

# Foster Creek Village PD (FCV PD) Attachment Coverpage

1. A brief timeline of projects in FCV PD. Pages 1-3
2. Adoption of FCV PD
  - a. Planning Commission: August 1, 2006 Meeting
    - i. Application, Page 4
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      2. Ordinance 14-2006, Pages 11-12
      3. Staff Memo to City Council, Pages 13-14
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## Foster Creek Village PD-Unofficial Timeline of Internal Developments

1. **PD was submitted to the city on June 15, 2006.**
  - The proposed PD would encompass 11 parcels totaling 86.87 acres.
  - 70 acres are devoted to residential uses and 7 acres to commercial uses.
  - The development would have three entrances; the third would be a stub out at the common lot line of Century Developments Properties to the east.
  - 15% of the total acreage will be open space.
  
2. **Creating FCV PD (2006):**
  - a. On August 1, 2006, the Planning Commission reviewed and gave a favorable recommendation for FCV PD.
  - b. On October 10, 2006, the City Council approved the second reading for FCV PD (Ordinance 14-2006). The ordinance rezoned 86.1 acres.
  
3. **First amendment to FCV PD:** *The amendment removed the 20' buffer requirement along Century Development's common property line and required an off-site 30' buffer on Century Development's property. Wrenn is responsible for installing and maintaining the buffer.*
  - a. On January 2, 2007, the Planning Commission reviewed the amendment and voted to give it a favorable recommendation. (Ord No. 2-2007).
  - b. On February 13, 2007, the City Council approved the 2<sup>nd</sup> reading for the amendment to the PD (Ordinance 2-2007).
  
4. **Channel MFD Phase I (2007):**
  - a. In July 2007, PC approved the conceptual plan.
  - b. In April 2011, Staff approved the site plan.
  - c. **137 Dwelling Units**
  
5. **February 13, 2009-Final Approval of Foster Creek. The city agreed to allow the development to be grandfathered under the repealed Zoning Ordinance (1993) and Subdivision Regulations (1984).**
  - The repealed Hanahan Ordinances were established under the Planning Act of 1967.
  - On May 3, 1994, the SC General Assembly repealed the Planning Act of 1967 and replaced it with the Comp Planning Act of 1994 (Act No. 355). The state required local governments' zoning and land development ordinances to comply with the 1994 Act by 12.31.1994.
  
6. **McKelvey Site Plan (2011):**
  - a. In November 2011, PC approved the preliminary plan.
  - b. In January 2013, PC approved the revised preliminary plan.
  - c. The project was changed to McKelvey Condos
  - d. **36 Dwelling Units**

## Foster Creek Village PD-Unofficial Timeline of Internal Developments

7. **Channel Park MFD Phase II (2013):**
  - a. PC Approved (date unknown)
  - b. In 2013, staff approved the site plan, and the landscape plan was approved in 2014.
  - c. **130 Dwelling Units**
  
8. **Waterside Phase III (2013):**
  - a. In May 2013, PC reviewed conceptual plans with apartments and single-family dwelling units.
  - b. Project replaced after USACE permits expired, combined with Channel Park MFD in phase II.
  
9. **The Estuary (formerly The Estates) (2015):**
  - a. In January 2015, PC reviewed conceptual plans.
  - b. In 2016, PC approved the preliminary plat.
  - c. **72 Lots**
  
10. **The Pier House Quads (2016):**
  - a. In January 2016, PC reviewed the conceptual plans.
  - b. In April 2017, PC reviewed the revised conceptual plans.
  - c. **118 Dwelling Units**
  
11. **Sarah's Court Phase I Preliminary Plat (2018)**
  - a. PC approved Sarah's Court Preliminary Plat on July 9, 2018.
  - b. **10 Lots**
  
12. **Sarah's Court Phase II Preliminary Plat (2019)**
  - a. PC conditionally approved Sarah's Court Preliminary Plat on February 5, 2019.
  - b. **22 Lots**
  
