

HANAHAN

COMPREHENSIVE PLAN

2040

UPDATE



PLANNING COMMISSION DRAFT

ACKNOWLEDGEMENTS

Mayor

City Staff

Planning Commission

BCDCOG Staff

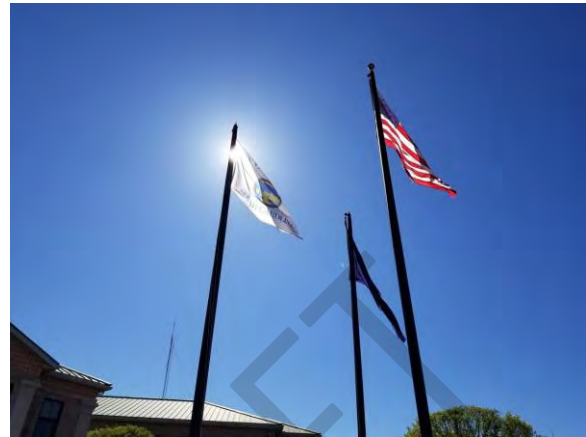
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INTRODUCTION

When envisioning the future for a small town like Hanahan, it is important to take into consideration the aspirational needs and preferences of its residents while also acknowledging the realities of the current conditions. A Comprehensive Plan provides direction, guidance, and perspective to a city to achieve its desired vision. The comprehensive plan assesses historical and current trends, application of modern planning practices and targeted approaches to help the City of Hanahan proactively and sustainably realize its vision for the next ten years.



A Comprehensive Plan is the embodiment of community ideas, ambitions and character.

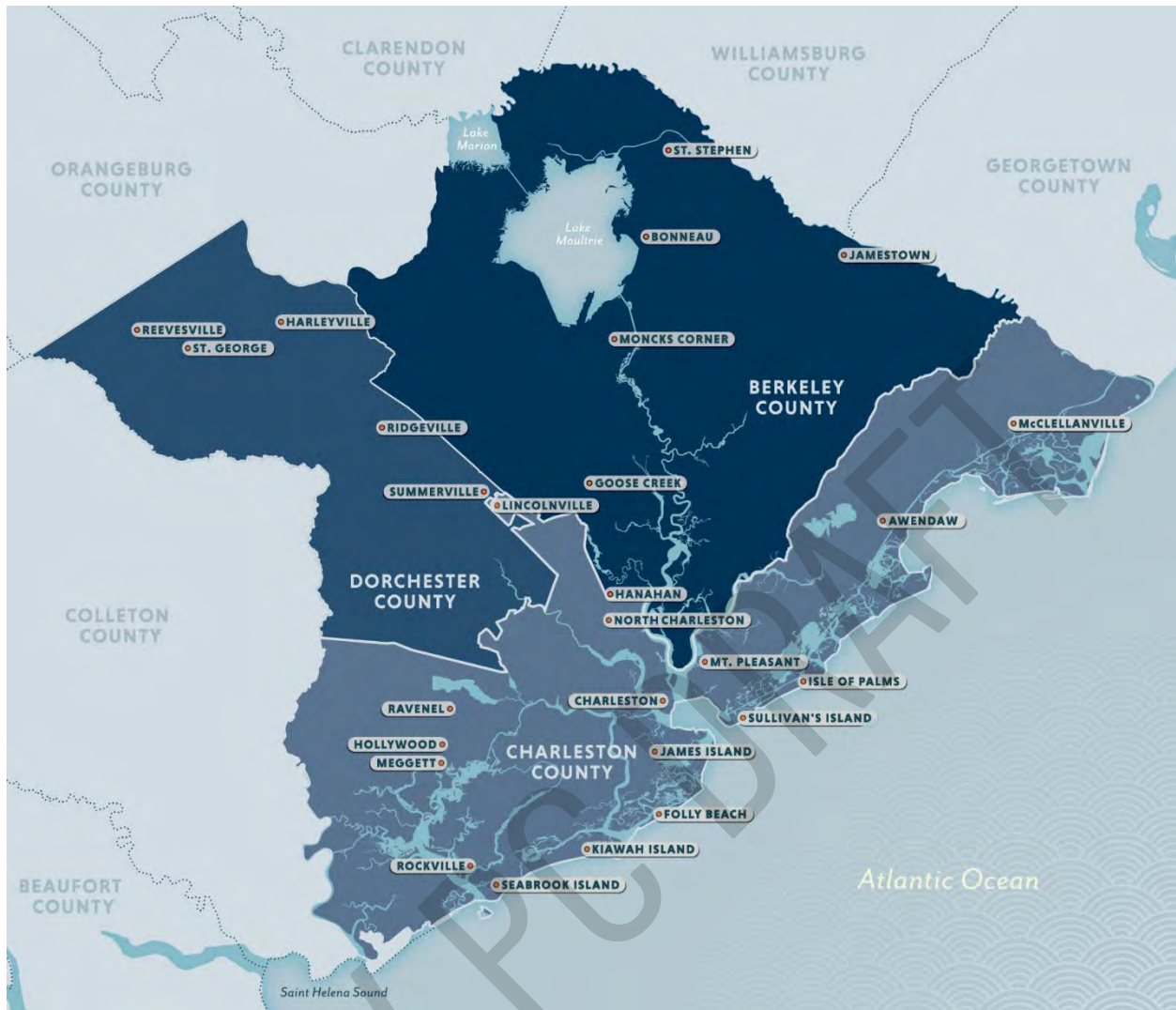
As the desirability for living and working in Hanahan continues to increase, the Comprehensive Plan can protect neighborhoods, community character and quality of life from the impacts of incompatible development and sprawling suburbanization. Throughout this plan, the preservation of the small-town feel, 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.

WELCOME HOME, HANAHAN

The City of Hanahan, formally incorporated in 1973, is one of nine municipalities wholly or partially within Berkeley County, South Carolina. According to the US Census 2020 American Communities Survey (ACS), the population of Hanahan was estimated at 25,700 residents. The city is in a unique location at the approximate center of the tri-county Berkeley-Charleston-Dorchester Region (BCD Region). As seen in Map X, several of the region's major roadways, such as Interstates 26 and 526 and US Highway 52/78, are near the city. These roadways provide Hanahan with direct connections to most of the urbanized areas within the region including Downtown Charleston, Mt. Pleasant, and West Ashley. Due to this proximity, Hanahan has become a desirable hometown for resident commuters traveling to the area's larger municipalities of North Charleston, Goose Creek and Charleston. This location has positioned Hanahan to experience rapid growth as the population nearly doubled between 2000 and 2020.

MAP X: BCDCOG REGIONAL LOCATION MAP (WITH HANAHAN HIGHLIGHTED)

TEXT ON LEFT – MAP ON RIGHT



One of Hanahan's most unique assets is the Goose Creek Reservoir, which not only serves as a drinking water source for the City of Charleston but provides Hanahan with natural, cultural, recreational, and economic opportunities. Despite its numerous benefits, the reservoir also acts as a physical barrier, separating the city into three sections: Old Hanahan, Otranto/Eagle Landing, and Tanners Plantation. This physical separation has only brought residents of Hanahan together as it has sparked discussions and interest in seeking better connections between these areas of the city.

PURPOSE OF THE COMPREHENSIVE PLAN

In accordance with the 1994 State Comprehensive Planning Act (S.C. Code §6-29-310 - §6-29-380), South Carolina requires local municipalities to form a Planning Commission and facilitate a comprehensive planning process every ten years. While Comprehensive Plans themselves are not regulatory, they provide the key policy foundations for enforcement, implementation, and amendment of other City codes and documents, such as the Zoning Ordinance, Land Development Ordinance, and Capital Improvement Plans. Within a Comprehensive Plan, several key elements must be addressed (outlined below), as well as a vision statement, goals and objectives, and an implementation strategy with timeframes.

The TEN required Elements of a Comprehensive Plan include:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- Resiliency

A Comprehensive Plan, however does more than fulfill State Law requirements. The purpose of a comprehensive plan is to proactively plan for the future based on past trends and current conditions and to promote public health, safety, morals, convenience, prosperity, and the general welfare. The planning process is a unique and vigorous process that reveals any strengths, weaknesses and areas of opportunity that a community has to offer. The implementation plan outlines recommendations that, when effectively implemented, act towards enhancing the efficiency, sustainability, and quality of Hanahan.

PROGRESS ON 2012 PLAN STRATEGIES

Throughout the past 10 years, Hanahan has consistently endeavored to implement several different action items that were identified in the 2012 Comprehensive Plan. Although most of the recommended action items were listed as “ongoing” tasks at that time, the city has made significant headway in addressing the challenges and opportunities that were identified in the 2012 Plan. In the wake of the 2008 recession, many of the challenges that Hanahan faced in 2012 were impacting the nation, most notably, the economy. Hanahan faced unique challenges as well, such as diminishing community character, natural hazard mitigation, and traffic-related issues, all of which are still areas of concern. That is why many of the recommended action items were “ongoing” tasks and remain “ongoing” as they can only be effectively addressed over time.

This section will highlight some of the action items implemented from the 2012 plan and discuss the impacts those actions had on the community. Residents most often take notice of the physical improvements such as new roads, additional parking or improved services but are unaware of the policy and strategic initiatives that the city embarks on such as ordinance updates, financial stability, or lobbying efforts. In the past decade, Hanahan has implemented both physical and policy-related tasks that have improved the efficiency of the city and the quality of life for the residents.

CITY PARKS AND RECREATION REFERENDUM

Parks and recreation was a forefront topic in the 2012 Plan and remains a forefront topic in this plan. One of the most publicized of the City’s current initiatives is the expansion of the city’s parks and recreation services to include an additional 53-acre park, a new waterfront park and the improvement of several existing parks.

Approximately 76% of residents who voted in the 2020 election supported a \$13.9 million parks and recreation referendum for these new and improved facilities and infrastructure. As summarized in the Community Facilities Element,

improvements will include a new regional multi-use synthetic turf field, baseball/softball field upgrades, new playground equipment in several different parks, and a new kayak and canoe launch to name a few.



TOWN CENTER TRANSPORTATION IMPROVEMENT PROGRAM

The 2012 action plan listed recommendations centered around enhancing the Town Center through economic, cultural and/or transportation endeavors. Hanahan sought to enhance the aesthetics of the Town Center and improve the transportation network using funds collected through its Tax Increment Financing (TIF) district. With this funding, Hanahan has had the means to conduct a series of infrastructure improvements relating to utility upgrades, safety improvements and city beautification.

