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CITY ADMINISTRATOR
COURTNEY SOLER



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MIKE DYSON
KEVIN HEDGPETH
ADAM SPURLOCK

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Tuesday, June 6, 2023
6:00 P.M.

1. **Call to Order by Chairperson Pat Eckstine**
2. **Determination of a quorum.**
3. **Pledge of allegiance to the Flag.**
4. **Read and approve the meeting minutes from May 2, 2023.**
5. **Old Business**
None
6. **New Business:**
 - A. **Zoning Text Amendments (Public Hearings):**
 - 1) ZTA 2-2023- amends the following sections:
 - a. Section 9.7.2- Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles. Amending parking and storage of heavy commercial vehicles and heavy commercial trailers in residential areas.
 - b. Section 10.3-Definitions. Adding terms for Heavy Commercial Vehicles and Heavy Commercial Trailers.
7. **Other Business:**
 - A. Continuing Education-Setting a date for a session with MASC.
 - B. Orientation Training information for new members.
 - C. Rescheduling the date for the July meeting.
8. **Citizen Comments.**
9. **Next Meeting: Tuesday, July 4, 2023**
10. **Adjourn.**

Attn: Lee Lawson
CITY OF HANAHAN

1255 YEAMANS HALL ROAD
HANAHAN SC 29410

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

appeared in the issues of said newspaper on the following day(s):

05/22/23 Mon PC
05/22/23 Mon CNW

at a cost of **\$66.22**
Account# **103207**
Order# **2044742**
P.O. Number:

Subscribed and sworn to before me this 23rd day of May A.D. 2023

Maryann Shaw

advertising clerk



J. Michael McFadden

NOTARY PUBLIC, SC
My commission expires July 20, 2030

Hanahan Planning Commission meets Tuesday, June 6, 2023, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for the following: ZTA 2-2023-A request to amend the Zoning Ordinance with the following:

1. Section 9.7.2- Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles. Amending parking and storage of heavy commercial vehicles and heavy commercial trailers in residential areas.
2. Section 10.3-Definitions. Adding terms for Heavy Commercial Vehicles and Heavy Commercial Trailers.

For more information, contact the Building & Codes Dept. 843-576-5259.
AD# 2044742

**HANAHAH PLANNING COMMISSION REGULAR MEETING
May 2, 2023, 6:30 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 May 2, 2023. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Earl Gurley, Butch Thrower, Chris Brace, Philip Strope, and Matthew Weatherford were in attendance. 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), and Courtney Soler (City Administrator). Visitors present were Coley Snowden and Cawood South (Anchor Engineering), Eric Wardrop (Panther Residential Management, LLC), Marc Copeland, Lauren HUGHEN (representative for Wando Properties). In addition, the eight sign-in sheets for audience members present have been attached to the minutes.

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

A. Chair

Chairman Eckstine asked for nominations. Commissioner Lackey nominated Pat Eckstine and made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

B. Vice-Chair

Chairman Eckstine asked for nominations. Chairman Eckstine nominated Philip Strope. Commissioner Thrower 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, March 7, 2023

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of March 7, 2023. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote. Commissioners Brace, Strope, and Weatherford all abstained.

NOTE: Chairman Eckstine read the guidelines for the meeting, including the public hearing segments. She mentioned that those willing to speak during the public hearing comment segment would be limited to 5-minutes to allow time for those willing to speak. She continued reading the guidelines for items that were to be presented as the Ordinance specified.

6. OLD BUSINESS:

There was none.

7. NEW BUSINESS:

A. Zoning Map Amendments (Public Hearing)

- 1) ZMA 2-2023 – A request to rezone three parcels along Griffin Street (Street Numbers: 596, 5918, 5920) from Single-Family Residential (RS) to Town Center (TC). Applicants: Ms. Liliana Hughen of Wando Properties and Ms. Colleen Chrien.**

Chairman Eckstine asked Lee Lawson to present. Lee presented to the Commission. He stated that there were three lots located on Griffin Street proposed to be rezoned from Single-Family Residential (RS) to Town Center (TC). The purpose was to establish a property management office on the property. Lee stated that the owners of 5918 and 5920 Griffin Street were also planning to remove the houses and build either office buildings or mixed-use buildings. The lots were created in 1955 as part of the Yeamans Park Neighborhood.