13. **Tutu Cottages Preliminary Plat (2019)**
  - a. PC approved the preliminary plat on March 5, 2019.
  - b. **6 Lots**
  
14. **Bowen Market I (2019)**
  - a. Staff approved the site plan on March 27, 2019
  - b. **13 Dwelling Units**
  
15. **Channel Cottages Preliminary Plat (2019)**
  - a. PC approved the Preliminary Plat on August 6, 2019.
  - b. **30 Lots**

## Foster Creek Village PD-Unofficial Timeline of Internal Developments

16. **Bowen Market II Preliminary Plat (2020)**
  - a. PC approved the Preliminary Plat on July 7, 2020.
  - b. **2 Lots**
  
17. **Bowen Market II Site Plan (2021)**
  - a. Staff approved the site plan on March 2, 2021
  - b. 4-Dwelling Units
  
18. **Bowen Midtowne Concept Plan (2021)**
  - a. PC conditionally approved the plan on October 5, 2021.
  - b. **105-120 Dwelling Units**
  
19. **Bowen Greenway Site Plan Sketch (2022)**

PC conditionally approved the sketch plan on January 6, 2022.
  
20. **Bowen Landing Site Plan Sketch (2022)**

PC conditionally approved the sketch plan on January 6, 2022.
  
21. **Bowen Market III Concept Plan (2022)**

PC approved the conceptual site plan on June 7, 2022.
  
22. **Channels Lazy River Plat (2023)**
  - a. PC approved the final plat on November 7, 2023.
  - b. 2 Lots
  
23. **Bowen Poolside Concept Plan (2024)**
  - a. PC approved the conceptual plan on February 6, 2024.
  - b. **45-60 Dwelling Units**
  
24. **Bowen Waterside Concept Plan (2024)**

PC **denied** the conceptual site plan on March 5, 2024.
  
25. **Bowen Greenway Preliminary Plat (2024)**
  - a. PC approved the preliminary plat on April 2, 2024.
  - b. **9 Lots**

# CITY OF HANAHAN, SOUTH CAROLINA REZONING REQUEST APPLICATION

-APPLICANT'S NAME: Foster Creek Village, LLC

OWNER OF PROPERTY: Foster Creek Village, LLC

ADDRESS: 1156 Bowman Rd., Suite 100B, Mt. Pleasant, SC 29464 PHONE # 460-7976

LOCATION OF PROPERTY TO BE RE-ZONED: End of Foster Creek Road, Along Goose Creek

TAX MAP NUMBER# see below TRACT: \_\_\_\_\_

SIZE OF LOT OR PARCEL \_\_\_\_\_ X \_\_\_\_\_ AREA ± 88 Ac.

PRESENT ZONING CLASSIFICATION RO, RT, RS

REQUESTED ZONING CLASSIFICATION CHANGED TO: PD Type 'B'

PROPOSED USE OF SITE: Mixed-Use Residential & Commercial

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS MY  
AUTHORIZED REPRESENTATIVE FOR MY ZONING CHANGE REQUEST AND  
THAT I REQUEST A CHANGE IN LAND CLASSIFICATION FOR MY PROPERTY  
FROM RO, RT, RS TO PD Type 'B'.

S/OWNER [Signature]

S/APPLICANT: [Signature]

- o **NOTE:** This application should be typed, or printed in blue ink. This application allows the City of Hanahan to post notices on your property concerning this request.

There is a \$25.00 charge for this application.