Beginning in 201X, most of the powerlines running along Yeamans Hall Rd were removed and placed underground. This project not only improves the aesthetics of the Town Center but also reduces the potential of power outages during high wind events and removes obstacles within sidewalks for pedestrians. Sidewalk improvements were also conducted using TIF funds, increasing pedestrian safety, improving accessible curb cuts at intersections, increasing the number of ADA-compatible walkways, and in some sections, introducing a buffer strip between the sidewalks and roadway. The final bit of TIF funding collected was used to make modest city beautification improvements in the Town Center that include planting trees/flowers, unique crosswalk designs, and improving the city gateway at the intersection of Yeamans Hall and Remount Road.

ORDINANCE UPDATES

In 2017, Hanahan adopted the Flood Damage Prevention Ordinance to protect human life and health, minimize property damage, and encourage appropriate construction practices to minimize flood damage. FEMA periodically updates the Flood Insurance Rate Map (FIRM) to reflect any changes in floodplains due to natural disasters, new construction, erosion, sedimentation, etc., therefore, this Ordinance will require periodic amendments to reflect the FIRM updates. The regulations required in this Ordinance, if implemented properly, will help mitigate the impacts of stormwater flooding, reducing the risk of property damage and further increasing the quality of life for residents.

REGIONAL ADVOCACY

Elected officials, city staff, commissioners, and numerous involved residents have been actively advocating for the interests of Hanahan in the region. Whether during a public meeting, forum, conference, or stakeholder workshop, it remains a priority for city representation to be in attendance. There are several different regional commissions, groups, and agencies that are implementing a range of projects in different parts of the BCD Region. Some of the major projects/services are the LCRT Project, Phase II of the LCRT TOD Study, and ongoing CARTA and TriCounty Link Transit Services. Other non-transportation-related groups include the One Region Advisory Committee, the BCDCOG Stormwater Committee, the Berkeley Chamber of Commerce and the Air Quality Coalition.

DEVELOPMENT OF THE PLAN

TIMELINE OF THE PLANNING PROCESS

Fall 2021

Four Visioning Open Houses were held with the final open house being an in-person/online hybrid

Public Participation Survey was released

Winter 2022

Draft Vision Statement, Goals and Objectives and a Summary of the Public Participation Survey shared with Planning Commission Members

Spring 2022

Planning Commission finalized the Vision Statement, Goals and Objectives

Summer 2022

Needs Assessment Workshop with Planning Commission occurred

Draft Existing Conditions shared with Planning Commission and City Staff

Fall 2022

Draft of Comprehensive Plan shared with Planning Commission and City Staff

The public vetting process occurred with a public Open House on the plan draft

Planning Commission recommended the approval of the Plan

Winter 2022

The Final Draft of the Plan was brought before City Council for their approval and adoption

STAGES OF THE PLANNING PROCESS



Image to be updated to reflect current stage of plan

PUBLIC OUTREACH SUMMARY

Public participation is the cornerstone of any comprehensive planning process. As stated above, there were four public open houses and a public participation survey that involved residents in the planning process. A summary of each method of public participation is outlined below.

PUBLIC OPEN HOUSE

Throughout the fall and winter of 2021, four public open houses were held to allow residents to participate in the planning process. During these open houses, a few topics and areas of concern were reoccurring across the four separate open houses, indicating a common opinion of residents from each part of the city. Residents highlighted Hanahan's quality and abundance of free, family-oriented events and activities and the high-quality level of public services offered by the city.

The public also expressed their concerns and areas of opportunity that the city has for improvements, most of which were related to the expansion of the trail networks and parks and recreation facilities. Recreational facilities such as volleyball and basketball courts were identified as far and few between. Despite the desire for additional community facilities, the protection of natural resources seemed to go hand-in-hand as some, when advocating for additional parks and recreation facilities were on the condition that it does not negatively impact the natural environment and wildlife. Expanding public open spaces and natural areas were specifically mentioned for the Otranto/Eagle Landing part of the city, as there is an abundance of natural resources but few public facilities.

Other common areas of opportunity expressed during these meetings were related to mobility and the interconnectedness of the different neighborhoods. Some of the comments received ranged from designating a park-and-ride location along Tanner Ford Blvd, constructing additional sidewalks in Otranto and along Foster Creek, and connecting the schools to the adjacent parks. Major pedestrian and bicyclist safety concerns were expressed on a few segments of roadways throughout the city as motorists use local streets as a cut-through. Overall, these meetings provided important insight into what the public is most invested in and what they envision for their community. These insights will be influential in the formation of the goals, priority investments and implementation strategies.

PUBLIC PARTICIPATION SURVEY KEY TAKEAWAYS

The Public Participation Survey was first released in November 2021. After 90 days, 342 respondents participated in the survey, 314 of whom were Hanahan residents or property owners. On average, the survey took approximately nine minutes to complete. After its closure, a demographic analysis was conducted to compare the demographics of the participants to the demographics of the city. The major takeaways from the demographic analysis are as follows:

Age: Over half of the respondents were between the ages of 35-54. Typically, younger (under the age of 25) and older (over the age of 65) adults are less likely to participate in community surveys, therefore, these results are not uncommon.

Education: Over half over the respondents have obtained at least a bachelor's degree. Additionally, nearly 90% of the respondents have some level of higher education whether that be an associate's degree, trade/technical school, bachelor or graduate degrees.

Housing Tenure: Over 90% of the respondents were homeowners while 4% were renters. This is not uncommon as renters tend to be younger, more transient, and therefore, less vested in long-range community planning efforts.

Income: Over two-thirds of respondents had a combined household income of \$75k+, which is over the 2019 city median household income of \$70,043. However, due to most respondents being homeowners, the 2019 owner-occupied medium household income was \$87,087, which better reflects the survey demographics.

CONTEMPLATING THE FUTURE

Most of the deeper, planning-related questions in the survey provided an option to give an open-ended response. The range of responses given throughout the survey revealed the pride and commitment that residents have for their community. Some of the most common words or concepts that were used to describe Hanahan include: small town, safe, community, fun, walkable, parks, family-friendly, and clean.

The results of each question were compiled and key takeaways were extracted from the responses. These key takeaways were very influential when formulating the vision statement, goals, objectives, priority investments and implementation strategy. Below is a summary of some of the deeper, planning-related questions.

Concerns over the Future: About 60% of respondents indicated that they were either somewhat concerned or very concerned about the city's future. The two concerns that stood out among the rest were overpopulation and housing density (30%) and infrastructure (20%) such as roads, sidewalks, traffic mitigation, etc.

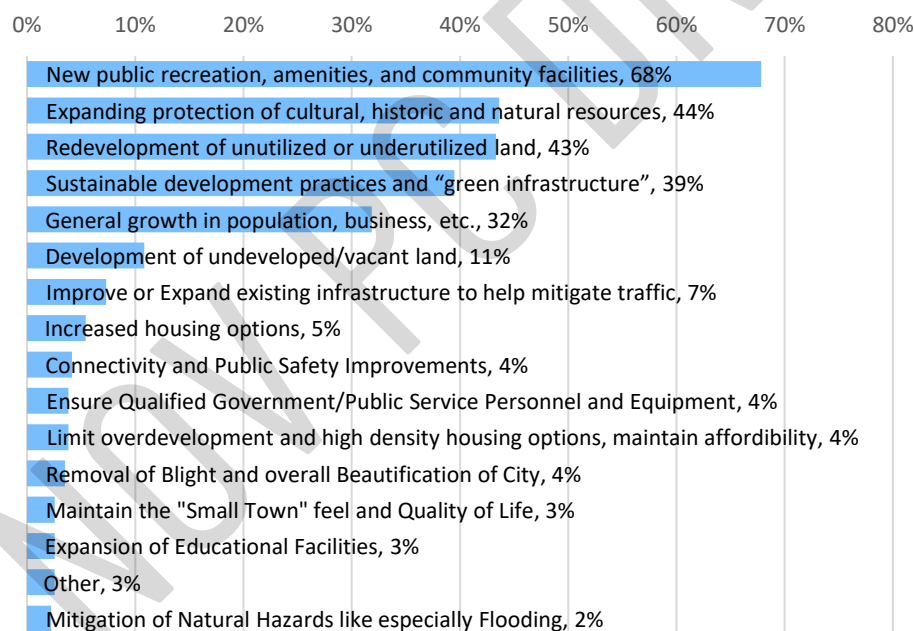
Land Uses: Evaluating current and identifying future land uses are a key component of every comprehensive plan so when asked which land uses should be encouraged and discouraged, the responses were highly influential in later discussions. Recreation, and public/open space, natural spaces (40%) and business local and promote a mixed-use downtown (39%) received the most encouragement from respondents. On the flip side, respondents discourage any development but housing-related land uses in particular.

Focused Efforts: When asked about what specific area(s) of the city were most in need of focused efforts for needed improvements, respondents had two trains of thought: geographical areas and opportunity areas. The top targeted investment area was the Town Center/Downtown area while the other neighborhoods around the city had more comparable numbers. The top targeted opportunities were more evenly distributed. Some of these opportunity areas are centered around the Town Center, however, some are more general citywide efforts.

Top Three Goals: The most frequently answered question allowed respondents to identify their top three goals for Hanahan over the next ten years. After analyzing and grouping common responses, these categories became the key takeaways of the entire survey. The top five responses are as follows:

1. New public recreation, amenities, and community facilities (68%)
2. Expanding protection of cultural, historic, and natural resources (44%)
3. Redevelopment of unutilized or underutilized land (43%)
4. Sustainable development practices and “green infrastructure” (39%)
5. General growth in population, business, etc. (32%)

FIGURE X: TOP THREE GOALS IDENTIFIED FOR HANAHAN OVER THE NEXT 10 YEARS



A summary of the results was presented to Planning Commission in May 2022 with emphasis on not only the key takeaways but also any revelations that were brought forth by the responses. The full results and summary of the survey can be found in Appendix X.