Lee stated that staff gave a favorable recommendation for rezoning as the proposal met the requirement and policies of the Land Use Plan per the Comprehensive Plan. The proposal also met the requirements of the Zoning and Land Development Ordinance.

Chairman Eckstine asked if the applicant was present. Lauren Hughen, presented for the applicant. She stated that there would be no change. They would like to use it as an office space for her cleaning company as well as office space for her business partners. The hours would be from 8am to 6pm M - F with light use on the weekends. There is no change planned on the exterior of the two-bedroom range house. They will install a sign and add a parking space. They will keep the home in its current configuration along with repairing or replacing the 600 square foot storage building. She stated that there were already several businesses located along Griffin Street. The main access would be through Yeamans Hall Rd. Chairman Eckstine asked if there were any questions. Commission Gurley asked what type of business there would be. The representative explained.

Chairman Eckstine asked if there was a motion to enter into a public hearing. Commissioner Strope made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

Chairman Eckstine asked if there were any comments from the audience. There were none. Chairman Eckstine asked for a motion to close the public hearing. Commissioner Lackey made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote.

B. Planned Development Districts (Public Hearing)

- 1) PDD 1-2023: Tanner Corner Planned Development District – A request to create a Type “B” Planned Development District (Tanner Corner PDD) and rezone 14.256 acres from Single-Family Residential (RS) and Residential Office (RO) to the proposed district. The planned district will accommodate a development with 315 residential units (multifamily and duplexes) and 6,000 square feet of commercial space along Tanner Hall Blvd. The site encompasses areas of two separate lots (TMS 259-00-00-184 & 259-00-00-130). Applicants: Panther Residential Management, LLC.**

Chairman Eckstine asked Lee to present. He stated the area was 14 acres. The larger parcel was currently zoned as Single-Family Residential, and the smaller parcel was currently zoned as Residential-Office. Lee stated that the applicants had submitted a master plan, a report, and a supplemental with the documentation as required by the zoning ordinance for planned developments. They were requesting 315 residential units. The majority would be multifamily with duplexes along the outlying area. In addition, approximately 6,000 square feet of commercial space would front Tanner Ford Blvd. A transportation impact analysis that took into account the future traffic circle that would be located at

Tanner Ford and Tanner Hall, any type of improvements was noted as not being needed. The developer noted that they would be donating 3,000 square feet towards the circle and donating \$100,000.00 towards the traffic circle. Lee stated that staff was giving a favorable recommendation according to the policies in the 2040 Comprehensive Plan. The preliminary staff recommendation outlined the sections of the Comprehensive Plan. Lee ended his presentation.

Chairman Eckstine asked if the applicant would like to present. Eric Wardrop presented to the Commission. At this time, a recess was called in order to allow the technical issues with the PowerPoint presentation to be resolved.

Chairman Eckstine called the meeting back to order at 6:40pm from the recess. Eric Wardrop continued with the presentation for the proposed development. Slides were shown to the Commission. He reminded the Commission that previously they had withdrawn their application to allow for the Comprehensive Plan to be completed. Mr. Waldrop listed the requirements in the Comprehensive Plan and how the new proposal met those requirements. He continued with discussion on the various topics such as Project Updates, Concerns expressed about the development, Tax Revenue, and Crime. Eric asked Nick Jehn, traffic engineer, to present to the Commission. Nick discussed the findings of the traffic study. Eric then continued with his presentation by commenting on the topics of Amenities and the Interiors of the units.

Chairman Eckstine asked Lee Lawson to review the staff findings. He stated that staff gave a favorable recommendation since it was in line with the Comprehensive Plan.

Chairman Eckstine asked if there was a motion to open the public hearing. Commissioner Strope made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote

Chairman Eckstine stated that the names of individuals that wished to speak would be called in the order that they were written on the sign-up list. She also asked that each individual limit their time to 5 minutes.

Chairman Eckstine asked Marc Copeland if he had anything to say. He said no.

Note: The following are the names of those that spoke during the public hearing.