TMS:

- |               |                          |
|---------------|--------------------------|
| 259.00.00.129 | 259.00.00.027            |
| 259.00.00.022 | 259.00.00.144            |
| 259.00.00.023 | 259.00.00.140 Portion of |
| 259.00.00.024 | 259.00.00.143 Portion of |
| 259.00.00.025 | 259.00.00.125            |
| 259.00.00.026 | 259.00.00.021 Portion of |
|               | 259.00.00.130 Portion of |

**HANAHAN PLANNING COMMISSION  
REGULAR MEETING, PUBLIC HEARING**

**August 1, 2006**

**7:00 p.m.**

A regular meeting of the Hanahan Planning Commission was held this date in the Hanahan Municipal Complex - 1255 Yeamans Hall Road at 7:00 p.m. Chairman Johnnie C. Harkness presided with Commissioners Leroy Calhoun, III, Paul Welborn, Michael Sally, Harold Trader and Carolyn Lackey. Member absent was Commissioner Phillip Murphy. A quorum was present. This meeting was advertised in the *Hanahan/Goose Creek/North Charleston News*, the *Post and Courier*, and an agenda was posted on the bulleting board at City Hall. Also presnet was Rob Caison, Sandi Padgett and Alec Brebner with the B\*C\*D\* Council of Governments, Cleve Gillette and Cawood South with Trico Engineering, Cy Goforth the Rex Thompson Homes, Losse Knight and Michael A. Gregor with Blackwater Studio, LLC, Ernie Harrington with Wrenn Development, and Ben and Joanna Brabham.

**Call to Order - Chairman Johnnie C. Harkness**

Chairman Johnnie C. Harkness called the meeting to Order.

**Approval of Minutes - July 10, 2006**

Commissioner Calhoun made a motion to approve the meeting of July 10, 2006 meeting as written. Commissioner Lackey seconded the motion. Motion passed unanimously.

**UNFINISHED BUSINESS:**

**Final Plat Approval - Carlton Place, TMS #252-00-00-016 - Cy Goforth - Rex Thompson Homes**

Cy Goforth from Rex Thompson Homes presented their request for Final Plat Approval for Carlton Place Subdivision, TMS #252-00-00-016. Mr. Goforth stated that the city has received all required letters from Berkeley County. Commissioner Welborn made a motion to approve the request. Commissioner Sally seconded the motion. Motion passed unanimously.

**NEW BUSINESS:**

**Re-zoning Request from RT, Type "A" PD/RT, RO and RS to Type "{B}" - Foster Creek Village, Tanner Plantation - Trico Engineering - TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 140, 143 and 144**

Mr. Cleve Gillette with Trico Engineering presented a request to the Planning Commission to rezone a total of 86,87 acres, consisting of 11 parcels and a portion of 1 parcel RT (Residential Mobile Home District), Type "A" PD/RT (Residential Mobile Home District), RO (Residential Office District) and RS (Single Family Residential) to Type "B" PD in order to construct a mixed use development consisting of a number of single-family and multi-family units, commercial and office space. Staff recommended approval. Commissioner Sally made a motion to approve the request. Commissioner Welborn seconded the motion. Motion passed unanimously.

**Request to Amend the 2001 Capital Improvement Plan - B\*C\*D\* Council of Governments**

Sandi Padgett with B\*C\*D\* COG presented the revised Capital Improvement Plan revising the calculation and imposition of impact fees, as included in Appendix A of the Capital Improvement Plan. (Previously amended on March 9, 2004). Commissioner Calhoun made a motion to recommend approval of the request to City Council. Commissioner Lackey seconded the motion. Motion passed with Chairman Harkness voting against.

**Presentation of New Zoning Districts - For Information Purposes Only -**

Rob Caison with B\*C\*D\* COG presented information regarding New Zoning Districts.

**Adjournment**

There being no further input, Commissioner Welborn made a motion to adjourn and Commissioner Sally seconded the motion. Motion passed unanimously. The meeting adjourned at 8:30 p.m.