ASSESSMENT OF EXISTING CONDITIONS AND NEEDS

An assessment of existing conditions is a crucial step in the planning process. It is often during this step that the strengths, weaknesses and areas of opportunity are revealed. A Needs Assessment outlined all the needs that the community should address and some of the potential challenges that it is currently facing. The existing conditions also outline historical trends in population, housing, employment, and affordability. During these analyses, Hanahan was compared to adjacent and other similarly sized municipalities in the region along with Berkeley County and South Carolina to identify any resembling trends or statistics. Those municipalities included North Charleston, Goose Creek, Summerville, and Moncks Corner. All these components were then taken into consideration when formulating the future land use map, priority investments and the implementation strategy or 'Action Plan.'

Population Element

Housing Element

Economic Development Element

Transportation Element

Community Facilities Element

Historic and Cultural Resources Element

Natural Resources Element

Resiliency Element

Link to each Element in Final Draft

HANAHAN'S VISION OF THE FUTURE

Hanahan is a thriving, welcoming and diverse community, and a safe, quiet, conformable place to call home. Residents have access to many recreational amenities, including a network of biking and walking trails, entertainment, public parks, gardens, and the waterfront. Our bustling "town center" offers opportunities for social interactions and community connections. City leadership protects the community's small-town character, preserves cultural, historic and natural resources, and prioritizes redevelopment efforts and infill opportunities over the development of new or natural areas.

OVERALL PLAN GUIDING PRINCIPLES

The following Guiding Principles shaped many of the goals and recommendations outlined in this Plan. A guiding principle does not correspond to one specific element, nor does it focus on one specific concern, but rather identifies important concepts that this plan strives to address. Each guiding principle will have several goals that each provide a more specific course of action that the city can follow. If implemented efficiently and effectively, these guiding principles work to achieve the vision of the community.

[Guiding Principle 1:](#) Protect the small-town character of the community and maintain a high quality of life for its residents.

[Guiding Principle 2:](#) Enhance the quality and range of public services offered to residents.

[Guiding Principle 3:](#) Promote responsible and sustainable growth management practices while maintaining affordable housing options.

[Guiding Principle 4:](#) Improve the desirability and value of land for residents, investors, and proprietors.

COMMUNITY CHARACTER, RESOURCES, AND QUALITY OF LIFE

One of the common concerns cited by residents and stakeholders alike was the diminishing small-town community character and quality of life that Hanahan has established for itself. Typically, community character is cultivated through unique features such as monuments, architecture, art, heritage, scenic landscapes and history, however, in the case of Hanahan, it is the safe, neighborly, family-oriented people within the community that has fostered a sense of community and superb quality of life for residents over the decades. Preserving this atmosphere and the integrity of the older neighborhoods is paramount for attracting and retaining good citizens in Hanahan and inspiring community pride.

While Hanahan does have a few culturally and historically significant resources in and around the city, the influence they have on the community character has largely been reduced to the names of neighborhoods. Suburbanization and larger-scale developments, such as Otranto, Eagle Landing, and Tanner Plantation have impacted the quality and quantity of cultural, historic and natural resources. There is a delicate balance between growth or development and the preservation of community character. As Hanahan grows, the interconnectedness and small-town feel are challenged, calling for a renewal in more common cultivators of community character, such as cultural, community events, sports and arts, and public/community facilities.



Oftentimes, resources that contribute to community character can also be utilized to enhance the quality of life for residents, such as parks, established neighborhoods and familiar local businesses. Improving the quality of life goes beyond the big budget, high profile projects like a new park or city streetscape. Improvements can be as granular as putting in a pedestrian sign, replacing worn park benches or adding new ADA compliant curb ramps. According to the Public Participation Survey, traffic congestion and the need for traffic calming and safety infrastructure are having the largest impact on the quality of life of the respondents. Residents noted that Hanahan is increasingly becoming a bypass route for Rivers Ave and surrounding highways during peak hours and/or when there is heavy congestion due to Hanahan's location near I-26, I-526 and Rivers Ave (US 52).

Based on the CHATS (MPO) Traffic Demand Model (TDM), 2020 and 2040 Level of Service (LoS) projections, traffic congestion in the BCD Region will continue to increase significantly over the next 20 years even with planned network improvements. With the implementation of the LowCountry Rapid Transit (LCRT) Bus-rapid Transit system, multi-modal infrastructure will be operating along the I-26/Rivers Avenue (US52) corridor by 2028. Existing transit services provided by CARTA and TriCounty Link and other multi-modal policies and infrastructure, such as Complete Streets, can further reduce traffic congestion and improve connectivity and pedestrian and motorist safety. It is through regional collaboration efforts, like the implementation of the LCRT, that the city can work to address regional traffic concerns efficiently and effectively.

COMMUNITY CHARACTER GOALS AND IMPLEMENTATION STRATEGIES

CC Goal 1: Cultivate community pride for residents of all ages while maintaining a safe, supportive, family-oriented community.

- CC1.A Organize annual community events that highlight and celebrate the cultural diversity of residents, such as festivals that center around food, sales of goods, and shared family experiences
- CC1.B Promote Hanahan's safe, supportive and family-oriented atmosphere in a citywide re-branding effort for the 50th Anniversary (logo, Facebook, website, social media posts, etc.)
- CC1.C Conduct outreach events to younger residents to inspire community pride, particularly high school students, through high school sports, civic lessons, community art competitions, and social media events/contests
- CC1.D Participate in regional economic, cultural, environmental, transportation, and housing forums to advocate for local citizens Hanahanians' and promote community interests



CC Goal 2: Expand the protection and preservation of cultural, historic, and natural resources.

- CC2.A Identify areas where cultural, historic and natural resources overlap, making them a top priority for preservation efforts
- CC2.B Collaborate with other public and private entities to preserve cultural, historic and natural areas and green spaces
- CC2.C Create passive recreation opportunities among these resources with interpretive signage about the importance of the site to cultivate community appreciation (i.e., bird watching at wetlands, trails through battlefields, and scenic lookouts along the water)
- CC2.D Identify potential cultural corridors that can be designated and developed to connect the different resources within Hanahan

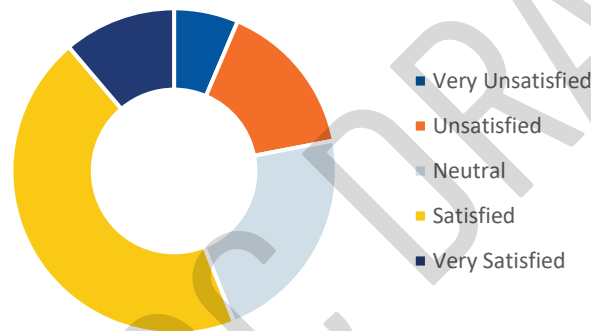
CC Goal 3: Maintain and improve existing transportation infrastructure

- CC3.A Identify high-priority locations for access management and traffic mitigation infrastructure
 - CC3.A.1. Identify corridors and intersections with the largest traffic safety and congestion concerns and develop a plan that addressed safety improvement, traffic reduction, and access management measures
 - CC3.A.2. Require traffic studies for new developments and associated improvements and require traffic calming infrastructure or other techniques to mitigate speed and safety hazards
 - CC3.A.3. Promote the use of RideShare programs and create more mixed-use neighborhoods to reduce travel demand generated by residents
- CC3.B Improve neighborhood inter- and intra-connectivity
 - CC3.B.1. Adopt and implement a Complete Streets Policy for new developments and identify available funding sources to retrofit existing development infrastructure.
 - CC3.B.2. Require developers to establish multi-modal connections between new and existing developments and features
 - CC3.B.3. Evaluate requirements for the provision of sidewalks and trails in developing neighborhoods
 - CC3.B.4. Support the provision of additional points of access to Otranto and Eagle Landing, improving emergency services accessibility
 - CC3.B.5. Partner with the appropriate agencies and conduct a feasibility study on providing a pedestrian crossing either over the Goose Creek Reservoir or the Goose Creek
- CC3.C Expand and ensure safe access to multi-modal transportation infrastructure
 - CC3.C.1. Coordinate with CARTA to increase services and accessibility of public transit to residents
 - CC3.C.2. Review the LowCountry Rapid Transit Plan and coordinate the provision of necessary facilities to accommodate potential auto and pedestrian users

ENSURE HIGH-QUALITY PUBLIC SERVICES

There are several local, county and regional entities that offer high-quality services to residents of Hanahan including recreation, education, police and fire protection, and emergency services. When asked about the level of satisfaction with facilities and services in the Public Participation Survey, over half of respondents were satisfied or very satisfied with the facilities and services provided to them, as seen in Figure X. Additionally, parks and recreation facilities were consistently mentioned throughout the survey, indicating that the respondents are particularly interested in the quality and range of this service. However, several respondents indicated that continued maintenance of existing facilities is just as important as constructing new facilities or offering more services. Other public services specifically mentioned were police and fire protection, education, and city government.

FIGURE X: LEVEL OF SATISFACTION WITH VARIOUS CITY FACILITIES AND SERVICES



The existing quality and diversity of parks and recreation facilities make up a large part of the quality-of-life index that Hanahan promotes. In November 2020, Hanahan issued a parks and recreation referendum, proposing to expand and upgrade the recreational services and facilities within the city. Some of the projects mentioned in the 2020 referendum are described below.

Two [NEW](#) Hanahan Parks

- Hawk's Nest Park – new synthetic turf field, football/soccer fields, and tennis courts
- Steward Street Waterfront Access – kayak and canoe launch

Park Upgrades

- Hanahan Recreation Complex – baseball/softball field scoreboard and shade structure upgrades
- Spell and Loftis Field – new sand and field irrigation; new fencing, lighting and shade structure upgrades; restroom (Loftis only)
- Bettis Boat Landing – complete 300 ft of boardwalk to Hanahan Amphitheater
- Roma and Manor Park – playground and swing upgrades

Despite passing of the referendum, the expansion of amenities, activities, facilities, and spaces were some of the top concerns identified in respondents' level of satisfaction regarding the city's public and community spaces. Furthermore, over two-thirds of respondents identified "New public recreation, amenities, and community facilities" as one of their top three goals for Hanahan.¹ Once the planning improvements identified in the referendum are complete, local and regional parks like the Hanahan Recreation Complex and the new Hawk's Nest Park will provide additional active and passive recreational services and facilities to residents, increasing public satisfaction and quality of life. Consistently updating city websites, social media pages, and other public sources of information about the progress of upcoming projects will enhance public awareness of the planned improvements.

