member Hodges, and Mayor Rainwater. All Council Members were present. Emily Huff, Clerk of Council was not in attendance. Allyson Driggers covered for Emily. We had a quorum for tonight's meeting.

Staff members that were present were: Mike Cochran - City Administrator, Courtney Soler – Finance Director, Bo Bowers – Fire Chief, Joe Gill – Public Works Director, Randy MoneyMaker – Parks & Recreation Director, Allyson Driggers – AP & Payroll, Jon Ellwood – IT, Larry Sturdivant – Building & Codes, Dennis Turner – Police Chief, Jeff Hajek – Building & Codes, Mike Bargerion – Assistant Fire Chief, and Wynette DeGroot – HR.

Sign-in sheet is included with the minutes.

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, October 13, 2020 City Council Meeting to order at 6:30pm.

**INVOCATION**

The Invocation was led by Pastor Adam Spurlock of Restoration Community Church.

**PLEDGE OF ALLEGIANCE**

Council Member Sally led us in the Pledge of Allegiance.

**RECOGNITIONS**

- Employee of the Month - Mike Cochran, City Administrator and Police Chief Dennis Turner announced the October Employee of the Month, Mathew Altman. Chief Turner stated that Corporal Mathew Altman has been nominated as the October 2020 Employee of the Month. Chief said that several months ago, Corporal Altman volunteered to oversee the fleet for the police department while continuing to serve the agency as an Assistant Patrol Supervisor. Altman has been working with a rep from Safeguard for the new in car body camera system. Upon assuming this additional duty, he started by conducting a thorough inspection of every spare police vehicle in the fleet and thoroughly noting any mechanical deficiencies. He then coordinated and worked

closely with Joe Gill, Public Works Director to correct the mechanical issues; he even went as far to utilize his own tools and equipment to complete the repairs. As a result of Corporal Altman assuming additional duties, he saved the city countless man hours and several thousand dollars in repair savings. He was awarded with a certificate and \$25 gift card, and pictures were taken.

- Citizen of the Month – Mayor Rainwater then announced the October Citizen of the Month, Ms. Cheryl Sexton. Mayor Rainwater stated Ms. Sexton was nominated by Jennifer Thompson, who said that she is kindhearted; quick-witted and generous lady. She opens her home to all; her home is nicknamed the “*The Cherylton*” because she welcomes everyone and shows southern hospitality in all that she does. She hands out food and drinks to the garbage men and mail lady, gives out snacks and drinks to the neighborhood kids. She helps family and friends whenever she can. She has even provided a temporary home to people in need on occasion. Ms. Sexton cleans up litter in the neighborhood, places American flags in every yard on patriotic holidays, and takes the neighborhood kids (and adult kids too) for rides on her golf cart. She volunteers in her church, takes people under her wing and shows love, grace, kindness and support. Ms. Sexton also serves as the HOA president for Hanahan Plantation. She babysits for anyone in need. Most recently, Ms. Sexton coordinated a breakfast thanking the Hanahan Police Department for all they do. Ms. Sexton does all of this and never asks for recognition or anything in return. She undeniably deserves some recognition and a huge thank you for being so sweet and generous. Thanks, and appreciation was given, and Ms. Sexton was presented with a certificate and a \$25 gift card. She did not want any pictures taken.
- Red Ribbon Week Proclamation – Council Member Hodges read the Proclamation which stated, alcohol and other drug abuse in our nation has reached epidemic stages. it is imperative that visible, unified prevention education efforts by community members be launched to eliminate the demand for drugs. The Berkeley County Prevention Board is sponsoring the Red Ribbon Campaign offering citizens the opportunity to demonstrate their commitment to drug-free lifestyle (no use of illegal drugs, no illegal use of legal drugs). The National Red Ribbon Campaign will be celebrated in every community in America during “Red Ribbon Week” – October 23-31. Business, government, parents, law enforcement, media, religious institutions, schools, senior citizens, service organizations and youth will demonstrate their commitment to healthy, drug-free lifestyles by displaying Red Ribbons during this weeklong campaign. The City of Hanahan further commits its resources to ensure the success of the Red Ribbon Campaign.
  - *A motion to approve the **Red Ribbon Week Proclamation** was made by Council Member Sally.*
  - *A second was made by Council Member Hedgpeth.*
  - *There was no further discussion.*
  - *The motion was called, and the vote was 7-0.*