ATTEST:

\_\_\_\_\_  
Johnnie C. Harkness, Chairman  
Hanahan Planning Commission

Deborah Paulson  
Clerk Planning Commission

## Staff report from the COG

### Professional Planning Recommendation

To: Hanahan Planning Commissioners

From: Alec Brebner, Assistant Director of Planning, Rob Caison – Planner, BCDCOG

Date: August 1, 2006

RE: Rezoning Request – 11 total parcels and a portion of 1 parcel, from RT, Type "A" PD/RT, RO and RS to Type "B" PD – *Foster Creek Village*

Applicant: Trico Engineers

**Seeking:** The applicant is petitioning the City of Hanahan to Rezone a total 86.87 acres, consisting of 11 parcels and a portion of 1 parcel from RT (Residential Mobile Home District), Type "A" PD/ RT (Residential Mobile Home District), RO (Residential Office District) and RS (Single Family Residential) to Type "B" PD – Foster Creek Village. The property is located off Tanner Ford Boulevard and Foster Creek Road, Berkeley County TMS #'s 259-00-00-021, 023, 025, 026, 125, 129, 143, 144, 022, 024, 027 and a portion of 140.

### Context

The property is located along the southern end of Tanner Plantation along the Goose Creek Reservoir. The site is located adjacent to Tanner Hall, Phase – 7 to the east, Tanner Ford Blvd and a vacant Commercial tract to the north. A Charleston Water Systems tract is located to the west, and the Goose Creek Reservoir is located to the south.

The applicant is requesting to rezone approximately 86.1 acres, with the intention of constructing a mixed use development consisting of a number of single-family and multi-family units, commercial space and office space. In addition, a number of neighborhood amenities are being proposed within the community.

The majority of the property is wooded, wetlands, or open fields. However, there are a number of existing residential units and their associated accessory structures located within the proposed rezoning site(s). The developer's proposal is to construct a community development with a number of residential, commercial, and recreational land uses with a maximum allowable density of 12 dwelling units per gross acre.

### Rezoning Evaluation

The developer's request to rezone is not consistent with the City's Comprehensive Land Use Plan. According to City's Land Use Plan, the future land use classifications of the subject tracts are Single-family residential, Residential-Office District and Recreation/Open Space. The City's Comprehensive Plan is due for a 5 year update and is not necessarily accurate with reference to current and future development trends within the City.

On the contrary, taking into account recent requests and interest in rezoning of multiple parcels along Foster Creek Road from Industrial District to Single-family Residential and additional requests to limit and downsize existing Commercially zoned property to Single-family Residential along the intersection of North Rhett and Tanner Ford Boulevard, there is a need for development in which a healthy mixture of residential and commercial land uses would be provided within the general vicinity of Foster Creek Road. With regards to the land uses called for in the Comprehensive Plan, Foster Creek Village's proposed mixture of Single-family, Multi-family, and Commercial land uses should ensure a sense of balance within the existing and proposed land uses contained by Tanner Plantation and eastern Hanahan.



The development will consist of a variety of residential and commercial land uses with unique site design intended to be dispersed within the overall character and setting for Foster Creek Village. The developer is proposing that five foot (5") sidewalks will be constructed along at least one side of all main arterial roadways. Residential development is proposed within a series of four (4) zoning districts to include a mixture of single-family detached dwellings, townhomes, condominiums and apartments. The total residential area within the proposed development will be comprised of approximately seventy (70) total acres. The communities within Foster Creek Village will be complimented with a number of amenity proposals to include a boat ramp and day landing area, community docks, an amenity center with an exercise facility, meeting areas, a swimming pool and tennis courts. In addition to the aforementioned proposed amenities, an all-weather walking trail is proposed with an interconnected walking trail system incorporated throughout the entire development.

The Commercial Districts encompass a total of approximately seven (7) acres and will provide a mixture of commercial land uses. The Planned Development submittal itemizes an extensive list of permitted uses allowed within each of the proposed zoning districts within Foster Creek Village. The uses permitted within the Village Center 1 and 2 zoning designations include, but are not limited to, Retail Sales and Services, Finance and Insurance, Business and Professional Services, Food Services, and Arts and Entertainment. Parking standards and requirements have been listed for all the permitted uses within each proposed zoning district. Access to the proposed development will be provided by way of three entrance points. The main entranceway to the development will be along Tanner Ford Boulevard, the second entranceway is proposed by way of Foster Creek Road and the third entranceway to the development is by way of a stub-out by the developer of the Village at Tanner Hall to be located to the east of the proposed development along Tanner Hall Boulevard.