- 1) Sean Kennedy (6931 Tanner Hall Blvd.) . . . Stated that the original development of Tanner Hall did not include apartments. Suggested the developer spend money on fixing other existing apartments.
- 2) Tim Crowley (3023 Evening Tide Dr) . . . Submitted a copy of the petition from the last time. He expressed concerns about having apartments built, schools becoming overcrowded, along with traffic issues.
- 3) Allison Rogers (1227 Pasture View Dr) . . . Expressed concerns about parking spaces for commercial units, traffic issues, wanted to keep Hanahan's small town character.
- 4) Tyler Gratton (1219 Pasture View Dr) . . . Questioned how the development aligned with the Comprehensive Plan. Also expressed concerns about crime, stormwater runoff, traffic issues, etc.
- 5) David Allmon (7008 Lanier St.) . . . Expressed concerns about traffic affecting work commutes, and school bus routes.

- 6) Gary Pope (1222 Pasture View Dr) . . . Stated that he has lived in Tanner Hall for 10 years and likes the small community feel of the subdivision. Expressed concerns about traffic and stormwater.
- 7) Rob Colantuoni (6912 Tanner Hall Blvd.) . . . Stated that Panther has held apartments for only 3 years and that the tax comparison was not correct.
- 8) Jeremy Watts (3026 Evening Tide Dr) . . . Expressed that he did not want apartments.
- 9) Andrew Dolan (1005 Island Crossing Dr) . . . Expressed that he did not want apartments and that 95% of Hanahan did not want apartments.
- 10) Tiffany Micalizzi (1418 Kinglet Lane) . . . Expressed love for the community. Could not understand why anyone would want to see apartments going into Tanner Hall.
- 11) Sherry Cavano (7014 Bellflower Ln) . . . Expressed concerns regarding traffic, that the data was wrong, and that people would be coming from other areas to visit the stores.
- 12) Pitts Bellinger (1207 Pasture View Dr) . . . Expressed concerns about traffic, asked why the officials needed more money, and asked about the Bowen Development.
- 13) Dennis Pieper (4002 Remy Way) . . . Stated that the development was for the wrong reason. Expressed that Hanahan is a bedroom community, apartments have a 20 year life cycle, the City needs commercial tax base, not apartments, etc.
- 14) Brittany Woodby (1007 Island Crossing Dr) . . . Expressed concerns about traffic, affordability of the apartments, and stated opposition to apartments.
- 15) Kathy Pilson (1137 Yeamans Hall Rd) . . . Expressed concerns over traffic, impact on schools, impact on wildlife, and that more green space is needed.
- 16) Piper Crockett (1228 Pasture View Dr) . . . Expressed concerns over traffic and infrastructure.
- 17) Pat Alberti (1813 Crossbill Trail) . . . Asked about input from the Fire Department and the Police Department. Also stated opposition to the apartments.
- 18) Bobby Cook (1208 Stratford Rd) . . . Asked how many “yes” votes have they received. Mentioned that there is no other vote if the Planning Commission valued Hanahan.
- 19) Kerry Williams (1144 Land End Dr) . . . Stated that they originally lived in The Estuary but moved due to crime. Was not in favor of apartments.
- 20) Louis Russo (7329 Water thrush Ct) . . . Stated that the development is a no go. Asked the PC to vote no.
- 21) Boyd Hinton (8005 Hydrangea Ln) . . . Expressed opposition to the apartments.
- 22) Bryce Koch (1804 Crossbill Tr) . . . Stated that this was not wise due to economics.
- 23) Steven Woodside (1014 Steelechase Ln) . . . Expressed concerns that military personnel would not be able to afford the units. Stated that developers were not invested in Hanahan, and that there were traffic concerns.
- 24) Matthew Romaine (7005 Banksia Ln) . . . Stated he wanted to see the crosswalks, along with the affordability, and does not want to see the apartments.
- 25) Kathy Pilson (1137 Yeamans Hall Rd) . . . Expressed concern again for traffic especially during a hurricane.

Chairman Eckstine asked if there was a motion to close the public hearing. Commissioner Strope made a motion. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote

Chairman Eckstine asked the applicants if they wanted to reply to the comments. Eric Wardrop responded to the Commission regarding the comments from the public hearing. He discussed the topics that covered Air BnB's, Traffic, Stormwater, the Traffic Engineer hiring, Tax basis, Recession, Affordable Apartments, Fire and Police services, reasons why the previous submittal was withdrawn, and correcting the statement of the Data not being correct.

