

Minutes from May 12, 2020
Hanahan City Council Meeting - 6:30PM Hybrid Meeting
Debbie Lewis Municipal Chambers
1255 Yeamans Hall Road Hanahan, SC 29410

A regular City Council Meeting of Hanahan City Council was held on Tuesday, May 12, 2020 via live video/teleconference (Zoom) for residents 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 Hodges, Council Member Dyson, Council Member Sally and Mayor Rainwater. We had a quorum for tonight's meeting.

Staff members that were present on the call were: Mike Cochran - City Administrator, Jon Ellwood - IT, Larry Sturdivant - Building & Codes Director, Jeff Hajek - Planner & Economic Development Director, and Emily Huff – Clerk of Council. Department Heads were asked to be close-by or in their offices, virtually watch the meeting.

Sign-in sheet is included with the minutes.

CALL TO ORDER

Mayor Rainwater called the Tuesday, May 12, 2020 City Council Meeting to order at 6:35pm.

INVOCATION

The invocation was led by Mayor Rainwater.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Chandler led us in the Pledge of Allegiance.

CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY

The Mayor opened the meeting for Citizens comments regarding Agenda items only. Citizens had the opportunity to submit their comments/questions via email by 5:00 the day of the meeting. No emails were submitted. Citizens were also able to email and ask to join in on the meeting live. We had one do so, but they did not comment. Mayor Rainwater said that if anyone has any comments/questions they are always welcome to email them to council.

- *There were no Citizen Comments.*

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 vote unless a request for removal is heard from a Council Member.

Items on the May 12, 2020 Consent Agenda were:

1. **Approval of the Minutes from the April 2, 2020 Emergency City Council Meeting**
2. **Approval of the Minutes from the April 7, 2020 Regular City Council Meeting**
3. **Approval to purchase Water Park Passes for the 2020 Summer Camp (Recreation Department)**

- *A motion to approve the Consent Agenda items was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called.*
- *The vote was 5-0. (Note: The vote count reflects Council Member Dyson not yet in attendance. He was running a little behind.)*

NEW BUSINESS

1. Mike Cochran, City Administrator discussed the possible agreement with CDBG (Community Development Block Grant). He stated that we looked into this last year. Ultimately, this would allow us to participate and allow leverage with the County for larger projects. Essentially, this is for LMI (Low and Moderate Income) areas. Mike Cochran also stated that another good thing about this grant/project is it can be used for disability parks and/or Senior Centers. So between those two, we will be able to be a part of that program. Mike Cochran went on to say that there will be a letter put together stating that we do wish to participate with the CDBG. We will have that at next month's Council Meeting.
 - *A motion to approve the agreement with CDBG (Community Development Block Grant) was made by Council Member Sally.*
 - *A second was made by Mayor Pro Tem Chandler.*
 - *There was no further discussion.*
 - *Motion was called.*
 - *The vote was 6-0.*

2. Jeff Hajek, Planner and Economic Development Director discussed the request for Zoning Approval for TMS #259-00-00-182; 259-00-00-183; 259-00-00-130 from General Commercial (CG) and Residential Office (RO) to Single-Family Residential (RS)/ Ordinance #5-2020 – Rezoning Tanner Hall Phase 7D. Jeff Hajek stated that at the Jan. 7, 2020 meeting, city staff made conditions that the Tanner Hall, Phase 7D subdivision would need to be rezoned because the current parcels had multiple zoning districts (split-zoning). This rezoning request is that requirement made by the Planning Commission. Jeff Hajek stated that he wants to be clear that we have two (2) Ordinances and two (2) rezoning's to cover tonight. It all looks similar, so it can be a bit confusing. The first slide that was shown on the PowerPoint was that of the proposed 55 home subdivision. The roundabout by the barn would lead to their entrance. There can't be any split-zoning per our ordinances. The slide that showed the entire parcel is where they are proposing these new homes. These have been recorded with the County, so they all now have TMS #'s assigned. Jeff Hajek went on to say that part of the criteria in the ordinance is for it to be consistent with the 2012 Comprehensive Plan, which this does.