The developers are proposing a maximum allowable density for the entire project of twelve (12) dwelling units per acre. The maximum allowable density is proposed to be calculated using the total number of dwelling units within the boundary of the entire development of Foster Creek Village, divided by the entire property area including high land and wetlands. In addition, the proposal will consist of dedicated open space at a minimum of 15% of the gross acreage within the development proposal.

The maximum height limitation proposed for all zoning districts within the development is fifty-five feet (55'), exceeding the current maximum height limitations within the City of Hanahan of thirty-five feet (35'). In recent months, there has been much discussion amongst City officials and the developer as to the possibilities in which the two could reach a mutual agreement in efforts to mitigate the problem of a ladder truck capable of providing adequate fire protection to the proposed development. In addition to the fire protection issue, the approval of a 790 plus unit planned development, with a variety of commercial and residential land uses further warrants a comprehensive examination of direct and indirect impacts on existing infrastructure within Tanner Plantation and eastern Hanahan. The level of service associated with traffic congestion along Tanner Ford Boulevard and the intersection of Tanner Ford Boulevard and North Rhett Avenue is becoming an issue with the continued development within Tanner Plantation and must be addressed prior to the approval of this Type "B" Planned Development.

### Recommendation

The Type "B" Planned Development – Foster Creek Village holds great potential and promise for the present and future citizens of the City of Hanahan. The proposed development offers a substantial opportunity for a centralized urban core with a wide variety of subsequent residential

development proposals within the southern end of Tanner Plantation and eastern Hanahan. In addition to the numerous amenity proposals within the development, which compliment all future development within Tanner Plantation and eastern Hanahan, the Foster Creek Village planned development will provide additional commercial tax base for the City of Hanahan.

Staff would like to recommend approval of the Type "B" Planned Development – Foster Creek Village under the following conditions: 1) the applicant mitigates the need for a ladder truck by front-loading impact fees in Phase 1 of the development 2) the applicant provides a traffic study of the impact of the development on the intersection of Tanner Ford Boulevard and North Rhett Avenue and implements its conclusions. Staff would like to address the potential need for a traffic light at the intersection of Tanner Ford Boulevard and North Rhett Avenue. The existing traffic study conducted by Wilbur Smith and Associates advised monitoring of the entrance to Foster Creek Village at Tanner Ford Boulevard. The Planning Commission may require a future traffic study and a subsequent installation of a traffic light at that intersection prior to future subdivision approval of later phases of the development. 3) the applicant amends the land use table to eliminate most of the permanent construction land uses 4) the applicant agrees to provide a total of three entrance and access points to the development to include access by way off Tanner Ford Boulevard, Foster Creek Road and the tract located to the immediate east of the planned development., i.e. The Village at Tanner Hall 5) the applicant amend the text of the ordinance to construct sidewalks on both sides of all streets, except within the detached single-family district, in which the construction of sidewalks along one side of the street would be sufficient.

## **NOTICE OF PUBLIC HEARING**

### **PROPOSED AMENDMENT TO THE CITY OF HANAHAN ZONING ORDINANCE AND MAP**

The City Council of Hanahan, South Carolina will conduct a public hearing during its regular meeting at 7:30 PM, Tuesday, September 12, 2006 in the Municipal Building Courtroom, and then consider the introduction and first reading of proposed amendments to the City of Hanahan Zoning Ordinance and Map. The proposed amendments would change the zoning district designation for property owned by Foster Creek Village, LLC (Tax Map Numbers 252-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 143, 144, and a portion of 140). This property consists of twelve (12) tracts of land (86.1 acres) and the proposed zoning district changes are from RT (Residential Mobile Home District), Type "A" PD/RT (Residential Mobile Home District), RO (Residential Office District), and RS (Residential Single Family District) to Type "B" Planned Development – Foster Creek Village. A copy of the proposed amendments (including a list of land uses that would be permitted) in their entirety may be inspected at the Building & Codes Department located at 1255 Yeamans Hall Road, Hanahan, SC. Additional information may also be obtained by calling the Building & Codes Department at 554-4221.