Chairman Eckstine asked Lee Lawson about stormwater. Commissioner Strobe asked Lee if this was the last time the Planning Commission would see the proposal.

Eric Wardrop continued with his presentation. He discussed the topic of Multi-Family and Single-Family units being together. Commissioner Gurley asked about the benefit of those different types of units being together. Eric stated that they only develop apartments. Commissioner Gurley asked regarding the gate access for emergency personnel. Larry Sturdivant commented on the gate status and that would be a Fire and Building code issue during inspections. Commissioner Gurley also asked about the traffic and the traffic circle. Nick Jehn, traffic engineer, commented.

Commissioner Strobe commented that the traffic study was only a small snapshot and asked if the County had seen the study and commented. Cawood South stated they were waiting for the County's response. Commissioner Strobe stated that the commercial portion looked like it was an afterthought in the design.

Cawood south discussed the design elements of the development which included the drainage and landscaping along with tree protection. Commissioner Gurley asked questions regarding how long the apartments are managed before being sold. Eric Wardrop explained how their management works and their timeframes. Commissioner Weatherford asked if the traffic study considered the surrounding projects. Nick stated the study included growth. Commissioner Strobe asked questions regarding the traffic circle and crosswalks. Explanations were given by Cawood South and Nick Jehn. Commissioner Thrower asked what type of precedent would be set if they approved it. Marc Copeland came to the podium to provide comments to the Commission. Chairman Eckstine asked what the future plans in the area were. Commissioner Weatherford asked what the reason was for changing from the Single-Family to PD. Marc Copeland responded. Larry Sturdivant reminded the Commission that they were only looking at the presentation before them. Eric Wardrop responded to the Commission's questions.

Chairman Eckstine asked for clarification of the building options in the proposed development. Eric displayed the options to the Commission. Commissioner Lackey asked about parking. Eric Wardrop and Cawood south explained the parking layout.

Chairman Eckstine asked the Commission if there were any other questions. Commission thrower stated he was concerned about the future development. Commissioner Weatherford stated he was concerned about the future Multi-Family development. Chairman Eckstine listed the current other development in the Tanner Plantation area. She then discussed the history of the Foster Creek and William Lane area and the related projects. Also discussed were the schools and their various capacities. Chairman Eckstine then asked if there was anything else to discuss. Commission Brace commented on the 4th guiding principle of the Comprehensive Plan. He thanked everyone for coming to the meeting and expressing their concerns.

Chairman Eckstine stated that the Comprehensive Plan was worked on and received a lot of input from the community. She discussed other aspects of the Comprehensive Plan.

Chairman Eckstine made a motion to deny the rezoning request. A point of order was called for by Larry Sturdivant to remind the chairman that she could not make a motion. She had to ask for a motion or call for the vote. Chairman Eckstine then asked if there was a motion to approve the rezoning request.

Commissioner Strobe made a motion. Commissioner Gurley seconded the motion. Motion passed after a Roll Call Vote. The chairman stated that the resolution to deny would go to City Council.

8. CITIZEN COMMENTS:

There were none.

9. NEXT MEETING: TUESDAY, June 6, 2023

The next Planning Commission was stated it would be held on June 6, 2023.

10. ADJOURNMENT:

Chairman Eckstine asked for a motion to adjourn. Commissioner Thrower made a motion to adjourn. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 10:07pm.

ATTEST:

Chairman Eckstine

Larry Sturdivant, Secretary

DRAFT

Staff Report

Agenda No.: 6.A.1

Project Title: Zoning Text Amendment #2-2023

Staff: Lee Lawson, AICP
City Planner

Applicants: Staff

Request: For the Planning Commission to conduct a public hearing and make a recommendation to City Council regarding Zoning Text Amendment 2-2023

Background Summary:

Zoning Text Amendment 2-2023 contains text changes to Sections 9.7.2 and 10.3 of the Hanahan Zoning Ordinance. The following are the proposed text changes:

A. Amending *Section 9.7.2. Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles.*

1. **Removing Section 9.7.2(C), (D), and (E).**

~~(C) Parking of vehicles, implements, and/or equipment used for commercial, industrial, farming, or construction purposes in a residential zoning district shall be limited to one (1) vehicle per residence. Such vehicle, implement, or equipment shall have a curb weight equal to or less than ten thousand five hundred (10,500) pounds and a gross vehicle weight rating (GVWR), where applicable, equal to or less than thirteen thousand (13,000) pounds.~~

~~(D) A vehicle or equipment with a curb weight in excess of ten thousand five hundred (10,500) pounds or a gross vehicle weight rating (GVWR), where applicable, in excess of thirteen thousand (13,000) pounds used for commercial, industrial, farming, or construction purposes shall be prohibited from parking in a residential zoning district, inclusive of any right of way, when not actively engaged in commerce.~~

~~(E) Unless subsection 9.7.2(C) applies, a truck/van with an enclosed cargo volume equal to or greater than three hundred fifty (350) cubic feet (e.g., a box truck) shall be parked or stored only in the side or rear yard of a developed residential lot or in a completely enclosed building (e.g., garage) when in a residential zoning district, except when actively engaged in commerce (e.g., loading and unloading).~~

2. **Adding a new Section 9.7.2(C)**

(C) The parking of heavy commercial vehicles or heavy commercial trailers (as defined in Section 10.3 herein) upon any lot, land, street, right-of-way, or the shoulder thereof, for a period exceeding one (1) hour, except in emergency situations or for such length of time as may be necessary for the pick-up, loading, unloading or delivery of materials and/or passengers in Residential Zoned areas (RS, RSL, RSM, RM, RM-N, and RT) and residential neighborhoods in the RO, TR, and TC districts is prohibited.

B. Amending *Section 10.3 Definitions* by adding two terms.

1. **Heavy commercial vehicle:** A heavy commercial vehicle is defined as a vehicle used for any commercial purpose whose tare weight exceeds five (5) tons (ten thousand (10,000) pounds) or a vehicle having more than two (2) discreet axles, or a vehicle greater than eight (8) feet in height. Construction equipment and farming equipment meeting these criteria are included within this definition.

2. **Heavy commercial trailer:** A heavy commercial trailer is defined as a trailer vehicle used for any commercial purpose and having more than four (4) tires and which is greater than sixteen (16) feet in overall length. Examples of heavy trailers include, but shall not be limited to, "container chassis," "dump bodies," "reefers," and other trailers commonly utilized within the commercial shipping industry.

Hanahan Comprehensive Plan 2040 Consideration(s):

The Introduction of the Hanahan 2040 Comprehensive Plan states, *“As the desirability for living and working in Hanahan continues, the Comprehensive Plan can lay a framework to protect neighborhoods, community character and quality of life. Throughout this plan, preservation of the small-town feel, enhancing the quality of life, and establishing community character are at the forefront of every chapter, element, and discussion point because these components are what make Hanahan, Hanahan.”* The purpose of the text amendment is to promote harmonious and healthful development, including adequate provisions for traffic, the promotion of safety, and the promotion of good civic design and appearance in Residential Areas of the city.

The proposed text amendment meets the following policy and goals of the Hanahan 2040 Comp Plan:

1. **The Guiding Principle #1:** *“Protect the small-town character of the community and maintain a high quality of life for its residents.”*
2. **Growth Management Goal 1.B.2:** *“Review bulk, area, and use regulations in each zoning district for conformity with land use goals.”*

Planning Consideration(s):

Zoning Ordinance Section 2.4(C) requires all proposed amendments to be submitted to the Planning Commission for its review and recommendation. In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

1. **Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.** The justification is due to a change in the conditions of residential areas with increased numbers of large commercial vehicles indiscriminately parked in residential areas for long periods.
2. **Whether or not the requested amendment is consistent with the Comprehensive Plan;** The amendment would assist with protecting the small town feel and high quality of life by, as stated in the Comprehensive Plan’s Introduction, by eliminating the visual blight created by large commercial vehicles, minimizing physical damage to publicly maintained rights of way, and protect property values and character of property within residential developments.
3. **The precedents and the possible effects of such precedents that might result from approval or denial of the petition.** The text amendment is aligned with one of the Guiding Principles of the Hanahan 2040 Comprehensive Plan, the precedent that will be set is that the city follows the policies and visions of the adopted Comprehensive Plan.