As mentioned previously, some services are provided through the county and regional entities, such as transit (BCDCOG), education (BCSD), and trash removal (BCWSA). Collaboration between these county and regional entities is an important investment in city efforts to maintain a high-quality level of services. It is also important for City Staff and Officials to consistently update city ordinances, plans and policies that reflect and support current and future city capital improvement endeavors. Updating and adopting specific plans, such as an Adequate Public Facilities Ordinance (APFO) and a Capital Improvement Plan (CIP), enhances Hanahan's competitiveness for state and federal funding opportunities, potentially offsetting some of the total costs of these projects. Regular review and updates of these plans also act as a needs assessment for the city and allow Hanahan to be put in the driver's seat when negotiating with developers on needed public infrastructure.

PUBLIC SERVICES GOALS AND IMPLEMENTATION STRATEGIES

PS Goal 1: Address demand for adequate facilities and capacity, particularly for vulnerable or disadvantaged residents (*note public services accessibility)

- PS1.A Assess the demands and capacity of all public services and city departments to ensure adequate funding, staffing, and programming
- PS1.B Ensure equity in the quality, delivery, and maintenance of public services and facilities throughout the city
- PS1.C Conduct a survey targeting vulnerable or disadvantaged residents to determine their needs and potential solutions

¹ See Figure X in the Public Outreach Summary Chapter

PS Goal 2: Keep up-to-date with city plans and ordinances to maximize the potential opportunity for funding city improvement projects

- PS2.A Adopt an Adequate Public Facilities Ordinance (APFO) to codify city requirements to ensure service level standards for public infrastructure are met
- PS2.B Update the city's existing Capital Improvement Plan (CIP) to prioritize and coordinate the location, timing, and financing of long-range capital improvements as an Addendum to each Annual Budget

PS Goal 3: Ensure access to quality educational opportunities

- PS3.A Support BCSD in updating school enrollment projections and planning for necessary school capacity expansions by including the BCSD in the review of new residential development proposals
- PS3.B Coordinate with the BCSD, Trident Tech, and the BCLS to offer and promote free or low-cost educational resources and tools, such as GED completion and ESL assistance to adult residents seeking to continue education
- PS3.C Identify heavily used streets, sidewalks and crosswalks used by students and provide necessary safety improvements

PS Goal 4: Maintain the high-quality level of parks while expanding on any future parks and recreational opportunities

- PS4.A Conduct a survey periodically (~5 years) to determine recreational services and/or facilities that residents desire and preferred locations
- PS4.B Continuously work to improve the satisfaction of the existing public facilities, services and events
- PS4.C Continue to ensure services and facilities address the unique needs of seniors, children of different ages, and people with varying physical abilities
- PS4.D Continue to coordinate with local schools to allow shared access to school sports fields, courts, and related facilities when available (i.e., Cooperative Use Agreement)

PS Goal 5: Inform residents of city updates and promote information on local and regional organizations that can provide/offer services to residents

- PS5.A Keep residents continually updated about city projects, services, and other related information using the website, social media, or other possible media platforms
- PS5.B Support development and awareness of resources available locally through non-profit organizations, private agencies, church services, or other groups, particularly for economically and physically disadvantaged residents

RESPONSIBLE, SUSTAINABLE AND RESILIENT GROWTH

The recent housing boom in the BCD Region has left Hanahan in a near complete build-out situation. With limited vacant or underutilized developable land remaining, compromises will need to be made to accommodate future population and housing needs. The impacts of the multiple phases within the Tanner Plantation development is just now being fully realized as residents are experiencing the cumulative effects that large-scale developments can have on traffic, school capacity, emergency service response time, and the natural environment.

Over nine hundred housing units, or about 10% of Hanahan's total housing stock, were constructed between 2010 and 2019. This, on top of the approximately 30% (2,800 units) constructed between 2000 and 2009, has stimulated residents' concerns about overdevelopment and threats to Hanahan's community character. Based on existing housing and with the final phases of the Tanner Plantation development underway, once completed Tanner Plantation will account for over half of Hanahan's total housing stock.

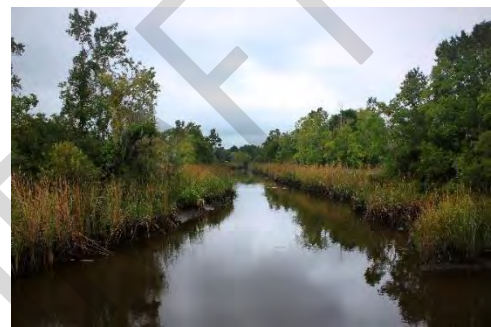


Hanahan finds itself in the classic case of a supply and demand struggle. The limited amount of available land for new development, the low supply of available housing, and the increasing demand for housing in the Hanahan area, are causing a rise in prices and therefore a decline in affordability. According to the Charleston Trident Association of Realtors 2021 Annual Report, the median sales price in Hanahan in 2017 was approximately \$240,000. By 2021, the median sales price increased 33% to approximately \$320,000.² The affordability of Hanahan was one of the many pull factors that the community had to offer potential residents, therefore, curbing the rise in prices and decline in affordability is crucial for ensuring housing attainability for various income households and attracting the next generation of residents.

² Note: Sale Prices were pulled directly from the CTAR 2021 Annual Report and are not adjusted for inflation

Hanahan is a desirable community, so rejecting growth could potentially risk the city's financial and economic stability in the long run. However, through calculated, responsible and sustainable growth Hanahan has the capacity to flourish while preserving its community character. Higher density residential development could entail a mixture of single-family dwellings, duplexes, apartments/condominiums, and/or accessory dwelling units. Euclidean Zoning has allowed neighborhoods to strictly limit the types of housing options permitted in neighborhoods. While this practice is ideal for suburban neighborhoods such as Otranto and Tanner Plantation, in walkable neighborhoods with high connectivity to activity centers, allowing for a mixture of housing options can enhance community character, diversify the community, and increase affordable options. Infill development is one of several effective methods for expanding affordable housing options. To sustain a revitalized and vibrant Town Center and local economy, higher-density housing will be needed in proximity with easy transportation accessibility.

Sustainable growth management goes beyond land development patterns. To mitigate the impacts of existing and future development on the community and natural environment, provisions should be explored that specifically protect cultural, historic and natural resources, such as riparian buffers, wetlands, tributaries, and wildlife habitats. Flooding was identified in the Public Participation Survey as being a concern in some parts of the city. Addressing this concern will be a joint effort between City Staff, County Staff and residents. Monitoring and reporting flooding is a time-consuming task, however, with the help of the public, crowdsourcing can be a powerful and revealing tool to ensure awareness and support applications for funding to address the growing issue. Hanahan can continue employing its Stormwater Ordinances, Floodplain Ordinances and other natural resource protection ordinances to require developers to utilize the appropriate best management practices that will reduce the impacts on the natural environment from development.



GROWTH MANAGEMENT GOALS AND IMPLEMENTATION STRATEGIES

GM Goal 1: Review and update the Zoning and/or Land Development Ordinance(s) to reflect the city's land use, environmental, housing and economic goals

- GM1.A Ensure allowances for a range of housing types and address current housing trends
- GM1.A.1. Review residential district regulations for compatibility with current or likely future housing trends, such as home-based occupations, solar panels, short-term rentals, etc. in residential areas
- GM1.A.2. Allow for multi-family housing options in and around the Town Center and other mixed-use areas (such as Neighborhood Mixed Use designations on the Future Land Use Map)
- GM1.A.3. Evaluate provisions to allow accessory dwelling units in various zoning districts as a means of increasing affordable housing options and residential density
- GM1.B Assess regulations for each zoning designation to ensure compatibility between permissible land uses
- GM1.B.1. Consider current zoning district designations by total developed land and available land acreage to determine if district changes are needed to support land use goals
- GM1.B.2. Review bulk, area, and use regulations in each zoning district for conformity with land use goals
- GM1.B.3. Review, and amend as needed, the listed uses and language for 'conditional uses,' 'special uses,' and/or 'use upon review' in accordance with land use goals
- GM1.C Expand the review process when new or redevelopment proposals are submitted
- GM1.C.1. Coordinate with County and other local entities through a Technical Review Committee on the review of new development proposals (such as Berkeley County, CWS, SCDOT, etc.)
- GM1.C.2. Require Zoning and Comp Plan amendments to be submitted, reviewed and approved in conjunction with one another at Planning Commission when the proposed Zoning is not consistent with the Future Land Use designation
- GM1.D Review State Guidelines and assess the potential for Transfer of Development Rights (TDR) within the City

GM Goal 2: Encourage the use of sustainable development practices and green infrastructure

- GM2.A Foster land development patterns that protect community character and natural resources from development-related impacts
- GM2.A.1. Develop and adopt land development regulations that protect riparian buffers in and around the Goose Creek Reservoir and its tributaries
- GM2.A.2. Restrict the removal of native vegetation along streams, rivers, floodplains, and wetlands
- GM2.A.3. Regulate and monitor land disturbance in development projects near water resources
- GM2.A.4. Identify, map, and regulate development in and near all wetlands, drainage ponds, and floodplains
- GM2.B Promote reuse of underutilized or vacant land over greenfield development
- GM2.B.1. Identify appropriate areas for infill development and incentivize attainable workforce housing options as an option for infill areas
- GM2.C Identify appropriate locations for large-scale or multi-family developments

- GM2.C.1. Identify vacant properties that can support large-scale development and encourage site-wide master planning or planned development districts with multimodal connectivity throughout
- GM2.C.2. Establish a process to carefully evaluate new development proposals to ensure conformity with newly adopted land development regulations
- GM2.C.3. Accommodate and incentivize higher density housing options in appropriate locations, providing attainable workforce housing as well as providing additional housing units to accommodate future needs
- GM2.C.4. Identify the adequacy of supportive services for residents, particularly older adults, and assess the need for expanding age-in-place facilities and associated senior services

GM Goal 3: Protect water quality, minimize erosion and stormwater flooding, and promote the maintenance of hydrologic features

