

**Minutes from March 12, 2024**  
**Hanahan City Council Meeting - 6:00PM**  
**Debbie Lewis Municipal Chambers**  
**1255 Yeamans Hall Road Hanahan, SC 29410**

An executive session was held on Tuesday, March 12, 2024, at 5:00pm to receive legal advice covered by the attorney client privilege concerning the Foster Creek Village PD and proposed development. Upon returning to open session, Council may take action on matters discussed in Executive Session.

- *A motion to go into Executive Session was made by Mayor Pro Tem Sally.*
- *A second was made by Council Member Boggs.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*
- *Executive Session began at 5:01pm.*

-----

- *Council returned from Executive Session at 6:00pm.*
- *A motion to return to Regular Session was made by Mayor Pro Tem Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*

-----

- *A motion to return to Executive Session after the City Council Meeting was made by Council Member Hedgpeth.*
- *A second was made by Council Member Boggs.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*

A City Council Meeting was held on Tuesday, March 12, 2024, at 6:00pm. The agenda was posted on the City of Hanahan webpage, and a copy of the agenda was posted on the lobby bulletin board at least 24 hours prior to the meeting. An updated agenda was also posted within the 24-hour timeframe. Mayor Rainwater presided. Council Members that were present at tonight's meeting were – Mayor Pro Tem Sally, Council Member Hedgpeth, Council Member Boggs, Council Member Chandler, and Council Member Spurlock. We had a quorum for tonight's meeting.

Staff members that were present were: Courtney Soler – City Administrator, Danny Stewart – Recreation and Parks Director, Allyson Driggers – City Treasurer, Gale Dollar – Clerk of Court, Tyler Dempsey – IT, Joseph Pigg – IT, – , Lee Lawson – City Planner, Kristine Amara – Human

Resources Director, Police Chief Rick Gebhardt, Chief Norman Hritz – Fire Department, Cameron Spencer – Assistant to City Administrator, Larry Sturdivant – Building Official, Dispatch Staff, Police Department Staff, Captain Zak – Fire Department, Tommy Bishop – Public Works Director, Latarsha James, Clerk of Council.

## **CALL TO ORDER**

Mayor Rainwater called the Tuesday, March 12, 2024, City Council Meeting to order at 6:04pm.

## **INVOCATION**

The Invocation was led by Pastor Kam Stabler from Aldersgate Methodist Church.

## **PLEDGE OF ALLEGIANCE**

Council Member Boggs led us in the Pledge of Allegiance.

## **RECOGNITIONS:**

1. **Citizens of the Month** – Mayor Rainwater recognized our Citizen of the Month Stephen Allen. She stated that as Department Heads and Representatives, we discuss the citizens in our communities who exemplify a great citizen and blessing to our city. Stephen Allen’s name came up several times. Stephen has been present for several years of council meetings. He often reaches out to city staff to notify of any issues he sees or problem-solving efforts he has made on the city’s behalf. Stephen is not shy to bring up issues in a positive light, but is quick to encourage staff, Mayor, and Council. We are so thankful for Stephen and his heart for our community.

A certificate of appreciation and a gift card were presented to him. Pictures were taken with Council.

2. **Employee of the Month** – Mayor Rainwater then recognized our Employee of the Month and asked Courtney Soler, City Administrator, to come up for this introduction. Courtney stated that our employee of the month was listed as a surprise because it’s the person managing our Facebook live and IT, Joseph. Joseph started out as an IT consultant for the city for a year and a half and once a position became available, he applied to officially join the team. Joseph has done so many amazing things for the city and we are very thankful for his can-do attitude, and he is a great asset to the city. Mayor Rainwater stated that the original submission came from our volunteer bailiff, Bill Healy and for a volunteer to recognize the impact and see the difference, Joseph is really doing a great job.

A certificate of appreciation and a gift card was presented to Joseph. Pictures were taken with Council.

- 3. Special Recognition** – At this time, Mayor Rainwater had a special recognition award. She called up the Lady Hawks basketball team for their recent win. For the 2023-2024 season they finished with a record of 15 wins placing them 2<sup>nd</sup> in the region. 4 of the individuals made the all-region. For the first time in almost a decade the Lady Hawks made it past the 1st round of the playoffs. Unfortunately, they lost in the second round, but they gave their all in an outstanding performance. We are so proud of their efforts and performance.

Pictures were taken with the Basketball team, and Council.

- 4. New Police Officer(s) Swearing In** – Next, Chief Gebhardt was called up front for the swearing in of our new police officer Joshua “Jimmy” Gamra.

