

HANAHAN PLANNING COMMISSION REGULAR MEETING

January 2, 2024, 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 January 2, 2024. Vice Chairman Strobe presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, and Brian Hamilton were in attendance. Commissioner Matthew Weatherford and Chairman Eckstine 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), and Tyler Dempsey (City Facilities/IT). The visitors present were Mark Brodeur (BCDCOG), L. Russo, Amanda Colvin, Marc Copeland, Cindy Gaither, Michael Gaither, Uruxa Patel, Andy Patel, Tim Crowley, Debra Odom, David Anderson, and David Quintanilla.

1. CALL TO ORDER:

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

2. DETERMINATION OF A QUORUM:

Vice Chairman Strobe made the determination that a quorum was present.

3. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

4. Approval of Minutes, December 5, 2023

Vice Chairman Strobe asked if there were any corrections to the minutes. There were none. He then asked for a motion to approve the minutes. Commissioner Thrower made a motion to approve the Minutes of December 5, 2023. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote. Vice Chairman Strobe abstained.

5. OLD BUSINESS:

A. 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. Applicant City Staff.

Lee Lawson presented to the Commission. He stated that the proposed amendment was brought before the Commission in November of 2023. The City Council wanted some of the language to be revised regarding the fee schedule being provided to the applicants as well as specifying the standards that would be followed. Vice Chairman Strobe asked if there any other questions. He then asked for a motion. Commissioner Hamilton made a motion to send a favorable recommendation to Council. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote.

6. NEW BUSINESS:

A. Zoning Text Amendment (Public Hearings):

1) ZTA 1-2024: A request to amend the Zoning Ordinance Sections 4.3 and 10.3 and add Section 5.15. The purpose is to change convenience stores with gas pumps from

permitted use to conditional use in the General Commercial, Industrial, and Town Center zoning districts. Add a condition that limits how close new convenience stores can be to existing ones (528 fee). Applicant: Mr. Akshay Patel

Lee Lawson presented to the Commission. He stated that staff recommended postponing it to February. He stated that staff wanted to keep the convenience stores as a permitted use in the Town Center District. The Town Center District already had development standards that any store that would open would have to follow. Lee said that for the Industrial and the General Commercial districts, staff wanted to look at these districts closer due to lot sizes and establishing proposed guidelines for refuse collection, such as screening or buffering on the street sides. Also, staff wanted to look at standards for the façade, etc. These proposed items would be brought back to the Commission.

Commissioner Hamilton asked Lee about the 528 feet. Lee replied that it was a tenth of a mile. Vice Chairman Strobe asked for a motion to postpone to February. Commissioner Thrower made a motion to postpone to February's meeting. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

- 2) ZTA 2-2024:** A request to amend the Eagle Landing Planned District Ordinance Section 2 (Permitted Uses and Development Controls) to allow religious institutions on lots greater than one acre in Area Q. Applicant: Ms. Brenda Barnett

Lee Lawson presented to the Commission. He stated that the parcel was originally the clubhouse for the golf course. The applicants were wanting to operate a church out of the clubhouse building. The use of a church was not listed in the allowed uses in the original ordinance that created Eagle Landing. The area that would be affected is Area Q. This amendment limits where a church could occupy in the district. Lee provided the Commission with the proposed text amendment. He said that staff recommended a favorable recommendation.

Commissioner Hamilton asked Lee what the size of the church was. Lee stated it would fit in the existing building. Commissioner Hamilton asked if the church planned to build. Lee stated he was not aware.

Vice Chairman Strobe asked if there was a motion to enter into a Public Hearing. Commissioner Thrower made a motion. Commissioner Hamilton seconded the motion.

PUBLIC HEARING OPENED:

Vice Chairman Strobe asked for the applicant to speak.

Michael Gaither (1076 Dominion Dr.) representing the church, spoke to the Commission. He said they wanted to be a contributor to the area and were looking for a home for their church. They also would like their church to grow.

Vice chairman Strobe asked if there were any more comments. There were none. Commissioner Thrower made a motion to close the public hearing. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

PUBLIC HEARING CLOSED:

Vice Chairman Strobe asked if there were any more questions or discussion. Commissioner Hamilton stated the property was originally a golf course, then a clubhouse, and now proposed to be a church. He said the people of Eagle Landing have been very tolerant over the years with the changes that have been made to that location. He said that this would be taking away from the Eagle Landing community another place to gather. He was not sure if this would be openly received. He was having problems.

Commissioner Hamilton asked the applicant, Michael Gaither, if his church was open to everyone. Mr. Gaither said yes. Commissioner Hamilton asked again if they were open to all communities. Mr. Gaither said yes.

Larry Sturdivant commented that the existing use has had a number of noise violation complaints over the years and the police department has been to the site numerous times. This is why staff was in favor of this amendment. Lee Lawson commented that this would be consistent with the City's base district in allowing religious uses. All of the residential districts do allow religious institutions in those districts, and this would not be abnormal.

