

HANAHAN PLANNING COMMISSION REGULAR MEETING
June 6, 2023, 6:30 P.M.

NOTE: During periods of discussion and/or presentations, minutes are condensed and paraphrased. Digital coverage of the meeting is available upon a Freedom of Information Request.

The meeting of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on June 6, 2023. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, Philip Strope, and Matthew Weatherford were in attendance. Commissioner Gurley was absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance were Lee Lawson (City Planner), Larry Sturdivant (Building Official), Courtney Soler (City Administrator), and Cameron Spencer. The visitors present were Bill Colvin and Danielle Reed.

1. CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:30pm.

2. DETERMINATION OF A QUORUM:

Chairman Eckstine made the determination that a quorum was present.

3. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

Chairman Eckstine stated that there need to be an amendment to the agenda to add under Item 7, Other Business, Subsection D to include Rules and Procedures date for review. Commissioner Strope made a motion to amend the agenda. Commissioner Lackey seconded the motion. Motion passed after a Roll Call vote.

4. Approval of Minutes, May 2, 2023

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Strope made a motion to approve the Minutes of May 2, 2023. Commissioner Lackey seconded the motion. Chairman Eckstine noted a correction was need to the minutes. She wanted the following added to her comments in the minutes. They were to add the following "referencing growth management, goals, and implementation that larger properties should be considered on a site wide master plan. Motion passed after a Roll Call Vote. Commissioners Brace, Strope, and Weatherford all abstained.

5. OLD BUSINESS:

There was none.

6. NEW BUSINESS:

A. Zoning Text Amendments (Public Hearing)

1) ZTA 2-2023 – amends the following sections:

- a. **Section 9.7.2 – Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles. Amending parking and storage of heavy commercial vehicles and heavy commercial trailers in residential areas**
- b. **Section 10.3 – Definitions. Adding terms for Heavy Commercial Vehicles and Heavy Commercial Trailers.**

Chairman Eckstine asked Lee Lawson to present. Lee presented to the Commission. He explained that the current regulations were based on gross vehicle weight which made it more difficult to determine the actual weight. As a result, a more feasible way was to base the regulations on the actual features of the vehicles and trailers that were being parked in residential districts. Lee stated that staff researched the issue and found verbiage that was vetted through the Supreme Court. A case was with Dorchester County. It was the Whaley vs. Dorchester County case. Lee stated staff used the same language as Dorchester County and was using it for this text amendment, because it was more feasible and practical and had already been tried and upheld by the state in court. In addition, definitions were being added so the regulations would fit into the zoning ordinance. Lee also informed the Commission that the City of North Charleston uses the same regulations. Larry Sturdivant added that this new amendment would help staff in regard to code enforcement be able to make determinations from the street view. Also, he added that this proposal was recommended by the city attorney. Commissioner Lackey asked if there were problems with recreational vehicles. Larry added that recreational vehicles came under a different section of the ordinance and staff were not having issues with those types of vehicles.

Chairman Eckstine asked if there was a motion to enter into a public hearing. Commissioner Thrower made a motion. Commissioner Strobe seconded the motion. Motion passed after a Roll Call Vote.

Public Hearing:

- 1) Bill Colvin (1005 Wheeler Dr) . . . he talked about a different property in his neighborhood that had multiple cars parked at the residence. Chairman Eckstine informed Mr. Colvin that the public hearing comment section was for the text amendment. She added that at the end of the meeting, he could address the Commission with his concerns.

Chairman Eckstine asked if there were any additional comments from the audience. There were none. Chairman Eckstine asked for a motion to close the public hearing. Commissioner Thrower made a motion. Commissioner Strobe seconded the motion. Motion passed after a Roll Call Vote.

Public Hearing Closed:

Chairman Eckstine asked if there was any further discussion among the Commission members. There were none. Chairman Eckstine asked if there was a motion to approve. Commissioner Lackey made a motion. Commissioner Strobe seconded the motion. Motion passed after a Roll Call Vote.

7. OTHER BUSINESS:

A. Continuing Education – Setting a date for a session with MASC

Lee presented several dates for training that he would be having for the members. The date chosen was June 20, 2023. It would be for continuing education worth 3 hours.

B. Orientation Training information for new members

Lee informed the new members that they would need to complete the 6-hour total of training by the end of the year. The training would be self-paced in 1-hour increments.

C. Rescheduling the date for the July meeting

Lee informed the Commission that the July meeting would fall on July 4th. The Commission decided to meet on Monday July 10 at 6pm.

D. Rules and Procedures

Chairman Eckstine stated that the Commission would need to have a workshop to discuss the rules and procedures regarding updating them. She stated that the Commission would

need to schedule after the June training session. This would give everyone time to read and make notes.

8. CITIZEN COMMENTS:

Bill Colvin expressed his concerns regarding a property in his neighborhood as to the number of cars that are parked at the residence. He stated that the house is vacant. He said he would like the Commission to look at regulations on the number of vehicles allowed.

9. NEXT MEETING: TUESDAY, July 10, 2023

The next Planning Commission was stated it would be held on July 10, 2023.

10. ADJOURNMENT:

Chairman Eckstine asked for a motion to adjourn. Commissioner Thrower made a motion to adjourn. Commissioner Strobe seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:38pm.


Chairman Eckstine

ATTEST:


Larry Sturdivant, Secretary