

**HANAHAN PLANNING COMMISSION REGULAR MEETING  
December 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 December 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), Larry Sturdivant (Building Official), Courtney Soler (City Administrator), and Cam Spencer (Asst. to the City Administrator). The visitors present were Josh Walker, Amanda Colvin, Chad Malone, Tim Crowley, Justin Hardaway, Troy Ahyo, and Abby Ranson.

**1. CALL TO ORDER:**

Chairman Eckstine called the meeting to Order at 6:00pm.

**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, November 7, 2023**

Chairman Eckstine asked if there were any corrections to the minutes. There were none. She then asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of November 7, 2023. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote.

**5. OLD BUSINESS:**

There was none.

**6. NEW BUSINESS:**

**A. Land Developments:**

- 1) 5808 Knight Street Minor Land Development Plat – The applicant requests approval of a final plat to create five residential lots from a 0.281-acre parcel at 5808 Knight Street in the Charleston Farms Neighborhood. The property is zoned Town Residential (TR). Applicant: Ms. Lauren Kiminock, Atlantic Surveying**

Lee Lawson, City Planner, presented the request to the Commission members. He stated that the proposal met the policy in the 2040 Comprehensive Plan and met the requirement so the Zoning and Land Development Ordinances. Lee said that staff gave a favorable recommendation. Chairman Eckstine asked if the parcel was located on a dead-end street. Lee answered with a yes. She also asked a few other questions regarding the setbacks and the minimum lot size. Lee answered that the proposal met the setback requirements and the minimum lot size for the district. Chairman Eckstine asked about the lots that would have adjoining driveways. Lee responded how the driveways were proposed to be installed. She asked Lee if the Fire Chief had looked at the plan regarding fire department access. Lee stated

that this was reviewed by staff. He said that the developer was originally wanting to have a larger development; however, that would have made it a major development and involved updating the road to current standards. So, the developer opted instead to do a smaller minor land development. The requirement in the ordinance for the current road standards would not be applicable. Commissioner Thrower stated a concern about the number of vehicles on the small road.

Troy Ah Yo, developer, and builder, spoke to the commission. He talked about the design and style of how the homes would be built. He also discussed how the parking would be accommodated by use of drive under for two parking spaces each.

Troy presented sketches to the Commission. He said that each home would be between 1,200 and 1,500 square feet and have drive under spaces for parking. He stated that he had spoken with SCDOT about the driveways. In addition, he mentioned that Berkeley County School District was interested in obtaining the parcel at the end of the street to use as another entrance to the middle school.

Commissioner Brace asked about the impervious percentage for the new lots. Lee answered the maximum for each lot was 75% for impervious surfaces.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat with the alternative #1 that Lee referenced in the staff report for Lots 3 and 4 sharing a driveway, and an ingress/egress easement for the shared driveway added to the plat. A driveway and parking agreement is to be submitted to staff for review. Once approved, the agreement must be recorded with the Berkeley County Register of Deeds. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

**2) Heron Preserve at Tanner Plantation Revised Preliminary Plan – The applicant requests approval of a revised preliminary plan for an 87-lot subdivision on Williams Lane in Tanner Plantation. The property is 21.3 acres and is zoned Heron Preserve at Tanner Plantation Planned Development District (HPTP-PDD). Applicant: Mr. Ryan Leaphart, Crescent Homes**

Lee Lawson presented to the Commission. He stated that the property was rezoned to a Planned District. The development standards were provided. In May of 2021, the development was for 91 lots with two street sections and on street parking. The applicant has submitted a revised plan. Lee displayed the slides to the Commission. Due to some environmental issues where the original road looped and there was a short road and a cul-de-sac, the road plan was revised. Also, a number of trees will be preserved, and the development will not impact the wetlands. Lee stated that in January of 2021 the rezoning was approved. A traffic study was conducted that was required by SCDOT. The proposed lots have been reduced from 91 to 87 lots. The road design has been changed. Also, two alleys have been provided. There are four homes that will have to have their front face facing the pond which would be at the rear.

Lee stated that the proposed plan met the goals of the 2040 comprehensive Plan. Staff gave a favorable recommendation. Lee also stated that stop bars will be included in both directions at the new intersection inside the development. Chairman Eckstine added that this parcel was sold by the City and the funds went to the new park. Courtney Soler was asked to confirm, and she responded with a yes. Commissioner Weatherford stated he was in favor.