Publish in the Hanahan News on 8/30/06. Also, send same notice to adjacent property owners.

**ORDINANCE NO. 14-2006****AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF HANAHAN, SOUTH CAROLINA BY REZONING 86.1 ACRES OF LAND FROM RT (RESIDENTIAL MOBILE HOME DISTRICT), TYPE "A" PD/RT (RESIDENTIAL MOBILE HOME DISTRICT), RO (RESIDENTIAL OFFICE DISTRICT) AND RS (RESIDENTIAL SINGLE FAMILY DISTRICT) TO TYPE "B" PD (PLANNED DEVELOPMENT DISTRICT) – FOSTER CREEK VILLAGE**

**WHEREAS**, Article XII (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the Zoning Ordinance and the official Zoning Map; and,

**WHEREAS**, the City of Hanahan Planning Commission has reviewed said application for rezoning and has made its findings and recommendations to City Council; and,

**WHEREAS**, a public hearing on this proposed rezoning was held by City Council on September 12, 2006 after due publication of notice of said 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF HANAHAN, SOUTH CAROLINA:**

Section 1. The property owned by Foster Creek Village, LLC (Berkeley County TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 143, 144, and a portion of 140), shown on a plat prepared by TRICO Engineering Consultants, Inc., dated July 17, 2006, is hereby rezoned from RT (Residential Mobile Home District), Type "A" PD/RT (Residential Mobile Home District), RO (Residential Office District) and RS (Residential Single Family District) to Type "B" PD (Planned Development District) – Foster Creek Village in accordance with the plat and other documents submitted to the Planning Commission.

Section 2. The within ordinance to become effective upon its second reading and approval.

**Adopted and approved this the 10<sup>th</sup> day of October, 2006.**

\_\_\_\_\_  
Minnie N. Blackwell, Mayor

ATTEST:

\_\_\_\_\_  
Deborah E. Lewis  
Clerk-of-Council

Approved as to form:

\_\_\_\_\_  
Legal Counsel

Public Hearing : September 12, 2006  
Intro. & 1<sup>st</sup> Reading: September 12, 2006

Introduced by: Council Member Dupon

**HANAHAN CITY COUNCIL  
AGENDA ITEM**

**Meeting of September 12, 2006**

Date: September 7, 2006

Item Title: Rezoning Request – Type “B” PD – Foster Creek Village  
(Ordinance #14-2006)

Submitted by: Hal Mason

Contact Person: Hal Mason

**SUMMARY EXPLANATION:**

Foster Creek Village, LLC has submitted a re-zoning request from RT, Type “A” PD/RT, RO and RS to a Type “B” PD, Foster Creek Village – (TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 140, 143 and 144). This request has been reviewed and approved by the Planning Commission (August Minutes attached).

**STAFF RECOMMENDATION:**

Hold a public hearing, Introduction and First Reading of Ordinance #14-2006.

**CITY ADMINSTRATOR’S RECOMMENDATIONS/COMMENTS**

Hold a public hearing, Introduction and First Reading of Ordinance #14-2006.

**Motions:**


1. I make a motion to have a public hearing on a re-zoning request from Foster Creek Village, LLC for properties currently zoned RT, Type “A” PD/RT, RO, and RS to a Type “B” PD, Foster Creek Village – (TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 140, 143 and 144). Ordinance #14-2006.
2. I make a motion to close the public hearing.
3. I make a motion to approve the Introduction and First Reading of Ordinance #14-2006.

**ATTACHMENTS:**

- Memo from City Administrator
- Planning Commission Minutes – August 1, 2006
- B\*C\*D\* COG Recommendation
- GIS Map
- Public Notice
- Ordinance #14-2006

\* \* \* \* \*

**MEMORANDUM**

To: Mayor and City Council  
From: Hal Mason   
RE: Type "B" PD—Foster Creek Village  
Date: August 7, 2006

The Planning Commission has approved subject rezoning request and recommends approval by City Council. Please see the attached minutes and COG recommendation. Staff, therefore, recommends that City Council conduct a public hearing and approve the first reading of the rezoning ordinance. A representative from the COG will be present to answer questions regarding the rezoning request.