Vice Chairman Strobe asked if there was a motion. Commissioner Brace asked if this was approved, would this be the only use allowed? Lee stated that the use of a church would be added to the already allowed uses for this particular location. Commissioner Hamilton made a motion to approve the amendment with the conditions listed in the staff report. Commissioner Throver seconded the motion. Motion passed after a Roll Call Vote.

- 3) ZTA 3-2024:** A request to amend the regulations in the Foster Creek Village Planned District. The amendment updates information on exhibits, allows for a Parking Study for unlisted uses, increases building heights, and clarifies the total number of dwelling units permissible. Applicant: Mr. Fred Skipper, Foster Creek Village, LLC

Lee stated that Mark Brodeur, BCDCOG, would be presenting the staff report. He said that the City had contracted with the BCDCOG to perform the review. Mark presented to the Commission. He mentioned that there were four modifications. They were 1) Revised Land Use Plan 2) Request to utilize a parking study 3) Modifications to maximum building height and 4) Total dwelling unit count confirmation. Mark presented each modification separately as he read from the staff report. He mentioned that the current plan was eight years old. Mark listed the Commission alternatives in the report for the Commission to vote on.

Vice Chairman Strobe asked a question concerning the 12 units per acre that was listed in the original PD. He asked if this was increasing. Mark said no, it was a clarification.

Commissioner Hamilton asked about parking and walkability. Mark Brodeur answered the question and said that by decreasing the number of parking spaces, it increases the

walkability. Vice Chairman Strobe asked where the building height is measured from Larry answered the question that it is from existing grade.

Vice Chairman Strobe asked the applicant to come to the podium. Fred Skipper, Bowen Development and Foster Creek Village LLC, spoke to the Commission. He stated he had been with the Wrenn Group for 12 years and was going on his 13th year. During that time, he has worked with various staff members. There have been three different administrators and five different planners along with various Commission members and leaders of the City. He stated each time they would come before anyone, there were different interpretations. Fred stated he wanted to clarify and simplify for themselves so they could project out into the future in a changing economy.

Fred clarified the acreage item to the Commission. He said they were not changing anything from the Tanner Hall side or the approach from Tanner Ford Boulevard. He stated they were trying to make good decisions and wanted to afford people better waterfront views. They wanted to build higher and reduce the parking to underneath. They wanted to adjust the lot sizes accordingly. Fred asked if there were any questions.

Vice Chairman Strobe asked what the plan was for the taller buildings. Fred stated he was not sure yet; however, they just wanted to have the flexibility to decide.

Vice chairman asked for a motion to open the public hearing. Commissioner Hamilton made a motion. Commissioner Lackey seconded the motion. Motion passed with a Roll Call Vote.

PUBLIC HEARING OPEN:

Brian Jessup (3027 Evening Tide Dr) . . . mentioned concerns over the streets, and their size and widths. He was also concerned about the cul-de-sac sustaining a 6-story apartment building.

Louis Russo (7329 Water Thrush Ct) . . . mentioned concern about the number of rental properties, for sale properties, etc. in the development. Also expressed concern about the impact on the schools and traffic. Also was concerned about the homes in the future developments as well as the senior living apartments.

Tim Morton (3014 Evening Tide Dr) . . . He stated that they already have tight drives in and out of the neighborhood. School buses have run into cars. The new buildings with higher heights will block views. Also stated that there is an issue with traffic in the neighborhood.

Marc Copeland (6903 Tanner Hall Blvd) . . . Stated that there should be a new PUD written. There are major changes that were mentioned. He had an issue with the height measured from the floor elevation. Also stated that the applicant was wanting to change the impervious percentage to 100 percent. He stated that the original land use map was not to have higher density next to Tanner Hall and Foster Creek Rd. He mentioned that this type of change could risk the City's ISO rating. Also mentioned were the parking ratio issues.

Louis Russo (7329 Water Thrush Ct) . . . He asked a question about the height of the Fire Department's ladder truck.

David Quintanilla (3006 Evening Tide Dr) . . . Concerned with the issue of parking. Stated that the neighborhood is packed with cars. People working from home, which means there are more cars. He was concerned with the height issues. Suggested that the City be careful how they react.

Brenda Jessup (3027 Evening Tide Dr) . . . stated that they would like to see an aerial of the project.

There were no more comments. Vice chairman Strobe asked for a motion to close the public hearing. Commissioner Thrower made a motion. Commissioner Brace seconded the motion. Motion passed with a Roll Call Vote.

PUBLIC HEARING CLOSED:

Vice Chairman Strobe asked Fred Skipper if he would like to speak to the comments that were raised. Fred Skipper commented that the changes were minor due to the ordinance that the PD fell under, which was the 1993 Zoning Ordinance. He stated that all of the buildings would be sprinklered. The height was proposed to increase from 55 feet to 75 feet. They were asking to increase the height only in the dotted line area shown to 75 feet. Regarding schools, Fred stated that the trailers/cottages have been around for a long time at the schools. He in fact went to a school that had trailers.