- Domestic Violence Awareness Month Proclamation – Council Member Hedgpeth read the Proclamation which stated, Domestic violence is a prevalent societal problem harming victims, their children, family, friends and communities at large. Domestic violence knows no boundaries, impacting women, men, and children of every age, race, ethnicity, economic background, sexual orientation, and belief. Nearly 1 in 4 women and 1 in men the United States have suffered severe physical violence by an intimate partner. The crime of domestic violence violates an individual’s privacy, dignity, security, and humanity due to the systematic use of physical, emotional, sexual, psychological, and economic control and/or abuse. Children who grow up in violent homes come to believe that violence is normal and they come to believe that it is an acceptable way to control someone else. Our children are our most valuable asset. A coalition of city, council, and state agencies are committed to increasing public awareness of domestic violence and its prevalence, and to eliminating it through prevention, awareness and education. The City of Hanahan wishes to raise awareness about the societal problem of domestic violence throughout our community and its devastating effects on families and communities.
  - *A motion to approve the **Domestic Awareness Month Proclamation** was made by Mayor Pro Tem Chandler.*
  - *A second was made by Council Member Hodges.*
  - *There was no further discussion.*
  - *The motion was called, and the vote was 7-0.*

#### **CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY**

The Mayor opened the meeting for Citizens comments regarding agenda items only.

There were none. There being no further input, the Mayor closed this segment of the meeting.

## **CONSENT AGENDA**

Consent Agenda items are adopted with a single motion, second, and a vote unless a request for removal is heard from a Council Member. Items on the September 15, 2020 Consent Agenda were:

1. Approval of the Minutes from the September 15, 2020 City Council Meeting
  - *A motion to approve the items on the October 13, 2020 Consent Agenda, was made by Council Member Spurlock.*
  - *A second was made by Council Member Hedgpeth.*
  - *There was no further discussion.*
  - *The motion was called, and the vote was 7-0.*

There was no Unfinished Business to handle tonight, so we moved on to New Business.

## **NEW BUSINESS**

1. Mayor Rainwater moved on to the New Business portion of the meeting, and called Jeff Hajek, Planner and Economic Development Director up to introduce **Ordinance #11-2020** – An Ordinance Amending the City of Hanahan’s Zoning and Land Development; Section 4, 5 and 6. Jeff presented Council and attendees with a PowerPoint presentation with the following information:

Zoning Text Amendment: Food Manufacturing in the Town Center (TC) District

- Three small-business owners approached the City about allowing food manufacturing in the Town Center (TC) district
  - Two of which operate in a non-conforming capacity
- The City has responded to said requests and is proposing an amendment to Section 4.3 (Land Use Table)

Proposal:

- To amend Section 4.3 to allow food and beverage manufacturing in the TC district as a *conditional use*.
- Must meet the conditional use requirements of Section 5.4
- ONLY for food and beverage manufacturing (LBCS 3110), not other uses in its broader land use category (LBCS: 3100).

Analysis:

- Compatible use in line with intent of TC district as a mixed-use zone.
- Compatible with the 2012 Comp. Plan and Future Land Use Map.
- In allowing this as a conditional use, it will:
  - Allow the preservation of existing businesses
  - Provide opportunities for new businesses (coffee roaster, brewery, etc.)
  - Provide opportunities for revitalization of Town Center

Jeff said that based upon staff's review, it is recommended that the Planning Commission approve the amendment to Section 4.3 (Land Use Table) of the 2008 Zoning Ordinance to allow food manufacturing to be allowed to operate in the TC district, on the basis of conditional approval from the zoning administrator, for the following reasons:

1. The proposed amendment will provide retention of existing business owners to allow them to improve or expand their organizations
2. The proposed amendment will promote the creation of new, diverse businesses that will add to the TC district as a whole
3. The proposed amendment will benefit the economic well-being of the City and its residents by providing a variety of commercial services to its residents
4. The propose amendment will aid in the continued redevelopment of the TC district

- *A motion to hold a Public Hearing was made by Council Member Sally.*
- *A second was made by Mayor Pro Tem Chandler.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

**PUBLIC HEARING**

-Johnnie Harkness of 1036 Dominion Drive – came up to the podium and asked what's the difference between manufacturing, processing, farming. Jeff Hajek answered by saying it is food only.