Please contact me if you have questions or need additional information.

Attachments

**HANAHAN CITY COUNCIL  
REGULAR MEETING  
SEPTEMBER 12, 2006  
7:30 P.M.**

A regular meeting of the Hanahan City Council was held this date in the Hanahan Memorial Building Courtroom - 1255 Yeamans Hall Road at 7:30 p.m. The Honorable Mayor Minnie N. Blackwell presided with Mayor Pro-Tem Baker, Council Member Berry, Council Member Cox, Council Member Dyson, and Council Hodges in attendance. Council Member Chandler was not in attendance. A quorum was present. This meeting was advertised in the Hanahan/Goose Creek/North Charleston News, and an agenda was posted on the bulletin board at City Hall. An agenda was e-mailed to the Post and Courier. Visitors in attendance included: Police Chief Donald Wilcox, Fire Chief Jerry Barham, Building Official Marie Fredrickson, Jasari Whipper with the *Post and Courier*, Alec Brebner and Rob Caison with B\*C\*D\* COG, Georgia Skallet, Ray Blankenship, Bessie Crum, Cleve Gillette and Cawood South with Trico Engineering, Jonathan Yates, Morris Ellison, Sandy Hightower, Ben and Lila Thomas, Jeannie Mowl, Erin Abraham, Alan McDowell, Ernie Harrington, Kay Summer, Charlie Rodgers, Edna McVey, Tracy Evangelista, Peggy and Steve Sabback, Jamie Keyes, Johnnie C. Harkness, Jr., Jessie McVey, and newly appointed Hanahan Police Officers: Officer Kenneth Billings, Officer Pamela Nelson, Officer David Messenger, and Officer James McVey.

**Call to Order**

Mayor Blackwell called the September 12, 2006 regular Council meeting to Order.

**The Lord's Prayer and Pledge of Allegiance to the Flag of the United States of America**  
Mayor Pro-Tem Baker led Council and the audience in the Lord's Prayer and Pledge of Allegiance to the Flag

**Citizen's Comments regarding Agenda Items**

Mayor Blackwell opened the floor for Citizen's input on Agenda items. There being no input, this segment of the meeting was closed and the regular business resumed.

**SPECIAL PRESENTATIONS**

**Community of Character Award "Courage"**

Council Member Hodges asked that his nominee for the Community of Character award be postponed until the October 10<sup>th</sup> meeting. Chief Barham recognized Brian Gast as the employee for the Community of Character award. Firefighter Gast was recognized for his devotion and determination to recover from a recent stroke. Despite his health challenges, Brian is determined to serve our community and eventually return to the Fire Department.

**Presentation of City Flag**

Mayor Blackwell presented a City Flag to the following schools located in the City limits of Hanahan: (1) Divine Redeemer Catholic School, (2) Hanahan High School, (3) Hanahan Middle School and (4) Hanahan Elementary School. Representatives from each school was present to receive this flag.

**Days of Prayer - Re: 9-11 Remembrance**

Mayor Pro-Tem Baker read the President's *Days of Prayer* Proclamation recognizing the 9-11 incident. Mayor Pro-Tem Baker made a motion to approve the Day's of Prayer Proclamation. Council Member Berry seconded the motion. Motion passed after Roll Call Vote.



### **Swearing-In of Police Officers**

Officer Kenneth Billings, Officer Pamela Nelson, Officer David Messenger, and Officer James McVey were sworn in by Mayor Blackwell. Chief Wilcox and Mayor Pro-Tem Baker assisted. The Officer's families were present to witness the event.

