

HANAHAN PLANNING COMMISSION REGULAR MEETING

February 6, 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 February 6, 2024. Chairman Eckstine presided over the meeting. Commissioners Butch Thrower, Chris Brace, Brian Hamilton, Matt Weatherford, and Phillip Strope were in attendance. Commissioner Lackey was not present as her term had expired and she was retiring from the Commission. 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), Cam Spencer (Asst. to the City Administrator), Ken Boggs (City Council) and Tyler Dempsey (City Facilities/IT). The visitors present were Marc Copeland, Kam Shah, , Andy Patel, Tui Patel, Frances Anderson, Dennis Anderson, William Colvin, Angela Chambers, Christian Leon, Gregory Brown, Micah Swanson, Greis Swanson, and Tim Crowley.

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. Election of Officers:

Chairman Eckstine asked if the agenda could be amended in moving the election of officers to the end after the new business to Section 8A. Vice Chairman Strope made a motion to amend the agenda by moving item #3 to the end. Commissioner Hamilton seconded the motion. Motion passed after a Roll Call Vote.

4. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

5. Approval of Minutes, January 2, 2024

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 Thrower made a motion to approve the Minutes of January 2, 2024. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote. Chairman Eckstine abstained.

6. OLD BUSINESS:

Chairman Eckstine announced to the Commission and the audience that the applicant had withdrawn **Item 6B ZTA 3-2024 (Public Hearing)** on Monday February 5, 2024, and it would not be discussed.

A. ZTA 1-2024 (Public Hearing): A request to amend the Zoning Ordinance Sections 4.3 and 10.3 and add Section 5.15. The purpose is to change Gasoline Service from permitted use to conditional use in the General Commercial District (CG) and Industrial District (ID) and add a condition that requires a separation of 5280 linear feet between Gasoline Service Establishments in the General Commercial District (CG). Applicant: Mr. Akshay Patel.

Lee Lawson presented to the Commission the purpose behind the proposed text amendment. The applicant originally only wanted to provide separation between existing gasoline service establishments and those proposed to prevent over competition and over saturation. Lee said that if they were going to pursue this, then development standards would need to be established to help mitigate problems with gasoline establishments such as convenience stores. Issues such as high traffic and litter are common, and the standards would help to control in the GC or ID Districts. The spacing requirement would only apply to the GC district and not the ID District. Lee said that they would have to change those to conditional uses instead of permitted uses in the industrial and commercial districts to require additional standards for anyone opening a business in these districts. This would only cover those businesses in the city and not outside the city limits.

Lee said that the request was viewed according to the Comprehensive Plan and was in compliance. He said that staff gave it a favorable recommendation with the condition of reducing the separation distance from 5,280 feet to 1,056 feet. Also, the condition of implementing the developmental standards and operation stands for the gasoline establishments in the general commercial district and industrial district. Chairman Eckstine asked if the applicant was present and would like to speak. The applicant stated he was good with the proposal.

PUBLIC HEARING:

Chairman Eckstine asked for a motion to enter into a public hearing. Vice Chairman Strobe made a motion. Commissioner Hamilton seconded the motion. A Roll Call Vote was taken. Motion was approved.

Chairman Eckstine asked if there were any comment.

- 1) Bill Colvin (1005 Wheeler Dr) . . . Asked if there was any concerns with the fire department regarding the distance. Larry Sturdivant was asked to comment. He stated that the building and fire codes govern each location separately.

Chairman Eckstine asked if there were any other comments. There were none. She then asked for a motion to close the public hearing. Commissioner Thrower made a motion. Vice Chairman Strobe seconded the motion. A Roll Call Vote was taken. Motion was approved.

PUBLIC HEARING CLOSED:

Chairman Eckstine asked if there were any other questions. She then asked for a motion. Commissioner Hamilton made a motion to approve staff recommendations and conditions. Commissioner Brace seconded the motion. A Roll Call vote was taken. Motion was approved.

7. NEW BUSINESS:

A. Site Plans

- 1) **Bowen Poolside Conceptual Site Plan:** A conceptual plan for a multifamily building with parking. The plan indicates the building will have an area of +/- 14,609.76 square feet

and will be located on Bowen Corner Blvd. in the Foster Creek Village Planned district.
Applicant: Fred Skipper, Foster Creek Village, LLC.

Lee presented to the Commission. He stated that this was a conceptual plan. He clarified that the square footage listed was for the proposed footprint of the building and not the total square footage of the building. He stated that he believed it was still being worked on as to the design by the architect. The purpose was to get conceptual approval or confirmation from the Planning Commission that the intention of the development meets the so the intent of the Foster Creek Village Planned District.

Lee stated the plan is conceptually based and is fluid to a certain degree as far as things can change from the landscaping to the parking. There will be development requirements that will have to be met when the applicant applies for the permit. Staff will be looking at a more site-specific site plan to make sure it meets all of the regulations in the planned district, the 1993 Zoning Ordinance, and the 1984 Subdivision Regulations since those are the regulations the development falls under. The development regulations and the Planned District require sidewalks on both sides of the arterial streets. The building height is 55 feet maximum, and it meets that requirement. The proposed setbacks are 2 feet in the side and the rear. There is no setback requirement for the front. Staff will look to make sure the sidewalks are shown, and the landscaping is shown.

Lee stated that the conceptual plan is consistent with the Comprehensive Plan. After reviewing, he said staff gave it a favorable recommendation since it is conceptual. Vice Chairman Strobe asked if the Planning commission would see this only at this time. Lee stated yes. Commission Thrower asked if there was a preliminary plat. Lee answered no and explained why. Chairman Eckstine asked if this was on approximately one acre. Lee answered with a yes.

Chairman Eckstine asked if there was amotion. Commissioner Thrower made a motion to approve the Conceptual Plan based on staff's recommendation. Commissioner Hamilton seconded the motion. A Roll Call vote was taken. Motion was approved.

8. CITIZEN COMMENTS:

There were none.

8A. Election of Officers:

Chair

Chairman Eckstine stated that she did not want to continue as the Chairman for the upcoming year. Commissioner Thrower nominated Phillip Strobe for Chairman. Commissioner Hamilton seconded the motion. A Roll Call vote was taken. Motion passed unanimously for Phillip Strobe to be the new chairman.

Vice-Chair

Commissioner Thrower nominated Matt Weatherford as Vice-Chair. Pat Eckstine seconded the motion. A Roll Call vote was taken. Motion passed unanimously for Matt Weatherford to be the Vice-Chairman.

9. NEXT MEETING: TUESDAY, March 5, 2024

Chairman Strope stated the next Planning Commission meeting would be held on March 5, 2024, at 6pm.

10. ADJOURNMENT:

Chairman Strope asked for a motion to adjourn. Vice chairman Weatherford made a motion to adjourn. Commissioner Eckstine seconded the motion. A Roll Call Vote was taken. Motion passed unanimously. The meeting was adjourned at 6:25pm.



Chairman Strope

ATTEST: 

Larry Sturdivant, Secretary