- *A motion to close the Public Hearing was made by Council Member Hedgpeth.*
- *A second was made by Council Member Spurlock.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

- Mayor Pro Tem Chandler asked if we go to any manufacturing process i.e. brewery, could we explosive (tanks) and do we have protection. Larry Sturdivant, Building & Codes Director answered that we will learn the business, look at code state law, zoning. Sure, some businesses use chemicals but building and fire codes are followed. The Fire Department will also check these businesses to make sure they follow code.
  - Mayor Pro Tem Chandler wants to know who will be making sure these explosions don't happen. Fire Chief Bowers got up and spoke to ensure the City will be following code. Businesses will be inspected by the Fire Department. Check and balances are in place. Mayor Pro Tem Chandler said that he is questioning the process to be sure nothing could happen in the middle of downtown. Chief Bowers assured him that guidelines will be followed.
  - Council Member Hedgpeth asked about nonconforming business. Jeff Hajek said they cannot expand if they are nonconforming and follow
  - Council Member Sally said that this is appropriate use of district. He asked about 7am start time. Jeff Hajek said it pertains more to noise. Council Member Sally then asked if we should alter timeframe, to which Jeff Hajek replied we could, but doesn't think it would affect businesses. He said he will research and change for the 2<sup>nd</sup> Reading.
  - Mayor Rainwater asked if by relationship should we ask businesses if they would be interested in storefronts, since downtown has "walkability". Jeff Hajek said if foot traffic picks up, it is possible to increase retail spacing.
  - Mayor Pro Tem Chandler said that manufacturing doesn't need to be the downtown area. Mayor Rainwater thinks businesses were already there and we shouldn't take away from existing business. Larry Sturdivant used EVO as an example, and the coffee roaster place, the City tired to get retail space. Jeff Hajek said that we are going after more retail and not necessarily food manufacturing.
- 
- *A motion to approve the Introduction and First Reading **Ordinance #11-2020** – An Ordinance Amending the City of Hanahan's Zoning and Land Development; Section 4, 5 and 6 was made by Council Member Hedgpeth.*
  - *A second was made by Council Member Spurlock.*
  - *There was no further discussion.*
  - *The motion was called, and the vote was 7-0.*

2. Mayor Rainwater then invited Courtney Soler, Finance Director up to discuss **Resolution #12-2020** (refinancing fire truck) and **Resolution #13-2020** (financing garbage trucks). Courtney said she would give a brief overview. She stated that the lease at 1.5% for the garbage trucks. Asked what else could be refinanced. The current lease is 3.961, so we will refinance and save \$5K. GO Bond is not eligible at this time to refi.
  - Council Member Sally asked Courtney to explain the lease, moving from lease to purchase option. Mayor Rainwater asked if there is anything else, that we could refinance at this low rate. Courtney said not at this time.
  - *A motion to approve **Resolution #12-2020** (refinancing fire truck) was made by Council Member Hedgpeth.*
  - *A second was made by Council Member Sally.*
  - *There was no discussion.*
  - *The motion was called, and the vote was 7-0.*
  
  - *A motion to approve **Resolution #13-2020** (financing garbage truck) was made by Council Member Sally.*
  - *A second was made by Council Member Hedgpeth*
  - *There was no discussion.*
  - *The motion was called, and the vote was 7-0.*

The two Resolutions were signed and will be sent back to the bank, per Courtney's request.

## **REPORTS AND COMMENTS:**

### **A. CITIZENS COMMENTS**

-Bill Healy – 7614 Stargazer Drive – came up to the podium and stated that the Fire Department did his COVID test and he said how professional they were and thanked the Fire Department and Council for having the City provide this service. Mayor Rainwater echoed this sentiment.