4. **The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.** When a new regulation is adopted, the number of code cases for noncompliance may be high. It will level off once staff begins communicating the standards to residents through inquiries and notices.
5. **Effect of approval of the petition on adopted plans and policies of the City of Hanahan.**
Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.

Planning Commission Alternatives:

1. Vote to send a favorable recommendation to the City Council.
2. Vote to send an unfavorable recommendation to the City Council.

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

1. The amendment meets Guiding Principle #1the 2040 Comprehensive Plan.
2. Th amendment will promote four of the seven listed issues of the Zoning Ordinance’s purpose as outlined in Section 1.4-Purpose. (1) High quality of life and community; (2) Property values and privacy; (4) Efficient use of public infrastructure and services; and (6) Calm vehicular traffic and pedestrian accessibility.
3. The amendment will make the regulation user-friendly for staff and citizens by using physical characteristics such as the number of axels and dimensions compared to gross vehicle weight rating

Attachments:

1. Resolution No. 4-2023
2. Exhibit “A”

RESOLUTION NO. 4-2023

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING
COMMISSION TO RECOMMEND TO CITY COUNCIL
CONSIDERATION AND ADOPTION OF AMENDING THE CITY OF
HANAHAN'S ZONING ORDINANCE**

WHEREAS, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2023 and a zoning code in 2008; and

WHEREAS, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the ordinance; and,

WHEREAS, the City of Hanahan Planning Commission has recommended changes to the City's Zoning Ordinance and has made its findings to City Council; and,

WHEREAS, a public hearing on these proposed changes was held by the Planning Commission on June 6th, 2023, after due publication of notice of said public hearing as required by law; and,

WHEREAS, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning Commission, City Council now wishes to act on this matter;

NOW, THEREFORE, BE IT RESOLVED that the City of Hanahan Planning Commission, duly assembled with a quorum present, in regular session hereby approves the recommended zoning text amendments as of this date, and respectfully recommends that City Council amend its ZONING ORDINANCE by adopting the text amendments as described in the attachment EXHIBIT "A."

This the 6TH day of June 2023.

Pat Eckstine, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT "A"

9.7.2. Parking, storage, and use of non-recreational vehicles and equipment and inoperable vehicles.

An "inoperable" vehicle is one that is in such condition at the time of inspection that it is no longer usable for the purpose for which it was manufactured, regardless of the potential for repair or restoration. If the vehicle is wrecked, dismantled, or partially dismantled, it is presumed to be "inoperable."

- (A) All inoperable vehicles and non-recreational equipment, including those without a current registration and license plate, shall be stored in enclosed structures or entirely blocked from view from the public roadway behind a fence or natural barrier.
- (B) No construction equipment shall be stored on lot in a residential zoning district other than in completely enclosed buildings.
- (C) **The parking of heavy commercial vehicles or heavy commercial trailers (as defined in Section 10.3 herein) upon any lot, land, street, right-of-way, or the shoulder thereof, for a period exceeding one (1) hour, except in emergency situations or for such length of time as may be necessary for the pick-up, loading, unloading or delivery of materials and/or passengers in Residential Zoned areas (RS, RSL, RSM, RM, RM-N, and RT) and in residential neighborhoods in the RO, TR, and TC districts is prohibited.**

~~Parking of vehicles, implements, and/or equipment used for commercial, industrial, farming, or construction purposes in a residential zoning district shall be limited to one (1) vehicle per residence. Such vehicle, implement, or equipment shall have a curb weight equal to or less than ten thousand five hundred (10,500) pounds and a gross vehicle weight rating (GVWR), where applicable, equal to or less than thirteen thousand (13,000) pounds.~~

- ~~(D) A vehicle or equipment with a curb weight in excess of ten thousand five hundred (10,500) pounds or a gross vehicle weight rating (GVWR), where applicable, in excess of thirteen thousand (13,000) pounds used for commercial, industrial, farming, or construction purposes shall be prohibited from parking in a residential zoning district, inclusive of any right-of-way, when not actively engaged in commerce.~~
- ~~(E) Unless subsection [9.7.2\(C\)](#) applies, a truck/van with an enclosed cargo volume equal to or greater than three hundred fifty (350) cubic feet (e.g., a box truck) shall be parked or stored only in the side or rear yard of a developed residential lot or in a completely enclosed building (e.g., garage) when in a residential zoning district, except when actively engaged in commerce (e.g., loading and unloading).~~