- GM3.A Provide proper stormwater drainage systems to filter, transport or store stormwater
- GM3.B Adopt a 'Net Zero Policy' that preserves the stormwater capacity
- GM3.C Require stormwater best management practices for low impact development (LID) to be employed in all new development, which may include any combination of the following: green roofs, rain barrels, and cisterns, permeable pavements, bioretention areas, vegetated swales, filter strips, curb and gutter sweeping/elimination, sand and organics filter, constructed wetlands, and riparian buffers
- GM3.D Empower Code Compliance Officer (or otherwise) to periodically monitor stormwater facilities and issue citations for non-compliance or neglected maintenance
- GM3.E Coordinate with Berkeley County and other applicable agencies to upgrade stormwater management infrastructure

GM Goal 4: Implement recommendations from the Berkeley County Hazard Mitigation Plan (BCHMP)

- GM4.A Coordinate with Berkeley County to adopt uniform resiliency priorities and policies
- GM4.B Identify flood-prone areas and limit development in those areas
- GM4.C Develop a localized, informal flood reporting system to track areas and properties prone to regular nuisance flooding (i.e., a self-supporting mapping system available to residents)

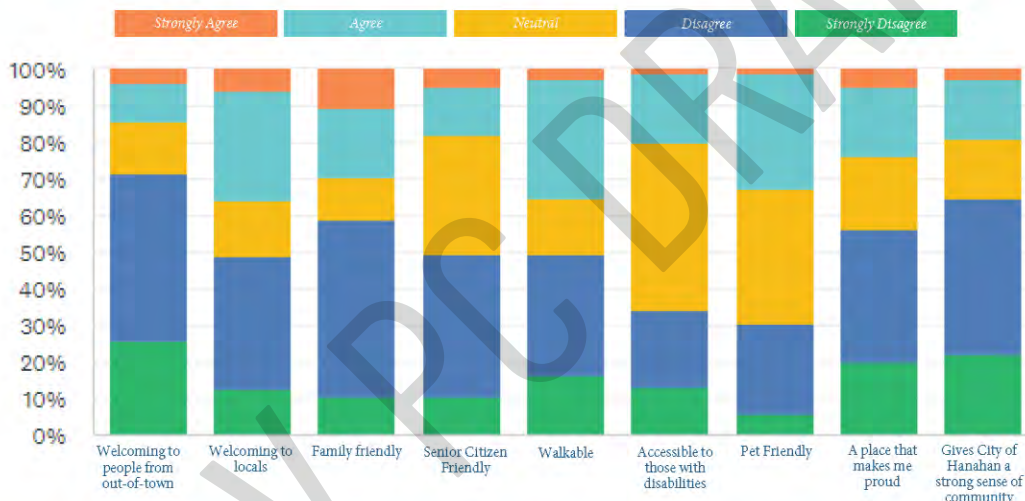
ECONOMIC DEVELOPMENT

Suburbanization tends to blur the lines between municipalities. It takes creating a sense of place, retaining specialized shops or becoming a unique destination for a community to really stand out in a competitive regional economy. With nearly 500 different businesses within Hanahan, employing over 12,000 people, Hanahan has a diverse and strong local economy. Despite this, the Town Center currently remains underutilized and often overlooked. According to the Town Center Master Plan Community Survey (Community Survey), residents do not hold the Town Center in high regard as between 50 and 70% of respondents either disagreed or strongly disagreed with statements regarding whether the Town Center is: welcoming to people from out-of-town, welcoming to locals, a place that makes me proud, and gives City of Hanahan a strong sense of community.

2

Downtown Hanahan is...

Responses using a 5 point scale.



CITY OF HANAHAN

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Hanahan has several unique local businesses such as Blackwell's, Ye Olde Music Shop, La Tapatia, Tideline Aquatics, Doscher's, and Theory Collective, located within the Town Center that provide a range of services to residents and visitors. These character-cultivating businesses are the foundation of the Town Center; however, most do not provide the desired shopping and dining services that residents want locally. According to the Community Survey, approximately 90% of respondents rate current shopping and dining options in the Town Center as either poor or very poor. There are several successful shopping-dining destinations in the region such as Shem Creek, Avalon in West Ashley, Downtown Charleston, Park Circle in North Charleston and Summerville's historic downtown that demonstrate that while reinvesting in an older downtown area is challenging, it can be fruitful. It is through targeted economic policies, lobbying businesses, economic incentive programs, regional collaboration efforts, and reinvestment in existing infrastructure, that the Town Center can have a resurgence of economic prosperity. A prosperous Town Center benefits residents, investors, proprietors and visitors.

Economic development is often heavily reliant on the efficiency or abundance of other elements such as housing, transportation, and community facilities. With the development of Hawk's Nest Park, Hanahan is the center of three regional parks, the others being Hanahan Recreation Complex and Ingevity-Westrock Park. Hanahan has an opportunity to capitalize on its abundance of recreational facilities, as each park offers both active and passive type activities, baseball and softball in particular. The Goose Creek and Goose Creek Reservoir is another unique asset that has the potential to offer numerous water-oriented recreational activities, further diversifying the recreational services Hanahan has to offer. Using recreation as a catalyst for economic development, service-based businesses will be attracted by the market generated from increased recreation-based tourism. Providing multi-modal connections between these recreation destinations, commercial districts, such as the Town Center and Bowen's Corner, and other parks and recreation facility is crucial as it would allow visitors to experience the range of amenities that Hanahan has to offer.



According to the Community Survey, approximately 90% of respondents agree or strongly agree that more access to recreational activities will improve the overall quality of life. Other significant improvements identified for the Town Center include pedestrian/bicycle improvements, more regularly scheduled events, and improved connectivity to other parts of the city. The Tanner Plantation Multi-Purpose Trail is an important first step towards achieving this interconnectivity between recreational destinations, residential neighborhoods, commercial centers and transportation nodes.

Encouraging the ‘Live, Work, Play’ atmosphere in the Town Center should be the focal point of all economic development investments. Promoting mixed-use development strategies in specific areas throughout Hanahan will provide attainable workforce housing options and support local daily service-based businesses. According to the Community Survey, nearly 50% of respondents either disagree or strongly disagree that additional housing would improve the overall quality of life in the Town Center. Traditionally, downtown commercial areas, such as the Town Center, have discouraged residential uses, however, trends reveal that young professionals, young families and even empty nesters are beginning to prefer the mixed-use atmosphere as opposed to suburbia. Housing near services, amenities, and employment is becoming highly desirable, as demonstrated by local examples such as Nexton, Park Circle, Daniel Island and Downtown Charleston. Hanahan has several existing amenities near the Town Center, such as Yeamans Hall Gym, Loftis Park, Rhodes Pond and Bessinger-Kelly Park. However, different supporting amenities such as outdoor seating, landscaping, and dedicated bike and pedestrian paths can help further bolster the quality of life in a mixed-use Town Center and foster a sense of community.



Investing in the revitalization of the Town Center goes beyond monetary and land use efforts and should begin with an inventory of the current conditions of existing infrastructure including but not limited to sidewalks, parking lots, occupied and vacant buildings and landscaping. Conducting a blight assessment/implementation strategy and continuing city beautification efforts are passive endeavors that will increase the aesthetics of the Town Center and in time, increase the value of the land. Fostering a clean, safe, welcoming, and aesthetically pleasing Town Center will begin to change the local opinions of the Town Center and regain community pride. Revitalization efforts can completely reshape the Town Center into the vision that residents have for the heart of the community, whether that be more shops and dining, entertainment venues, public space, commercial and residential mixed-use or boutique shops, all while preserving the community's character. Additionally, keeping a well-maintained streetscape can increase land value, consumer experience, and pedestrian activity. Complete streets should be implemented on major thoroughfares connecting to the Town Center to also enhance pedestrian activity and provide visitors with a variety of transportation options to travel to and from the area.

Stimulating a local economy will take a multifaceted approach. Workforce development of current and future employees often requires initial investments but is returned over time through increased tax base, low unemployment, increased entrepreneurial ventures, and attraction of businesses and industries that require higher skilled labor. As is the case for Hanahan which experienced an increase in proprietorship of 90% (+270 proprietors) between 2010 and 2019. Economic growth such as this, ripples through the local economy, creating direct and indirect jobs.

Due to Hanahan's location, transactions between industries and the flow of goods and services between service-based and producer-based businesses are an important part of the local economy. Hanahan's proximity to Interstate 526, the Naval Weapons Station, and the North Charleston Terminal, has led to local and



regional businesses having a connection to statewide, national and international markets. This has cultivated the N. Rhett corridor to become a highly desirable, productive, and profitable commercial-industrial corridor. The location of the N. Rhett corridor has led to a near 100% build-out, however, the utilization of existing structures and continuous maintenance of existing infrastructure is key to accommodate future development, expand employment and maintain high desirability.

VALUE OF LAND GOALS AND IMPLEMENTATION STRATEGIES

VoL Goal 1: Become a regional recreation destination

- VoL1.A Establish local partnerships to promote the new regional park and others for hosting recreational and club sports and tournaments
- VoL1.B Schedule public events to co-occur with recreational tournaments to capitalize on increased tourism/visitor traffic
- VoL1.C Connect the two regional parks (Hanahan Recreation Complex and Hawk's Nest) with a walking path also connecting to the Town Center redevelopment to leverage recreational tourism as a catalyst for economic development

VoL Goal 2: Expand employment opportunities within the city

- VoL2.A Work with regional and county economic development agencies to promote the use of available industrial or commercially zoned land and/or reuse of vacant sites or structures
- VoL2.B Incentivize locally grown or regional (versus national chains) businesses that provide daily services to residents (i.e., groceries, pharmacies, banks) to locate centrally within the Town Center
- VoL2.C Coordinate with SCWorks and local employers to offer workforce development seminars for residents

VoL Goal 3: Revitalize the town center area and adjacent neighborhoods

- VoL3.A Assess and address blighted structures and neighborhoods
- VoL3.A.1. Conduct a blight assessment that identifies blighted structures and develop a plan for the remediation of those properties
- VoL3.A.2. Work with HOAs and other neighborhood organizations to enforce city property maintenance regulations on offending properties
- VoL3.A.3. Use community events to clean up/improve blighted structures, streets or properties
- VoL3.B Prioritize and implement the recommendations of the Town Center Master Plan (currently in development)
- VoL3.B.1. Summary of the Town Center Master Plan Guiding Principles:
 - a *Invest in the physical, economic, and cultural infrastructure of the Town Center*
 - b *Elevate the sense of community and level of community engagement through consistent and intentional communications with residents, business owners, property owners and local organizations*
 - c *Adopt character preserving design guidelines specific to the Town Center for all new and redevelopment projects*
 - d *Increase Micromobility connectivity between the Town Center and adjacent neighborhoods supporting residential, retail, cultural, recreational, entrepreneurial and entertainment activities*
 - e *Create an entrepreneurial culture that supports local businesses and contributes to sustaining a prosperous and vibrant Town Center*
 - f *Continue to strengthen regional partnerships to continually improve and to sustain the City's quality of life*

- g Incentivize the intensification of existing suburban-oriented shopping centers by modifying outdated parking regulations*
 - h Increase on-street and public parking options throughout Town Center*
- VoL3.C Invest in citywide beautification/streetscaping
- VoL3.C.1. Use beautification methods to enhance aesthetics, such as street trees, planters or landscaped gardens, casual seating areas, etc.
- VoL3.C.2. Allow for unique, historical or cultural-themed crosswalk and sidewalk art in the Town Center

IMPLEMENTATION

In addition to the goals and strategies previously discussed, implementation of this plan is contingent upon adoption and ensuring future development is consistent with the Future Land Use Map and descriptions.