Chief Gebhardt read his bio, which stated:

- **Joshua “Jimmy” Gamra** - Jimmy Gamra was born in Pittsburgh Pennsylvania to Fouzi and Yolla Gamra and is the first natural born American in his family. He has an older brother, Gilbert (Jil-bear) and sister, Lizette. He worked at his mother’s restaurant from a young age to support their growth and success in pursuit of the American dream, and he knew he would devote himself to protecting that dream. When he wasn’t working, Jimmy spent his time camping in nature, riding his motorcycle, or playing tabletop games with his friends. With the newfound stability his family secured, Jimmy took time to explore the country and has camped across much of the United States and its national parks. When he came to the Charleston area to visit a close friend of his, he fell in love with Hanahan’s charm and tenacious community. During what became an extended visit, Hanahan Police Department responded to a call for service involving a crime committed against Jimmy himself. HPD impressed and encouraged Jimmy, standing out above the rest. HPD’s devotion and pride immediately felt like home to him, and he is excited to serve and protect this community.

- 5. Levy W. Berry Day Proclamation** – Council Member Chandler read the Levy Berry Day Proclamation which stated: Levy W. Berry broke the color line by becoming the first and only African American to be elected to city council and served as Mayor Pro Tem in 2000 and served for eight (8) years and was instrumental in making Dr. Martin Luther King Jr’s birthday a city holiday. He led the fight to secure city water for 18 black families in the Forster Creek Road/Bowens Corner community. His efforts led the city to act quickly to have the developers of the Tanner communities to set aside two (2) acres of land, where unbeknownst to them, an incredibly old black cemetery was found in the Bowen Corner community. During his term, Levy W. Berry corrected many problem areas within the city. A new city hall complex including a police department wing with state-of-the-art equipment and a new fire department headquarters building were built. The Otranto

fire station was upgraded and a new station with modern equipment was built for the Tanner communities on Foster Creek Road. He also petitioned the United States Post Office to get Hanahan its own zip code as we now know to be 29410. A few of his other accomplishments include traveling to Florida with the fire chief to select our first E-One 90-foot ladder fire engine at the headquarters in Ocala, Florida. Also, during his term, two (2) gymnasiums and the first Senior Center were built.

- *A motion to approve the Levy W. Berry Day Proclamation was made by Council Member Chandler.*
- *A second was made by Council Member Dyson.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

**6. National Women in Construction Week Proclamation** – Council Member Hedgpeth read the National Women in Construction Week Proclamation which stated: National Women in Construction Week was first called Women in Construction of Fort Worth. It was founded in 1953 by 16 women working in the construction industry. It was created with the purpose to support the few women working in construction at the time. The National Association of Women in Construction offers education, support, and networking to its members while helping to build their technical skills and become leaders. National Women in Construction Week is a time to highlight all the great initiatives and work of women within the industry. Likewise, it is a time that brings to the fore the opportunities that are available to women in construction. The City of Hanahan recognizes the important role that women play in the world of construction as we have had many construction projects take place within the city. With the influx of women in engineering, architecture, trade, and contracts, this holiday can help convince women of how vital it is for women to move forward into the industry.

- *A motion to approve the National Women Construction Week Proclamation 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.*

**7. National Red Cross Month** – Mayor Pro Tem Sally read the National Red Cross Month Proclamation which stated: Red Cross Month is a national tradition that began in March 1943 when President Franklin D. Roosevelt issued the first Red Cross Month proclamation, and each U.S. president has followed ever since. During American Red Cross Month, we celebrate the humanitarian spirit of Hanahan and reaffirm our commitment to helping ensure no one faces a crisis alone. Caring for one another is at the heart of our community and exemplified by the people of Hanahan whose simple acts of kindness through the Red Cross provide help and hope in people’s most difficult moments. Red Cross of South Carolina volunteers have supported local families affected by home fires in ways such as food, lodging, and recovery support. Last year, in South Carolina, the Red Cross provided nearly 12,400 case services to U.S. service members, veterans, and their families; collected more than 71,200 units of lifesaving blood; and trained more than 62,000 people in lifesaving skills like First Aid and CPR. The support, volunteerism, and generous donations are critical to our community’s resilience, and we ask everyone to join in the commitment of recognizing American Red Cross Month in the City of Hanahan.

- *A motion to approve the School Choice Week Proclamation was made by Council Member Hedgpeth.*
- *A second was made by Council Member Boggs.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

#### **CITIZEN COMMENTS REGARDING AGENDA ITEMS ONLY**

There were no citizen comments.