It meets the goals and policies laid out in the 2012 Comprehensive Plan:

-Population Goals and Policies and

-Land Use Goals and Policies and it is In conformance with the Future Land Use Map

Jeff Hajek stated it's consistency with RS Ordinance. The proposed use is compatible with surrounding zoning districts. It meets the general conformance standards (minimum lot size, minimum lot width, setbacks, etc.) Proposed subdivision, Phase 7D, is an "extension" of the existing Tanner Hall community and preserves the same character and condition. With all of that said, based upon staff's review and the Planning Commission approval, it is recommended that the City Council **approve** the proposed rezoning for the TMS numbers: 259-00-00-182, 259-00-00-183, and 259-00-00-130 from CG and RO to RS.

- *A motion for a Public Hearing was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *The meeting was open for Citizen Comments/Questions. There weren't any.*
- *A motion to close the Public Hearing was made by Mayor Pro Tem Chandler*
- *A second was made by Council Member Sally.*
- *There was no further discussion.*
- *Motion was called. The vote was 6-0.*

-
- *A motion to approve the proposed rezoning for the TMS numbers: 259-00-00-182, 259-00-00-183, and 259-00-00-130 from CG and RO to RS and Ordinance #5-2020 – Rezoning Tanner Hall Phase 7D was made by Mayor Pro Tem Chandler.*
 - *A second was made by Council Member Sally.*
 - *There was no further discussion.*
 - *Motion was called. The vote was 6-0.*

- Mayor Pro Tem Chandler asked if he, the purchaser, already has a proposed plan. Jeff Hajek replied that yes, he has a preliminary plan but he can't build yet.
- Council Member Hedgpeth stated that, that is an important area with high traffic; what are the plans to look at the traffic. Jeff Hajek replied that would have to go through Berkeley County.
- Mayor Pro Tem Chandler asked if that means that Berkeley County would have to complete a traffic study. Jeff Hajek stated that as the ordinance states, there are actions required if over a certain number. Mayor Pro Tem Chandler asked what the number of homes were again, to which Jeff Hajek replied 55 homes. If it were over 100 homes there are other actions that would have to be taken per the ordinance.
- Mayor Pro Tem Chandler then asked if we have a rule on how many cars they can have at each home, in the new neighborhood. Jeff Hajek replied no. He went on to say that there are traffic engineer reports with these findings. Mike Cochran, City Administrator joined the conversation by stating that these numbers are based on a "science" and use a traffic consultant.

3. Jeff Hajek remained at the podium to discuss the second request for rezoning approval for TMS # 259-00-00-110, from General Commercial (CG) to Single-Family Residential (RS)/Ordinance #6-2020 – Rezoning Tanner Hall Blvd Lot 4. Jeff Hajek stated that on this parcel we are proposing to build four (4) single-family lots on Tanner Blvd. One parcel has been in question, to be zoned single-family residential. A slide was shown of the actual subdivision plot. It was approved by the Planning Commission. All of these lots meet all necessary requirements; in the same exact ways and use, they are consistent with the 2012 Comprehensive Plan. With that, staff and Planning Commission recommend approval of TMS #259-00-00-110, from (CG) General Commercial to Single-Family Residential (RS) and approval of Ordinance #6-2020 – Rezoning Tanner Hall Blvd Lot 4.

- *A motion for a Public Hearing was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *The meeting was open for Citizen Comments/Questions. There weren't any.*
- *A motion to close the Public Hearing was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 6-0.*

-
- *A motion to approve the proposed rezoning for the TMS #259-00-00-110 and Ordinance #6-2020 – Rezoning Tanner Hall Blvd Lot 4, was made by Council Member Sally.*
 - *A second was made by Council Member Hedgpeth.*
 - *There was no further discussion.*
 - *Motion was called. The vote was 6-0.*

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

The meeting was opened for citizens' comments. Mayor Rainwater again stated that there was a form posted for citizens to fill out and submit their questions/comments, if they had any and as of 5:00pm today, none were submitted. Mayor Rainwater stated once again, should any of our citizens have any, they may still submit their questions to us and we will address them.