FUTURE LAND USE

As part of the comprehensive planning process, the existing land use designations, descriptions and areas were evaluated. The future land use designations described below take the best of the existing designations and descriptions and incorporate modern planning practices to best reflect the future land use needs of the city.

FUTURE LAND USE DESCRIPTIONS

Conservation-Recreation

This land use designation intends to preserve and maintain the diverse natural resources such as the banks of the Goose Creek Reservoir, wetlands, tributaries, riparian corridors, ecological habitats and other sensitive environmental areas. Parks, recreation fields/facilities, limited water-oriented commercial activities and eco-tourism are also preferred uses in these areas.

Low-Density Neighborhood

This land use designation intends to maintain the integrity and character of the established neighborhoods in Hanahan. A combination of the 2012 Low-Density Neighborhood and Medium-Density Neighborhood, this designation may include areas that once were part of planned development. Based on an analysis of different neighborhood lot sizes, these areas had some of the largest lots in the city. The primary land use that should be developed in this designation is single-family detached dwellings.

Medium-Density Neighborhood

Also, a combination of the existing Low-Density Neighborhood and Medium-Density Neighborhood, this land use designation encompasses existing neighborhoods with smaller lot sizes. This residential mixed-density designation intends to allow for a mixture of higher-density housing options and/or smaller lot sizes within a neighborhood. While single-family detached dwellings are the most common land use, other housing types such as duplexes, triplexes, and conversion apartments, are encouraged.

High-Density Neighborhood

This designation encompasses the higher-density residential areas that are scattered throughout Hanahan. Similar to the 2012 High-Density Neighborhood designation the intent is to provide and sustain higher-density, housing such as patio homes, townhomes, rowhouses, condos, or apartments. Although some neighborhoods are single-family neighborhoods, the lot sizes are significantly smaller than those designated as medium-density neighborhoods.

Neighborhood Mixed Use

Nearly identical to the 2012 Neighborhood Mixed Use designation, this designation intends to promote mixed-use commercial and residential development and to enhance the walkability of the neighborhood. Commercial development should prioritize retail and service-based

businesses while residential development should prioritize townhomes, second-story apartments, and apartments. If part of a planned development, multi-use structures should be encouraged with commercial uses located on the ground level while residential units are located on the second and/or third stories. Common areas such as plazas, parks and open spaces are promoted, as well as trails and paths connecting the neighborhood to these common areas.

Town Center

This area is focused around the intercept of Yeamans Hall and Remount Roads. Similar to the 2012 Downtown Mixed-Use designation, this land use designation is intended to promote development in a more traditional downtown form that incorporates a mixture of specialty retail, dining, entertainment, higher-density residential, office, and civic/cultural uses. The mix of uses is intended to work together to create a pedestrian-oriented shopping, dining, living, and working experience, with integrated public spaces such as plazas and parks. Buildings are intended to be close to and oriented toward the sidewalk, especially at street corners.

General Commercial

The intent of the General Commercial designation is to provide locations for a mix of retail, commercial, and office uses within the city that typically require access by vehicles. These areas are opportunities to develop new commercial spaces or redevelop existing commercial centers. It also encourages commercial spaces to be located within a walkable environment or organized around a civic space (such as a plaza) that promotes users parking once and accessing multiple entertainment, eating, and shopping experiences on foot. Multi-family residential units on upper stories of commercial uses are encouraged.

Commercial-Industrial

This designation is intended to promote a mixture of higher-intensity commercial businesses, service and corporate offices, and light industrial uses. The distinction between the lower-intensity General Commercial and high-intensity Industrial is the intended consumer and the level of intensity of the business. Businesses located in this area may have a retail or service component as well as a distribution or wholesale component. Typical land uses may include auto repair shops, breweries, construction offices, lumberyards, small distribution centers, and self-storage facilities.

Industrial

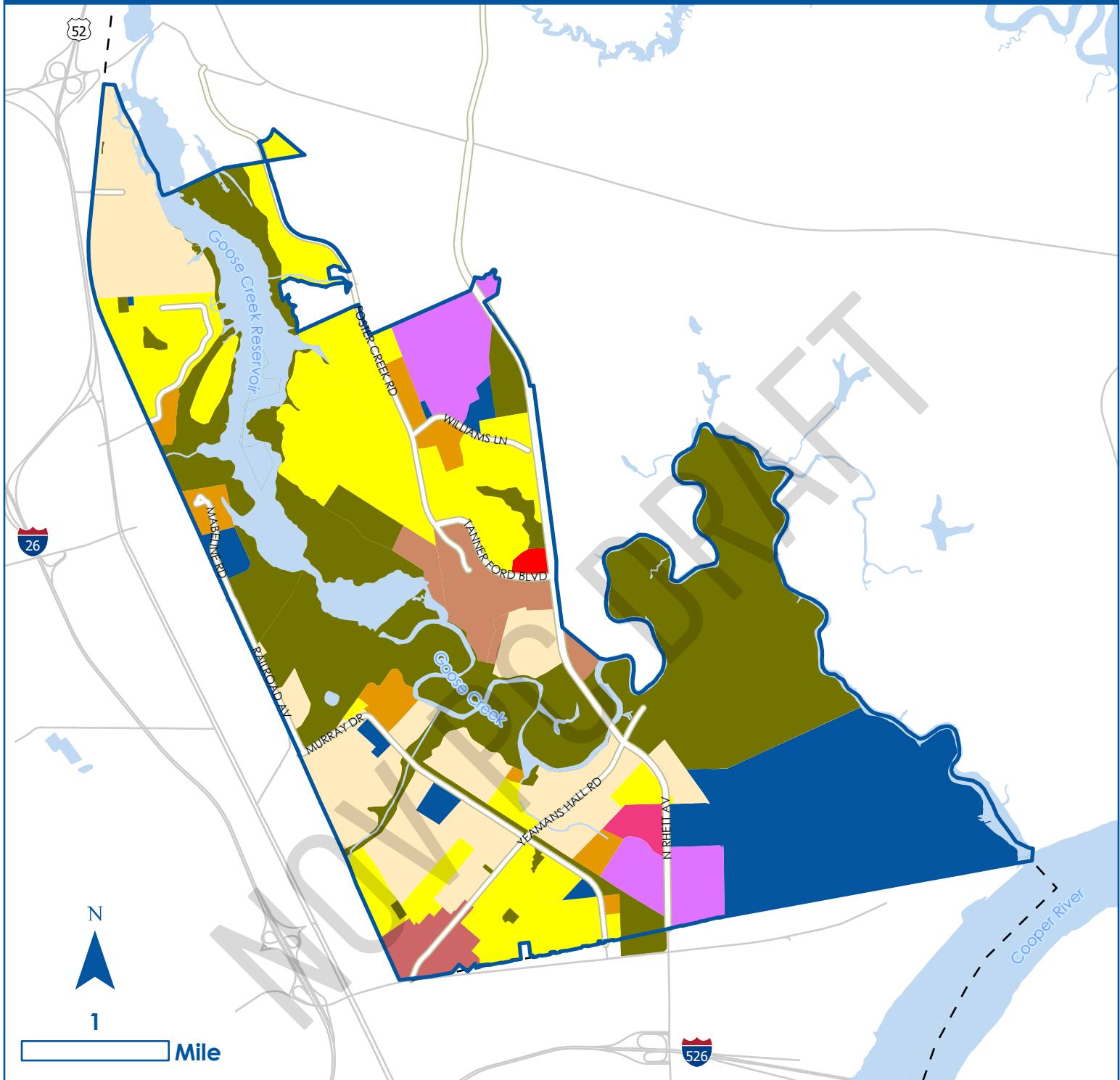
This designation allows for more “heavy” or “intense” industrial uses including distribution centers, warehousing, utilities, manufacturing and processing centers. Typically, consumers do not travel to these businesses, but rather acquire products manufactured at a retail store elsewhere. The preservation of natural resources should be prioritized during new or redevelopment projects. Proper buffers and screenings should be required when adjacent to uncomplimentary land uses to prevent the spillover of traffic, noise, and light pollution.

Institutional

This designation was created specifically for all Federal Government owned areas located within Hanahan. This area is likely to not change land uses due to the ownership.

Future Land Use

Hanahan Comprehensive Plan 2020 Update: October 2022 Draft



Proposed Future Land Use Designations

- Conservation-Recreation
- Low Density Neighborhood
- Medium Density Neighborhood
- High Density Neighborhood
- Neighborhood Mixed Use
- Town Center Mixed Use

- General Commercial
- Commercial-Industrial
- Industrial
- Institutional

Political Boundaries

- Hanahan Boundary
- County Boundary

PRIORITY INVESTMENTS

In recent years, the Federal Government has made available millions of dollars for transportation, environmental and resiliency infrastructure. The Priority Investment Chapter of this plan identifies the forefront challenges and areas of opportunity that Hanahan faces and potential funding opportunities available through federal and state programs. These investment opportunities were identified based on city staff, commissioner, and public comments as well as conclusions from the Existing Conditions (Volume II).