**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 March 12, 2024, Consent Agenda were:

1. Approval of the Minutes from the February 13, 2024, City Council Meeting
2. Approval of the Minutes from the February 17, 2024, City Council Work Session
3. Approval of Emergency Repair Unit 52 (Public Works)
4. Approval of Emergency Repair Unit 43 (Public Works)
5. Approval of Emergency Repair Unit 52 (Public Works)
6. Approval of Emergency Repair Vent Cleaning (Fire Station 2)
  - *A motion to approve the items on March 12, 2024, Consent Agenda, was made by Council Member Hedgpeth.*
  - *A second was made by Mayor Pro Tem Sally.*
  - *There was no further discussion or questions.*
  - *The motion was called, and the vote was 7-0.*

**UNFINISHED BUSINESS**

1. Mayor Rainwater stated that the Second Reading of Ordinance #1-2024 – Amendment to the Eagle Landing Planned District Ordinance Section 2 (Permitted Uses and Development Controls) is to allow religious institutions on lots greater than one acre in Block Q.
  - *A motion to approve the Second Reading of **Ordinance #1-2024 – Amendment to the Eagle Landing Planned District Ordinance Section 2 (Permitted Uses and Development Controls)** was made by Mayor Pro Tem Sally.*
  - *A second was made by Council Member Hedgpeth.*
  - *There was no further discussion or questions.*
  - *The motion was called, and the vote was 7-0.*

.....

**NEW BUSINESS**

2. Mayor Rainwater asked Cameron Spencer, Assistant to the City Administrator, to discuss the special approval of the Neighborhood Mini Grant for FY 23-24. The Neighborhood Mini Grant program is designed to foster healthy, safe, and engaged neighborhoods that strengthen our community. The city will allocate \$1500.00 for the grant program. The maximum award will be \$500.00 per applicant. The goal is to award at least three mini grants in this fiscal year. Neighborhood organizations who are looking to strengthen their communities through innovative and creative community projects are invited to apply during open application periods. Council Member Chandler asked if this would be monitored by the Design Review Committee. Cameron stated that he spoke to a MASC

representative, and they stated that it should be a first come first serve basis and monitor in house rather than creating a committee.

- *A motion to approve the **Neighborhood Mini Grant** was made by Council Member Spurlock.*
- *A second was made by Council Member Boggs.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*

---

3. Next, Mayor Rainwater called on Lee Lawson, City Planner, for the Introduction and First Reading of Ordinance #2-2024 an amendment to the Hanahan Zoning Ordinance by modifying sections 4.3 and 10.3 and adding section 5.15. Lee stated that an applicant applied so there wouldn't be an oversaturation of businesses right on top of each other. This is common with stores like the dollar store to prevent excessive competition. The applicant wanted to do a mile between the businesses and planning commission reduced to 2/10<sup>th</sup> of a mile and this is only for the general commercial district. This will also change gas stations from permitted uses to conditional uses which would mitigate common problems such as litter, lots of trash, etc. This was presented to the Planning Commission and received a favorable decision/vote.

- Council Member Hedgpeth asked where the 2/10<sup>th</sup> of a mile is measured from? Lee stated that it is measured from closest points from site to site and based on the property. Council Member Hedgpeth asked if someone wants to put a gas station by Lowe's Foods and someone else at the corner of Tanner that wouldn't be allowed even though separated by a median. Will variances be allowed because of that median? Lee stated only for hardship cases but that wouldn't really be the case.
- Lee stated that the applicant doesn't want other businesses to come and see that they were successful and have the same idea and then it becomes oversaturation.
- Council Member Hedgpeth asked if the applicant already has a business in the city? Lee stated no because they are waiting to see what happens with the text amendment. Council Member Hedgpeth also asked if we are going to do this for other businesses such as if another chiropractor wants to open up a business? This will become a never-ending cycle. Lee stated that this would be for small businesses like retail and convenience stores. This would allow larger retailers to come in.

- Council Member Boggs asked if the gas stations on Remount and North Rhett are the contrary for the argument because one gas station can't stop the business of another. Lee stated the traffic generated on those two roads is tremendous.
- Mayor Rainwater stated that she agreed that when you look at Lowes and Home Depot or when going to eat in Park Circle there are multiple restaurants and that is anti-American to say that I'm here and you can't be here. There will be different businesses there producing traffic and this would be excessive law.
- Mayor Pro Tem Sally asked about Exhibit A 5.15.1 Section 3(1) (B) and Lee stated that it was a typo. Mayor Pro Tem Sally also asked if this would apply to the Town Center and Lee stated that it did not and only in commercial zoning areas.
- Mayor Rainwater stated that this person is trying to prevent natural supply and demand and that is the American way.

-----

- *A motion to approve the Introduction and First Reading of **Ordinance #2-2024** – an amendment to the Hanahan Zoning Ordinance by modifying sections 4.3 and 10.3 and adding section 5.15 was made by Council Member Boggs.*
- *A second was made by Mayor Pro Tem Sally.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 0-7.*

4. Mayor Rainwater stated that we had several qualified individuals apply to be a Planning Commission Board Member and this was a very challenging choice. After speaking with all the candidates, we hope that they continue to serve the city and look out for additional board opportunities because there are truly amazing people looking to serve.