-Johnnie Harkness – 1036 Dominion Drive – came back up at said that the City won't pick up brown trash. He stated that it has been out for a month. He said that it's a requirement, so what is the reason that it isn't being picked up. Joe Gill, Public Works Director said that he picked up some stuff and the other trash is from a lot being cleared. He then mentioned the tax increase for the new park and said that the public wasn't notified. Mayor Rainwater said that it is on the website and it was discussed at the Charrette (back on July 28, 2020). He wants

to know about the operating costs after it is built. Council Member Sally said that we don't have much debt and that he disagrees with Mr. Harkness. Mr. Harkness then said that he wants to know about the extra manpower and where the City will get the money from.

There were no comments/questions that were submitted online, on the provided link, prior to the start of the meeting.

There were no further comments/questions.

## **B. CITY ADMINISTRATOR'S REPORT**

Mike Cochran, City Administrator came back up to present his monthly report.

1. **Boat Landing Boardwalk** – Construction is underway and proceeding daily. Rain delays have slowed them, but they are working swiftly.
  - o [Mayor Pro Tem Chandler asked about clearing the shoreline at the Amphitheater. Mike Cochran replied that is a future project.](#)
2. **Village Renaissance Grant** – Sidewalk work is remaining.
3. **Flooding at Turkey Creek** – While we await the ACOE being able to meet with community members face to face, our flood mitigation specialist is working with homeowners who are interested in mitigation. This information has been mailed to the impacted homeowners as well as posted on our website and social media.
4. **Downtown Revitalization** – Dominion is waiting on the cable and other utilities to be removed so the poles can be taken away. The solar LED streetlights have been ordered with an October delivery estimate, roughly the same timeframe as the pole removal.
5. **Railroad Avenue** – The SCDOT & CSX are working through issues; project is still slated but delayed.
6. **53-Acre Park** – Final costing is nearly complete. The project is moving forward, and December 2020 is the anticipated bid timeline.
7. **Food Truck Court (*Yeamans Hall Canteen*)** – Umbrellas were purchased and put up. Customer traffic seems to be up. Online vendor bookings have made this is a much smoother process.
8. **Ball Field Renovations** – This is DONE! Thanked Randy and his staff for their diligent work.
9. **Phase 3 Tanner Trail** – This is moving forward with design.

Notes:

10/17/20 – Doors of Community Project – Phase 2

10/30/20 – Trunk or Treat at 6:00pm

11/10/20 – November Council Meeting at 6:30pm



### **C. MAYOR AND COUNCIL COMMENTS**

Mayor Rainwater mentioned some upcoming community events such as: Trunk or Treat on Friday, 10/30 at 6:00pm. Election Day on Tuesday, 11/3 – City offices will be open, and the annual Red, White and Blue Fall Festival on Saturday, 11/7 at 10:00am.

- Council Member Hedgpeth asked about the cost estimate for the 55-Acre Park. Mike Cochran said he hoped to know more by next month.
- Mayor Pro Tem Chandler asked about permitting for park. Mike Cochran answered that this is still moving forward.
- Mayor Pro Tem Chandler asked about solar lights. Mike Cochran said that they are currently being assembled and will ship soon.
- Council Member Hedgpeth made a statement to please vote!
- Mayor Rainwater congratulated everyone that submitted their design for the Doors of the Community Project, for this Saturday. She said that it's a great community event.

There were no additional Council Comments. Mayor Rainwater stated that Council needs to hold Executive Session pertaining a personnel matter and that no action will be taken while in session. All information presented or discussed in Executive Session is ensured to be privileged by virtue of the rules governing Executive Sessions. All such information, written or expressed, shall remain privileged and shall not be divulged, discussed, or distributed outside the Executive Session.

- *A motion to go into Executive Session was made by Council Member Sally.*
- *A second was made by Council Member Spurlock.*
- *There weren't any questions/citizens comments.*
- *The motion was called, and the vote was 7-0.*

Executive Session began at 7:39pm.

Mayor Rainwater and Council returned from Executive Session at 10:12pm and stated that no action was taken.

### **ADJOURNMENT**

- *There being no further business to discuss tonight, a motion to adjourn was made by Mayor Rainwater.*
- *A second was made by Council Member Hedgpeth.*
- *There was no discussion.*
- *The motion was called, and the vote was 7-0.*
- *Meeting adjourned at 10:15pm.*

Our next regular monthly City Council Meeting will be November 10, 2020 at 6:30pm.