CAPITAL IMPROVEMENT PROJECTS

It is common for municipalities to adopt a Capital Improvement Project Plan or a CIP, that outlines current and future expenditures on infrastructure and regular maintenance. The Hanahan FY 22-23 Budget identifies capital improvement projects throughout the report and their funding source. Here are the following areas of opportunity recommended for Hanahan staff and officials to focus resources and capital on:

TRANSPORTATION AND TRAFFIC IMPROVEMENTS

In coordination with CHATS and SCDOT, Hanahan has the opportunity to secure transportation-related funding for new roads and sidewalks, traffic mitigation infrastructure, traffic studies, alternative transportation, etc. There are also a lot of funding opportunities for the remediation of congestion through Complete Streets policies. Hanahan is eligible for SCDOT Transportation Alternative Program (TAP) funding for new or improved pedestrian, bicyclist and streetscaping projects. Like the TIF funding allocated by the city for the infrastructure upgrades along Yeamans Hall Rd, many of these grants can also accomplish economic, recreation, environmental and transit-related projects as well.

RECREATIONAL OPPORTUNITIES

As stated previously, the expansion of the city's parks and recreation facilities remains a top concern among residents. Several recreational-related projects have been identified in this plan that may be eligible for state or federal grant opportunities such as the Recreational Trails Program and the Park and Recreation Development fund through SCPRT or the upcoming Neighborhood Access and Equity grant program. These funding opportunities could help connect the different neighborhoods through passive recreational trails or linear parks.

With the development of the Hawk's Nest Regional Park and the other park improvements, Hanahan could become a regional recreational destination. Also, through the SCPRT, several tourism marketing grants would expand Hanahan's capability to market and emerge as a recreational destination.

ECONOMIC DEVELOPMENT

The Berkeley County Annual Action Plan (AAP) identifies that a top priority for the County is to reduce slums and blight in residential areas. Using the Community Development Block Grant (CDBG) Program, Hanahan may be eligible for local County funding to assist in the cost of removing and remediating blighted properties. In the current 2021 AAP, there is \$30,000 set aside for the City of Hanahan demolition projects. Regularly applying for CDBG funding will help address the concerns over blighted neighborhoods.

STORMWATER INFRASTRUCTURE

During heavy rain events, Hanahan often experiences flooding in streets and on properties. Hanahan alone or in partnership with neighboring municipalities may be eligible for the National Coastal Resilience Fund which aims to restore and strengthen the natural infrastructure to protect coastal communities while also enhancing habitats for fish and wildlife.

Through the American Rescue Plan Act Stormwater Infrastructure Program, Hanahan may be eligible for funding either as the lone applicant or in partnership with Berkeley County. The two types of projects that are eligible can be simplified into “grey” infrastructure (pipes, culverts, basins, etc.) and “green” infrastructure (rain gardens, wetland restoration, bioswales, etc.). Due to Hanahan not owning or operating any water, sewer, or stormwater management systems, it would be best to partner with Berkeley County, the owner/operator of these systems. However, Hanahan would be eligible for the “green” infrastructure projects. Berkeley County is a recent applicant and recipient of SC RIA SCIIP funding. Consequently, Hanahan may be interested in coordinating with the County on future applications.

DETAILED ACTION PLAN

Guiding Principle 1: Protect the small-town character of the community and maintain a high quality of life for its residents.

Community Character Goals (CC)

CC1	Community Character Goal 1: Cultivate community pride for residents of all ages while maintaining a safe, supportive, and family-oriented community.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
CC1.A	Organize annual community events that highlight and celebrate the cultural diversity of residents, such as festivals that center around food, sales of goods, and shared family experiences.	Rec & Parks Dept	Ongoing
CC1.B	Promote Hanahan's safe, supportive and family-oriented atmosphere in a citywide re-branding effort for the 50 th Anniversary (logo, Facebook, website, social media posts, etc.)	City Staff	Short-term
CC1.C	Conduct outreach events to younger residents to inspire community pride, particularly high school students, through high school sports, civic lessons, community art competitions, and social media events/contests	City Staff, BCSD, Local Athletics Dept	Ongoing
CC1.D	Participate in regional economic, cultural, environmental, transportation, and housing forums to advocate for Hanahanians' and promote community interests	City Staff, City Council	Ongoing
CC2	Community Character Goal 2: Expand the protection and preservation of cultural, historic, and natural resources.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
CC2.A	Identify areas where cultural, historic, and natural resources overlap, making them a top priority for preservation efforts	SCDNR, Berkeley County Historical Society, State Historic Preservation Office	Ongoing
CC2.B	Collaborate with other public and private entities to preserve cultural, historic and natural areas and green spaces	SCDNR, SCPSA, Berkeley County Historical Society, State Historic Preservation Office, Property Owners	Ongoing

DETAILED ACTION PLAN

CC2.C	Create passive recreation opportunities among these resources with interpretive signage about the importance of the site to cultivate community appreciation (i.e., bird watching at wetlands, trails through battlefields, and scenic lookouts along the water)	Rec & Parks Dept	Long-term
CC2.D	Identify potential cultural corridors that can be designated and developed to connect the different resources within Hanahan	Building & Codes Dept	Short-term
CC3	Community Character Goal 3: Maintain and improve existing infrastructure.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
CC3.A	Identify high-priority locations for access management and traffic mitigation infrastructure	Building & Codes Dept, CHATS, SCDOT, Berkeley County Engineering Dept	Long-term
CC3.A.1	Identify corridors and intersections with the largest traffic safety and congestion concerns and develop a plan that addressed safety improvement, traffic reduction, and access management measures	Building & Codes Dept, CHATS, SCDOT, Berkeley County Engineering Dept	Long-term
CC3.A.2	Require traffic studies for new developments and associated improvements and require traffic calming infrastructure or other techniques to mitigate speed and safety hazards	Building & Codes Dept, Planning Commission, Developers	Immediate
CC3.A.3	Promote the use of RideShare programs and create more mixed-use neighborhoods to reduce travel demand generated by residents	City Staff, CHATS, CARTA	Ongoing
CC3.B	Improve neighborhood inter- and intra-connectivity	Developers, SCDOT, Planning Commission, Building & Codes Dept, Berkeley County Engineering Dept	Long-term
CC3.B.1	Adopt and implement a Complete Streets Policy for new developments and identify available funding sources to retrofit existing development infrastructure	Building & Codes Dept, Developers	Long-term
CC3.B.2	Require developers to establish multi-modal connections between new and existing developments and features	Building & Codes Dept, Planning Commission	Short-term

DETAILED ACTION PLAN

CC3.B.3	Evaluate requirements for the provision of sidewalks and trails in developing neighborhoods	Building & Codes Dept	Short-term
CC3.B.4	Support the provision of additional points of access to Otranto and Eagle Landing, improving emergency services accessibility	SCDOT, CSX, Berkeley County	Long-term
CC3.B.5	Partner with the appropriate agencies and conduct a feasibility study on providing a pedestrian crossing either over the Goose Creek Reservoir or the Goose Creek	BCDCOG, CWS, SCDNR, DHEC, Army Corp of Engineers	Long-term
CC3.C	Expand and ensure safe access to multi-modal transportation infrastructure	Building & Codes Dept, Berkeley County Engineering Dept, SCDOT	Long-term
CC3.C.1	Coordinate with CARTA to increase services and accessibility of public transit to residents	CARTA	Short-term
CC3.C.2	Review the LowCountry Rapid Transit Plan and coordinate the provision of necessary facilities to accommodate potential auto and pedestrian users	CHATS, BCDCOG	Long-term

Guiding Principle 2: Enhance the quality and range of public services offered to residents.

Public Service Goals (PS)

PS1	Public Services Goal 1: Address demand for adequate facilities and capacity, particularly for vulnerable or disadvantaged residents (*note public services accessibility)		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
PS1.A	Assess the demands and capacity of all public services and city departments to ensure adequate funding, staffing, and programming	City Staff	Short-term
PS1.B	Ensure equity in the quality, delivery, and maintenance of public services and facilities throughout the city	City Staff	Ongoing
PS1.C	Conduct a survey targeting vulnerable or disadvantaged residents to determine their needs and potential solutions	City Staff	Immediate

DETAILED ACTION PLAN

PS2	Public Services Goal 2: Keep up-to-date with city plans and ordinances to maximize the potential opportunity for funding city improvement projects.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
PS2.A	Adopt an Adequate Public Facilities Ordinance (APFO) to codify city requirements to ensure service level standards for public infrastructure are met	Building & Codes Dept, Planning Commission, City Council, Berkeley County	Short-term
PS2.B	Update the city's existing Capital Improvement Plan (CIP) to prioritize and coordinate the location, timing, and financing of long-range capital improvements as an Addendum to each Annual Budget	City Administration, Building & Codes Dept, Planning Commission, City Council, Berkeley County	Ongoing
PS3	Public Services Goal 3: Ensure access to quality educational opportunities.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
PS3.A	Support BCSD in updating school enrollment projections and planning for necessary school capacity expansions by including the BCSD in the review of new residential development proposals	BCSD	Ongoing
PS3.B	Coordinate with the BCSD, Trident Tech, and the BCLS to offer and promote free or low-cost educational resources and tools, such as GED completion and ESL assistance to adult residents seeking to continue education	BCSD, BCLS, Trident Tech	Ongoing
PS3.C	Identify heavily used streets, sidewalks and crosswalks used by students and provide necessary safety improvements	BCSD, Berkeley County	Immediate
PS4	Public Services Goal 4: Maintain the high-quality level of parks while expanding on any future parks and recreational opportunities.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
PS4.A	Conduct a survey periodically (~5 years) to determine recreational services and/or facilities that residents desire and preferred locations	Rec & Parks Dept, City Staff	Ongoing
PS4.B	Continuously work to improve the satisfaction of the existing public facilities, services and events	Rec & Parks Dept	Ongoing