- *A motion to approve Paul Ferrara as the new Planning Commission Board Member was made by Mayor Pro Tem Sally.*
- *A second was made by Council Member Chandler.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*



## **REPORTS AND COMMENTS:**

### **A. CITIZENS COMMENTS**

- Gary Greenman – 7010 Lanier Street stated that the trash bins to the left of Lowes Foods and the new apartment complex are overflowing, and he has been picking up the trash over there.
- Stephen Allen – 5736 Oleander Drive spoke about the street floods and how he took a rake to unclog the drain. The drains located at Salvo and Melvin were also clogged. The ditches in front of the townhomes are clean but all the others are clogged.

### **CITY ADMINISTRATOR'S REPORT**

Courtney presented her monthly report to Council.

#### **1) Park Bond Projects:**

- a. The Hawks Nest Park- Gulfstream has requested final close out and remaining pay out. We received the main line irrigation repair warranty letter. Gulf Stream will cover any main line issues until the end of May 2024.
- b. Maintenance Buildings: Windy City has erected and placed siding on Pole Barn building. The enclosed building footer inspected and passed after rock added to footer area. The slab has been poured and building erection has started.
- c. Steward Street Park- SWPPP fencing installed. Site work has begun. Old PW building foundation demolished and hauled off. Excavator work has begun to get site to grade.

#### **2) Phase 3 Tanner Trail timeline:**

- a. We're estimating substantial completion by November 2024 with final closeout of the project in January 2025. BCDCOG received the updated estimate for CEI (Construction, Engineering, and Inspection services) from the district for \$90K. Timeline to date: Project letting to begin in Q1 and will take 30-45 days. Next, the Construction Award/negotiation process will take 30 days. Then, the Construction Activity is estimated to last 6-7 months. Project closeout will take approximately 1-2 months.

- 3) In this fiscal year's budget, we were given \$100,000 by Berkeley County to update the Bettis Boat Landing. Staff met with Berkeley County leadership to discuss the upgrades to the Bettis Boat Landing further. Berkeley County leadership is very experienced in upgrading boat landings and gave us recommendations. This has been resubmitted to SCDNR for updated engineer drawings and cost estimates. Spoke to DNR on Friday 3/1 and they said we should receive cost estimate updates in about two weeks. We will apply for matching funds from Berkeley County Soil and Water Conservation Funds.
- 4) Stormwater Infrastructure Project update - City received grant for \$1.1M through the South Carolina Office of Resilience (SCOR) that will eliminate flooding from Sledge Street to Loftis Road and elevate the curb and gutter. Stantec was awarded the contract, and the project kicked off on 2/22/2024. Surveying and conceptual design is underway and will be complete by April 2024. Two public meetings will be scheduled around May and August 2024 to discuss developments

with residents. July to November 2024 will involve the permitting process; SCDHEC and the Coastal Zone Consistency (CZC) certification could provide challenges to the project and coordinating with State and Local leadership will be vital to maintaining the timeline. Project letting will take place December 2024 – January 2025. Construction is slated for February 2025 through August 2025.

**Upcoming Dates:**

- **Saturday 3/23 9AM, Amphitheater – Baseball Opening Day**
- **Friday 3/29- City offices closed for Good Friday**
- **Tuesday 4/9 6PM, City Council Meeting**

**B. MAYOR AND COUNCIL COMMENTS**

- Council Member Hedgpeth thanked Gary Greenman for picking up the trash by Lowes Foods and that his work does not go unnoticed. He also thanked Tim Crowley for picking up the trash that was spilled along Henry E Brown a few weeks prior. A call was made for someone to come pick it up, but Tim had already taken care of it by the time they arrived.

There were no further comments from Council.

**EXECUTIVE SESSION**

- *A motion to return to Executive Session to receive legal advice covered by the attorney client privilege concerning the Foster Creek Village PD and proposed development was made by Council Member Hedgpeth.*
- *A second was made by Council Member Spurlock.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*
- *Executive Session began at 7:10pm.*

- 
- *A motion to return from Executive Session was made by Council Member Hedgpeth.*
  - *A second was made by Mayor Pro Tem Sally.*
  - *There was no further discussion or questions.*
  - *The motion was called, and the vote was 7-0.*
  - *Executive Session ended at 9:22pm.*
-

- *A motion to return to authorize the City Administrator to revise the policy directive memorandum as discussed in Executive Session was made by Council Member Boggs.*
- *A second was made by Mayor Pro Tem Sally.*
- *There was no further discussion or questions.*
- *The motion was called, and the vote was 7-0.*

## **ADJOURNMENT**

- *There being no further business to discuss tonight, a motion to adjourn was made by Mayor Pro Tem Sally.*
- *A second was made by Council Member Hedgpeth.*
- *All were in favor.*
- *There was no discussion.*
- *The motion was called, and the vote was 7-0.*
- *The meeting adjourned at 9:23pm.*