

## **HANAHAN PLANNING COMMISSION REGULAR MEETING**

**September 5, 2023, 6:00 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 September 5, 2023. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, Matthew Weatherford, and Brian Hamilton were in attendance. Commissioner Phillip Strobe 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) and Larry Sturdivant (Building Official). Visitors present were Courtney Soler (City Administrator), Cam Spencer (Asst. to City Administrator), and Councilman Mike Dyson.

### **1. CALL TO ORDER:**

Chairman Eckstine called the meeting to Order at 6:01pm.

### **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.

### **4. Approval of Minutes, August 1, 2023**

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of August 1, 2023. Commissioner Hamilton seconded the motion. Motion passed after a Roll Call Vote.

### **5. OLD BUSINESS:**

There was none.

### **6. NEW BUSINESS:**

- A. Dycon-Robinson St/ Dickson Ave Minor Land Development Final Plat-** A plat to create two residential lots from a 0.227-acre parcel at 5800 Robinson Street (TMS 265- 15-04-001). Applicant: Mr. Mike Dyson, PD Homes, LLC.

Lee Lawson presented to the Commission. He stated that the parcel was located within the Town Center District which allowed single-family dwellings. The proposal was to split the parcel into two separate lots. The existing house would remain on one lot, while the newly created lot would have a single-family dwelling built. Lee stated that staff gave the application a favorable recommendation as it was consistent with the rules of the zoning and land development ordinances, and it complied with the policies and guidelines of the comprehensive plan.

Chairman Eckstine asked if the applicant wished to speak. Councilman Dyson. Councilman Dyson stated that he felt this proposal would benefit the area. He also said that there would be future development by him in nearby parcels.

Chairman Eckstine asked what the minimum lot size was. Lee stated it was 900 square feet. He said that Lot 23 would be 6,042 and Lot 23A would be 3,842 square feet.

Chairman Eckstine asked if there was a motion to approve or disapprove. Commissioner Weatherford made a motion to approve. Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously.

**B. Planning Commission's Rules of Procedure-Review and adoption of new Rules of Procedure**

Chairman Eckstine stated that she had a few items of notation to add and verify to the proposed rules and procedures. She mentioned those to Lee. Chairman Eckstine also asked for Lee to send the proposed rules and procedures to the Municipal Association for review. Commissioner Hamilton mentioned a few comments for correction.

Chairman Eckstine asked for a motion to postpone the vote to the October meeting to allow for the MASC review. Commissioner Thrower made a motion. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously.

**7. CITIZEN COMMENTS:**

There was none.

**8. NEXT MEETING: TUESDAY, October 3, 2023**

The next Planning Commission meeting would be held on October 3, 2023, at 6pm.

**9. ADJOURNMENT:**

Chairman Eckstine asked for a motion to adjourn. Commissioner Hamilton made a motion to adjourn. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:26pm.



Chairman Eckstine

ATTEST:



Larry Sturdivant, Secretary