DETAILED ACTION PLAN

PS4.C	Continue to ensure services and facilities address the unique needs of seniors, children of different ages, and people with varying physical abilities	Rec & Parks Dept	Ongoing
PS4.D	Continue to coordinate with local schools to allow shared access to school sports fields, courts, and related facilities when available (i.e., Cooperative Use Agreement)	Rec & Parks Dept, BCSD	Ongoing
PS5	Public Services Goal 5: Inform residents of city updates and promote information on local and regional organizations that can provide/offer services to residents.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
PS5.A	Keep residents continually updated about city projects, services, and other related information using the website, social media, or other possible platforms	City Staff	Ongoing
PS5.B	Support development and awareness of resources available locally through non-profit organizations, private agencies, church services, or other groups, particularly for economically and physically disadvantaged residents	City Staff, Local non-profit organizations and other agencies	Ongoing
Guiding Principle 3: Promote responsible and sustainable growth management practices while maintaining affordable housing options.			
Growth Management Goals (GM)			
GM1	Growth Management Goal 1: Review and update the Zoning and/or Land Development Ordinance(s) to reflect the city's land use, environmental, housing and economic goals.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
GM1.A	Ensure allowances for a range of housing types and address current housing trends	Building & Codes Dept	Ongoing
GM1.A.1	Review residential district regulations for compatibility with current or likely future housing trends, such as home-based occupations, solar panels, short-term rentals, etc. in residential areas	Building & Codes Dept	Immediate
GM1.A.2	Allow for multi-family housing options in and around the Town Center and other mixed-use areas (such as Neighborhood Mixed Use designations on the Future Land Use Map)	Building & Codes Dept	Short-term
GM1.A.3	Evaluate provisions for accessory dwelling units in various zoning districts as a means of increasing affordable housing options and residential density	Building & Codes Dept	Short-term

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GM1.B	Assess regulations for each Zoning designation to ensure compatibility between permissible land uses	Building & Codes Dept	Short-term
GM1.B.1	Consider current zoning district designations by total developed land and available land acreage to determine if district changes are needed to support land use goals	Building & Codes Dept	Short-term
GM1.B.2	Review bulk, area, and use regulations in each zoning district for conformity with land use goals	Building & Codes Dept	Short-term
GM1.B.3	Review, and amend as needed, the listed uses and language for 'conditional uses,' 'special uses,' and/or 'use upon review' in accordance with land use goals	Building & Codes Dept	Short-term
GM1.C	Expand the review process when new or redevelopment proposals are submitted	Building & Codes Dept, Berkeley County, DHEC, BCSD, CWS, SCDNR, SCDOT	Immediate
GM1.C.1	Coordinate with County and other local entities through a Technical Review Committee on the review of new development proposals (such as Berkeley County, CWS, SCDOT, etc.)	Building & Codes Dept, Berkeley County, DHEC, BCSD, CWS, SCDNR, SCDOT	Short-term
GM1.C.2	Require Zoning and Comp Plan amendments to be submitted, reviewed, and approved in conjunction with one another at Planning Commission when the proposed Zoning is not consistent with the Future Land Use designation	Building & Codes Dept, Planning Commission	Immediate
GM1.D	Review State Guidelines and assess the potential for the Transfer of Development Rights (TDR) within the City	Building & Codes Dept	Short-term

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GM2	Growth Management Goal 2: Encourage the use of sustainable development practices and green infrastructure.		
	<i>Action Strategies</i>	<i>Parties of Interest</i>	<i>Timeframe</i>
GM2.A	Foster land development patterns that protect community character and natural resources from development-related impacts	Building & Codes Dept	Immediate
GM2.A.1	Develop and adopt land development regulations that protect riparian buffers in and around the Goose Creek Reservoir and its tributaries	Building & Codes Dept, Planning Commission, City Council	Short-term
GM2.A.2	Restrict the removal of native vegetation along streams, rivers, floodplains, and wetlands	Building & Codes Dept	Immediate
GM2.A.3	Regulate and monitor land disturbance in development projects near water resources	Building & Codes Dept, Berkeley County Stormwater Management, DHEC, Army Corp of Engineers	Ongoing
GM2.A.4	Identify, map, and regulate development in and near all wetlands, drainage ponds, and floodplains	Building & Codes Dept, Berkeley County Stormwater Management, DHEC, Army Corp of Engineers	Ongoing
GM2.B	Promote reuse of underutilized or vacant land over greenfield development	Building & Codes Dept	Ongoing
GM2.B.1	Identify appropriate areas for infill development and incentivize affordable housing options as an option for infill areas	Building & Codes Dept	Short-term
GM2.C	Identify appropriate locations for large-scale or multi-family developments	Building & Codes Dept, Planning Commission	Short-term
GM2.C.1	Identify vacant properties that can support large-scale development and encourage site-wide master planning or planned development districts with multimodal connectivity throughout	Building & Codes Dept	Long-term
GM2.C.2	Establish a process to carefully evaluate new development proposals to ensure conformity with newly adopted land development regulations	Building & Codes Dept, Planning Commission	Immediate

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GM2.C.3	Accommodate and incentivize higher density housing options in appropriate locations, providing affordable housing as well as providing additional housing units to accommodate future needs	Building & Codes Dept	Short-term
GM2.C.4	Identify the adequacy of supportive services for residents, particularly older adults, and assess the need for expanding age-in-place facilities and associated senior services	Building & Codes Dept, SC Dept of Aging	Short-term
GM3	Growth Management Goal 3: Protect water quality, minimize erosion and stormwater flooding, and promote the maintenance of hydrologic features.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
GM3.A	Provide proper stormwater drainage systems to filter, transport or store stormwater	Berkeley County, SCDOT	Ongoing
GM3.B	Adopt a 'Net Zero Policy' that preserves the stormwater capacity	City Council, Berkeley County	Long-term
GM3.C	Require stormwater best management practices for low impact development (LID) to be employed in all new development, which may include any combination of the following: green roofs, rain barrels, and cisterns, permeable pavements, bioretention areas, vegetated swales, filter strips, curb and gutter sweeping/elimination, sand and organics filter, constructed wetlands, and riparian buffers	Building & Codes Dept, Berkeley County, Developers	Long-term
GM3.D	Empower Code Compliance Officer (or otherwise) to periodically monitor stormwater facilities and issue citations for non-compliance or neglected maintenance	Building & Codes Dept, City Council, City Administration	Short-term
GM3.E	Coordinate with Berkeley County and other applicable agencies to upgrade stormwater management infrastructure	SCDNR, SCOR, SCDOT, Berkeley County	Long-term

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GM4	Growth Management Goal 4: Implement recommendations from the Berkeley County Hazard Mitigation Plan (BCHMP).		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
GM4.A	Coordinate with Berkeley County to adopt uniform resiliency priorities and policies	Berkeley County	Short-term
GM4.B	Identify flood-prone areas and limit development in those areas	Public Works Dept	Ongoing
GM4.C	Develop a localized, informal flood reporting system to track areas and properties prone to regular nuisance flooding (i.e., a self-supporting mapping system available to residents)	Berkeley County GIS Consortium, Public Works Dept, Berkeley County	Short-term
Guiding Principle 4: Improve the desirability and value of land for residents, investors and proprietors.			
Value of Land Goals (VoL)			
VoL1	Value of Land Goal 1: Become and regional recreation destination.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
VoL1.A	Establish local partnerships to promote the new regional park and others for hosting recreational and club sports and tournaments	Berkeley County, Rec & Parks Dept, City Staff, SCPRT	Ongoing
VoL1.B	Scheduled public events to co-occur with recreational tournaments to capitalize on increased tourism/visitor traffic	City Administration	Ongoing
VoL1.C	Connect the two regional parks (Hanahan Recreation Complex and Hawk's Nest) with a walking path also connecting to the Town Center redevelopment to leverage recreational tourism as a catalyst for economic development	Building & Codes Dept, Rec & Parks Dept, Developers, SCDOT, SCPRT	Long-term

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VoL2	Value of Land Goal 2: Expand employment opportunities within the city.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
VoL2.A	Work with regional and county economic development agencies to promote the use of available industrial or commercially zoned land and/or reuse of vacant sites or structures	City Staff, City Council, Berkeley County Economic Development Dept, Berkeley Chamber of Commerce, Charleston Metro Chamber of Commerce	Ongoing
VoL2.B	Incentivize locally grown or regional (versus national chains) businesses that provide daily services to residents (i.e., groceries, pharmacies, banks) to locate centrally within the Town Center	City Staff, Berkeley County	Ongoing
VoL2.C	Coordinate with SCWorks and local employers to offer workforce development seminars for residents	SCWorks, Local Employers (Volvo, Boeing, MUSC)	Ongoing
VoL3	Value of Land Goal 3: Revitalize the Town Center area and adjacent neighborhoods.		
	<i>Action Strategies</i>	<i>Responsible Parties</i>	<i>Timeframe</i>
VoL3.A	Assess and address blighted structures and neighborhoods	Building & Codes Dept, City Council, City Administration	Long-term
VoL3.A.1	Conduct a blight assessment that identifies blighted structures and develop a plan for the remediation of those properties	Building & Codes Dept, City Council	Long-term
VoL3.A.2	Work with HOAs and other neighborhood organizations to enforce city property maintenance regulations on offending properties	Building & Codes Dept, HOA and Other Neighborhood Organizations	Short-term
VoL3.A.3	Use community events to clean up/improve blighted structures, streets, or properties	City Administration, City Staff, Public Works Dept	Immediate

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VoL3.B	Prioritize and implement the recommendations of the Town Center Master Plan (currently in development)	City Staff	Long-term
VoL3.B.1	<u>Summary of the Town Center Master Plan Guiding Principles:</u> <i>Invest in the physical, economic, and cultural infrastructure of the Town Center</i> <i>Elevate the sense of community and level of community engagement through consistent and intentional communications with residents, business owners, property owners and local organizations</i> <i>Adopt character preserving design guidelines specific to the Town Center for all new and redevelopment projects</i> <i>Increase Micromobility connectivity between the Town Center and adjacent neighborhoods, supporting residential, retail, cultural, recreational, entrepreneurial and entertainment activities</i> <i>Create an entrepreneurial culture that supports local businesses and contributes to sustaining a prosperous and vibrant Town Center</i> <i>Continue to strengthen regional partnerships to continually improve and sustain the City's quality of life</i> <i>Incentivize the intensification of existing suburban-oriented shopping centers by modifying outdated parking regulations</i> <i>Increase on-street and public parking options throughout the Town Center</i>	City Staff, Design Control Committee, Planning Commission	Long-term
VoL3.C	Invest in citywide beautification/streetscaping	City Staff, SCDOT, Private Investors	Short-term
VoL3.C.1	Use beautification methods to enhance aesthetics, such as street trees, planters or landscaped gardens, casual seating areas, etc.	City Staff, SCDOT, Private Investors	Ongoing
VoL3.C.2	Allow for unique, historical, or cultural-themed crosswalk and sidewalk art in the Town Center	Building & Codes Dept, Design Control Committee, SCDOT	Immediate