Vice Chairman Strobe asked Fred what flood elevation was. Fred said he did not know at the moment. He said they had three different flood zones that ran through the property. Larry Sturdivant said the zones were an "X" Zone and an "AE" Zone, but he would have to verify with the flood maps.

Commissioner Hamilton asked a question regarding the traffic as to the driving in and out of the development. Fred Skipper responded that they have built the streets in compliance, and they were not asking for an increase in density.

Commissioner Thrower asked a question for clarification of the total number of units of 1,131 compared to 908. Fred responded as to how the determination was made for the calculation of the total number of units allowed. They wanted the clarification in the PD made.

Vice Chairman Strobe asked about the impervious percentage change. Fred responded by listing the impervious percentages in each zone allowed. The design for the development was to be walkable with walkways close to the home. He said that they still have to meet the requirements of Berkeley County Stormwater.

Vice Chairman Strobe asked if there were any other questions. Commissioner Thrower commented about the total number of units. Lee Lawson responded regarding the original document referenced 908 units; however, at the front of the document it did

state that there would be 12 units per acre projected. Vice Chairman Strobe asked what the current number of units was. Sarah Wrenn responded it was about 520. Vice chairman Strobe then asked Lee if this would need to go to Council. Lee responded with a yes. Fred Skipper responded that it did not have to go to Council. Lee stated that the Planning Commission could seek legal interpretation.

Vice Chairman Strobe asked about getting clarification because it seemed like this was a major change. He asked that clarification be sought regarding the proposal going to Council. Also, he asked how this would affect the City's ISO rating.

Commissioner Lackey expressed concern about the 100 percent impervious percentage. She also mentioned concern that residents would not be able to continue to see the views of the water, etc. Lee Lawson clarified that the Commission wanted to seek clarification on what would go to Council. He also stated that he could talk with Berkeley County to see what their policy was on 100 percent impervious. Lee asked the Commission about the 75-foot height versus a small-town feel.

Fred Skipper stated that they would keep the height at 55 feet as stated in the PD. Sarah Wrenn confirmed that they would keep the height at 55 feet. Mark Brodeur spoke to the Commission about the impervious percentage and read from the Berkeley County documents. He covered some of the common methods for addressing stormwater issues. Mark said he would advise the applicant to not do the 100 percent because of the financial requirements. Sarah Wrenn stated they could live with 90 percent impervious. Mark then read the current impervious percentages of the development allowed. He also mentioned that the height of the Fire Department's ladder truck was 107 feet.

Vice Chairman Strobe asked Lee about the staff recommendation and if there were any other options. Lee stated the Commission had 30 days to make a decision if they decided to postpone their vote.

There was some discussion questioning some of the items. Fred Skipper confirmed that they were keeping the maximum height at 55 feet. Commissioner Thrower expressed some concerns about the impervious percentage and generalizing the three zones. He said he did not have an issue with the 1,131 units since that was what was approved from the beginning. He also said that the height issue was resolved. Fred mentioned that there were over 17 acres of wetlands that could not be disturbed which did not include any of the trails they built, etc. Commissioners Lackey and Thrower did express some concern over the traffic and could a new study be required. Lee said he could look into if the Commission could require a new study.

Commissioner Lackey asked why this proposal was coming to the Commission. Lee answered that this was how the planning law worked and explained the requirements. Vice Chairman Strobe stated he was good with the parking.

Commissioner Lackey asked Larry a question regarding the 1993 ordinance stating the Building Official decides what goes to the Planning Commission. Larry responded that the language was from the 1993 ordinance and that it actually goes through the

Planner. Commissioner Lackey asked why this was even coming to the Commission. Lee explained how the zoning ordinance worked. He stated that originally the Planning Act of 1967 established guidelines and was state law. In 1994, the State created a new section that repealed the previous law. Then all the local governments in the state were supposed to create a new zoning ordinance based on the 1994 law. He further explained the reasons why the changes before them required their review.

Commissioner Thrower suggested that they postpone it to the next month. Vice Chairman Strope asked if there was a motion to postpone. Commissioner Thrower made a motion to postpone until the February meeting the vote of #3-2024. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

7. CITIZEN COMMENTS:

There were none.

8. NEXT MEETING: TUESDAY, February 6, 2024

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

9. ADJOURNMENT:

Vice Chairman Strope asked for a motion to adjourn. Commissioner Brace made a motion to adjourn. Commissioner Lackey seconded the motion. A Roll Call Vote was taken. Motion passed unanimously. The meeting was adjourned at 7:58pm.



Vice Chairman Strope

ATTEST:



Larry Sturdivant, Secretary