

**HANAHAN PLANNING COMMISSION REGULAR MEETING
November 7, 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 November 7, 2023. Chairman Eckstine presided over the meeting. Commissioners Butch Thrower, Chris Brace, and Brian Hamilton were in attendance. Commissioners Carolyn Lackey, Matthew Weatherford, and Phillip Strobe were 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). The visitors present were Fred Skipper, Bill Colvin, and Amanda Colvin.

1. CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:02pm.

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, October 3, 2023

Chairman Eckstine asked if there were any corrections to the minutes. Chairman Eckstine mentioned several corrections to be made. She then asked for a motion to approve the minutes with the corrections. Commissioner Thrower made a motion to approve the Minutes of October 3, 2023. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote.

5. OLD BUSINESS:

There was none.

6. NEW BUSINESS:

A. Land Developments:

- 1) The Channels Lazy River Minor Land Development Plat – The applicant requests approval of a final plat to create a 0.241-acre parcel from a 24-acre mother tract in the Foster Creek Village Planned District. Applicants: Mr. Fred Skipper, Foster Creek Village, LLC**

Lee Lawson, City Planner, presented the request to the Commission members. He displayed the proposed plat to the members. The new lot will be for recreation, which will include the lazy river along with the new spa. The plat meets the Foster Creek Village Development Standards along with the 1993 Zoning Ordinance Standards. Staff gave the plat a favorable recommendation.

Chairman Eckstine asked Fred skipper if he had anything to add. He explained the reasoning for creating the new lot from the existing lot to the commission.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

B. Text Amendments (Public Hearings):

- 1) **LDTA 1-2023:** A request to amend the Land Development Ordinance Section 2.5 by revising the process and fees for third-party engineer review of plans and inspections for new infrastructure in land developments.

Lee Lawson presented to the Commission. He explained the reasoning for the text amendments. He stated that when a new land development is proposed with private roads, sidewalks, and even stormwater, the City needs to have a way to verify the work meets the required standards. Lee stated that the City did not have an engineer on staff. He mentioned that the applicant has engineers that work for them and not the City. This amendment will allow staff to hire a third-party engineer that is unbiased to review the plans for the proposed work and then to conduct field inspections verifying the work is installed per the approved plans.

Lee said another reason for the amendment was to allow the City to choose the engineer and not the developer. The developer will pay the City and then the City will pay the third-party engineer. Larry Sturdivant added that staff had already met with the City administration and had set up this process before presenting it to the Commission. Chairman Eckstine asked if the City would get a list of several engineers. Lee stated that the City was starting with one engineer that had previously worked for the City. As the process develops, the city will work at obtaining additional engineers in case there is to be a conflict of interest. Chairman Eckstine asked if this process would include existing development that were to be torn down and redeveloped with private roads. Lee stated that this would be for new developments. Lee also stated that the City could look at having the third-party engineer review for redevelopment in the future. Commissioner Hamilton asked if this would be retroactive for existing developments. Lee stated that would only be for new developments. He also stated that there was a clarification in the staff report was number E on the second page. It was clarifying that the Developer would be paying the City and not the taxpayers.

Chairman Eckstine asked for a motion to enter into a public hearing. Commissioner Thrower made a motion to enter a public hearing. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously.

Public Hearing:

There was none.

Chairman Eckstine asked for a motion to close public hearing. Commissioner Thrower made a motion to enter a public hearing. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

7. CITIZEN COMMENTS:

There was none.

8. NEXT MEETING: TUESDAY, December 5, 2023

The next Planning Commission meeting would be held on December 5, 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 6:19pm.



Chairman Eckstine

ATTEST:


Larry Sturdivant, Secretary