10.3 Definitions.

Heavy commercial vehicle: A heavy commercial vehicle is defined as a vehicle used for any commercial purpose whose tare weight exceeds five (5) tons (ten thousand (10,000) pounds), or a vehicle having more than two (2) discreet axles, or a vehicle greater than eight (8) feet in height. Construction equipment and farming equipment meeting these criteria are included within this definition.

Heavy commercial trailer: A heavy commercial trailer is defined as a trailer vehicle used for any commercial purpose and having more than four (4) tires, and which is greater than sixteen (16) feet in overall length. Examples of heavy trailers include, but shall not be limited to "container chassis," "dump bodies," "reefers," and other trailers commonly utilized within the commercial shipping industry.



Municipal Association of South Carolina



This six-hour Orientation Training curriculum provided by the Municipal Association of South Carolina is approved by the [South Carolina Planning Education Advisory Committee](#). The training teaches the tools necessary for officials and staff to perform their duties responsibly and effectively.

IMPORTANT

1. The Municipal Association of SC and the South Carolina Association of Counties offer the only approved training program for municipal/county officials and employees. Only these two organizations can issue a valid transcript or certificate of completion for the Orientation Training.
2. Before a group Orientation Training session can take place, the training **MUST** first be approved by the appointed staff member from either the Municipal Association or the SC Association of Counties. For the Municipal Association, you may contact Kailin Bethel at kbethel@masc.sc or at 803.933.1276.
3. All group Orientation Training must be led by an approved facilitator. ([List of approved facilitators](#) and [Information for](#)

[facilitators](#))

For individuals

Individuals can complete the required [six-hour Orientation Training online](#) without a facilitator.

Individuals must file an annual [certification of compliance](#) with the municipal clerk who is responsible for maintaining certifications as outlined by law.

For municipalities

The municipal council must inform each planning/zoning official and employee annually of the training requirements and provide access to approved education programs to obtain the required training.

All members of the planning commission, boards of zoning appeals and architectural review board, as well as staff who directly or indirectly work with them, unless exempt, must complete the six hours of state-approved orientation training within a period of six months before and no later than one year after the initial date of appointment/employment.

Individuals with an American Institute of Certified Planners designation from the [American Planning Association](#), a master's degree or doctorate in planning or a related field or law degree are exempt from the training requirement.

Each year, no later than their appointment/employment anniversary date, individuals under this requirement must file a certification of compliance with the municipal clerk, who is responsible for maintaining certifications as outlined by the law. ([Clerk's responsibilities](#))

Upon receiving a sign-in sheet or certification of completion from a facilitator, the Municipal Association sends a transcript to each participant and a copy to the municipal clerk.

Falsified reporting will make the individual ineligible for future appointments or employment if a professional employee.

For facilitators

Access to the Municipal Association's orientation training program is provided to approved facilitators via an online format for group training sessions. The DVD product should no longer be used.

To be eligible for approval as a facilitator, the individual must possess an AICP designation from the American Planning Association, a master's degree or doctorate in planning or a related field or law degree. ([Facilitator application](#))

To use the copyrighted Orientation Training materials produced by the Municipal Association for a group session, an approved training facilitator must complete an online [Reservation Card](#) form to get access to the online training platform. Once this reservation card is received, a Municipal Association representative will contact you with instructions on how to access the training. This process must be completed each time prior to a scheduled training to get access to the online platform. This process is mandatory to comply with State Law requirements.

Facilitators have a choice of using the free digital versions of training materials or they may order hardcopy materials in advance of each training session. The materials cost \$25 per participant. They include a hard copy of the [Comprehensive Planning Guide for Local Governments](#), and a [participant workbook/manual](#).

The facilitator is responsible for conducting the training using materials provided by the Association and sending certification of completed training to the Association. ([Checklist for orientation training](#))

Staff Contact

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