B. CITY ADMINISTRATOR

Mike Cochran gave his Administrator's report for April:

Boat Landing Boardwalk – This is going out to bid on May 14 with the bids due on June 11, 2020.

Village Renaissance Grant – COVID-19 delayed this a bit but the project is under construction now. The project includes sidewalks and drainage along both Corner Avenue and Carolyn Street; demolition of a dilapidated structure on Knight Street and some gateway signage for Charleston Farms. The project is expected to be completed in September.

Flooding Turkey Creek – ACOE (Army Corps of Engineers) final report is complete. The COVID-19 delayed their in-person presentation. June is the new expected delivery date on their report.

Downtown Revitalization - Boring continues. Encroachment permits for new lighting is approved. Landscaping maintenance is being reviewed.

Railroad Avenue – The SCDOT and CSX are working through issues; project is still slated but delayed.

53-Acre Park – Final costing is nearly complete. The project is moving forward.

Food Truck Park – It has been well utilized since it opened, in February. The tables were put away for awhile, but have since been placed back outside, for outside dining. The feedback has been very good.

Ball Field Renovations – Fields 1 and 2 are open, fields 6 and 7 will be open on Monday. Fields 3-5 will be open once they dry out due to irrigation issue. Fields look really good; far better than they have in a long time. Recreation anticipates an abbreviated season starting June 1 for our recreation athletes. The fence work is 95% complete. The bathrooms have been renovated. It has certainly been a busy few months with Parks and Recreation, as they were busy getting things done. I can't say enough about them and their hard work. The complex looks great.

Redevelopment – 5851 Allison Avenue, a formerly vacant duplex with a collapsed roof was demolished by the owner while similar duplex next to it at 5847 Allison Avenue was approved for conversion to single-family. These have been vacant for at least eight (8) years. 1030 Riverview Drive, a dilapidated and vacant home since 2007 was demolished today, May 12. The neighbors are appreciative.

Other – The hurricane impact shutters are almost completely installed on City Hall. They will make a huge difference come storm season and they are already making a difference with the temperature inside as well.

Trash containers, we don't charge a trash fee, it is the homeowners responsibility to purchase a trash container. The cost is \$85. Public Works will replace the lid and wheels at no cost.

Public Works trash collection was up 7 ton this month; largely being due to the stay at home order, with COVID-19. Public Works crew has been working around the clock, in some terrible weather conditions and often in their PPE (personal protection equipment). The Police and Fire Departments have been killing it as well, during this pandemic. The Exchange Club will be hosting a dinner for them this Friday, May 15; practicing social-distancing, of course.

Notes:

- 5/17 - City Hall to resume normal work functions with restrictions
- 5/19 - Budget Workshop and Audit presentation at 6:00pm
- 5/25 - Memorial Day, City Offices Closed
- 5/26 - Introduction and First Reading of FY2020/2021 Budget at 6:30pm
- 6/9 - Primary Election Day 7am-7pm
- 7/14 - Special Election for Hanahan City Council Seat

C. MAYOR AND COUNCIL COMMENTS

Comments from the Council were:

- Mayor Pro Tem Chandler asked if they will get the information for audit/budget workshop prior to the meeting. Mike Cochran, City Administrator replied that it is tremendous amount of information, but we will try to get it out a day or two (2) prior.
- Mayor Rainwater thanked staff for their flexibility during this time, for those whom were able to work from home. She went on to say that we have received so many questions, with people stating their opinions. She said that it is so easy to say should or shouldn't. The Governor made the call and it is our decision what we wish to do. There are pros and cons to everything and no perfect answer. She encourages our citizens to keep our family spirit, have grace on each other and yourselves. The Mayor also gave kudos to Berkeley County, for keeping them informed each week.

Additionally, the Mayor thanked the White House, for their weekly conference calls and briefings with updates. Mayor Rainwater then stated that she is proud of our city and she is proud to be an American.

ADJOURNMENT

- There being no further business to discuss tonight, a motion to adjourn 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 6-0.
- Meeting adjourned at 7:17pm.

Our next regular monthly City Council Meeting will be June 9, 2020 at 6:30pm.