Justin Hardaway, representing the developer, came to the podium. Chairman Eckstine asked about the private roads instead of public. Lee explained why SCDOT would not take the roads and that the County would not. Chairman Eckstine asked about the street parking. Lee stated that each lot will have two parking spaces provided. Justin stated that there would be two spaces for the driveway and the homeowner could also use the garage for an additional space. Chairman Eckstine asked if there was a reason why the original proposal was for public roads and now it was for private. She asked if there was anything mentioned in the development agreement between the city and the developer. Lee stated he did not know. Commissioner Weatherford asked if the development would be single family homes. Lee stated they would be a mixture of attached and detached single family homes. Chairman Eckstine asked a question regarding the path and connection to the pedestrian bike trail. Lee answered that he believed that was included in the crosswalk across Williams Lane. She also asked if the developer would be installing a crossing signal. Lee stated that he reviews for what is required. Chairman Eckstine asked if staff could look into that for the future.

Commission Hamilton asked about the 30-foot front lot widths. Lee stated the issue with the County requirements that they require larger lot widths. Commissioner Thrower asked about the third-party engineer reviewing the roads. Lee explained that the ordinance had to be approved by the council first. Chairman Eckstine asked Justin why the off-street parking was removed from the plan. He stated the redesign was to make the development more functional and maximize the houses as much as possible. Chairman Eckstine asked if there were any walking trails around the subdivision. Justin stated that there would be a maintained shelf around the pond that would be walkable. She asked if the sidewalks would be on both sides of the street. Lee stated it would only be one side. Chairman Eckstine asked what other areas in the city were private. Lee and Larry both answered. Commissioner Brace asked where the location of the sidewalk would be at the alley section. Justin responded that he would have to ask the engineer. Chairman Eckstine expressed concern regarding the location of the sidewalk for students at the entrance of the subdivision where it meets the crosswalk.

Chad Malone with Bowman Engineering and Abby Ranson with Bowman Engineering explained the reasoning for the location of the proposed sidewalk due to grading issues, etc. They did say that would look at the design. Chairman Eckstine asked if staff would notify the Commission if there were any changes made prior to recording the final plat.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the revised preliminary plan. Commissioner Weatherford seconded the motion. Chairman Eckstine asked for an amendment of recommendation for consideration of review by the applicant in moving the crosswalk and installing the pedestrian signal on Williams Lane. Lee asked for clarification that the applicant will need to provide a cover letter explaining why or why not they are moving the crosswalk and the same for the signalization. A roll call vote was taken. Motion passed with a 5-1 vote. Chairman Eckstine voted against.

#### **7. CITIZEN COMMENTS:**

Tim Crowley (3033 Evening Tide Dr) . . . He expressed concern about the traffic study that was performed in 2021. He also expressed concern about neighborhoods being private and the financial burden on the homeowners.

Amanda Colvin (5817/5819 Moore St) . . . She expressed concern about the lot on Knight Street with the small homes proposed to be built. This included the small size and the closeness of the homes together. She also asked about the development proposed on Williams Lane along with the type of homes to be built.

**8. NEXT MEETING: TUESDAY, January 2, 2024**

The next Planning Commission meeting would be held on January 2, 2024, at 6pm.

**9. ADJOURNMENT:**

Chairman Eckstine asked for a motion to adjourn. Commissioner Weatherford made a motion to adjourn. Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:58pm.

  
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Chairman Eckstine

VICE CHAIRMAN SLOPE


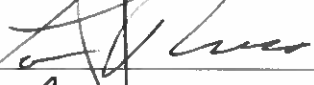


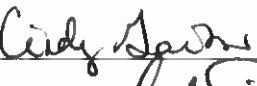
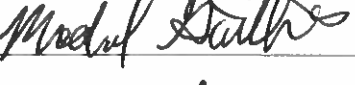
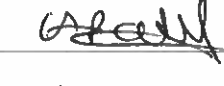





ATTEST:   
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Larry Sturdivant, Secretary

# SIGN-IN

Board: Planning Commission

Meeting Date: January 2, 2024

Place/Room: City Hall/ Court Room

Print Name	Signature	Address
MARK BREDEUR		BCDCOG -
KUSSO		FBI SGLADE
Amanda Colvin		Harsh Proper
MARC COPELAND		6903 TANNER HALL BLVD
Cindy Gaither		11001 Eagle Landing Blvd
Michael Gaither		1076 Dominion Dr.
UAXA Patel		6914 TANNER HALL BLVD
Andy Patel		6914 TANNER HALL BLVD
Tim Crowley		3023 Evening Tide Dr.
Debra Odora		1111 Eagle Landing Blvd.
DAVID ANDERSON		1206 ROMA Rd
DAVID QUINTANILLA		3006 EVENING TIDE DR