### **PUBLIC HEARINGS**

#### **Introduction and First Reading - Rezoning request - 86.1 acres from RT, Type "A" PD/RT, RO and RS to Type "B" PD - Foster Creek Village (Ordinance #14-2006)**

Council Member Cox made a motion to hold a public hearing for a re-zoning request for 86.1 acres from RT, Type "A" PD/RT, RO and RS to a Type "B" PD - Foster Creek Village (Ordinance #14-2006). Council Member Hodges seconded the motion. Motion passed after Roll Call Vote. Mr. Mason noted that this rezoning request had been properly advertised and posted. Cleve Gillette with Trico Engineering explained this item. Alec Brebner, Regional Planner with B\*C\*D\* COG was present to answer any questions Council or the Citizen's might have. Mayor Blackwell opened the floor for citizen's input. **Citizen's Input:** Concern was expressed over the fact that more residential development than commercial was proposed for this area. Council Member Berry made a motion to close the public hearing. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote. Council Member Dyson made a motion to approve the Introduction and First Reading of Ordinance #14-2006. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote.

#### **Introduction & First Reading - Rezoning 8.584 acres from Type "A" PD/CG to RS "Scott's Village" (Ordinance #15-2006)**

Council Member Hodges made a motion to hold a public hearing on a re-zoning request for 8.584 acres from a Type "A" PD/CG zone to an RS zone "Scott's Village" (Ordinance #15-2006). Council Member Berry seconded the motion. Motion passed after Roll Call Vote. Mr. Mason noted that this rezoning request had been property advertised and posted. Cleve Gillette with Trico Engineering explained this item. Rob Caison with B\*C\*D\* COG was present to answer any questions Council or citizens might have. Mayor Blackwell opened the floor for citizen's input. **Citizen's Input:** Concern was expressed over the lack of businesses proposed for this area. Council Member Berry made a motion to close the public hearing. Council Member Cox seconded the motion. Motion passed after Roll Call Vote. Council Member Berry made a motion to approve the Introduction and First Reading of Ordinance #15-2006. Council Member Dyson seconded the motion. Motion failed with a unanimous no vote.

### **CONSENT AGENDA:**

The Consent Agenda is adopted unless a request for removal of an item is heard from a Council Member. Items on the Consent Agenda include: Council Minutes - Regular Meeting - August 8, 2006. Council Member Cox made a motion to approve the Consent Agenda for the September 12, 2006 Council meeting. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote.

### **UNFINISHED BUSINESS:**

#### **Second Reading -Amendment-Capital Improvement Ordinance (Ordinance #13-2006)**

Mr. Mason explained this item. Information on this item is hereto attached. Mayor Pro-Tem Baker made a motion to approve the second reading of Ordinance #13-2006. Council Member Berry seconded the motion. Motion passed after Roll Call Vote.

#### **Board Vacancies - Board of Examiners and Review and Design Control Committee**

The B\*C\*D\* COG will advertise these vacancies through their network. This item was for information only.

**Possible Street Closure related to Railroad Avenue Extension Project (Resolution #19-2006)**

Council Member Cox explained this item. This Resolution is for the closing of Stokes Road for the Railroad Avenue Extension Project. Council Member Berry made a motion to approve Resolution #19-2006. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote with Mayor Blackwell voting against the motion.

**Design and Construction Management Service - Former City Hall and Gym -TIF Project (Resolution #20-2006)**

Mr. Mason explained this Resolution. Staff is recommending appointing Liollo Architecture to do the design and construction management services for the old City Hall/Gymnasium TIF Project. Council Member Berry made a motion to approve Resolution #20-2006. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote.

**Uniform Services Memorial**

Mayor Pro-Tem Baker brought Council up to date on this Project. The Committee is requesting a design change to add two more flagpoles in addition to the one that is currently standing in front of City Hall where the Uniform Services Memorial will be constructed. One to hold the City Flag, and another to hold the State Flag. These three poles would be set in a triangular design with the pole supporting the American Flag being the highest. Mayor Pro-Tem Baker requested authorization to begin the process of putting these three flagpoles in place. It is estimated that this will cost \$2,000.00, which will include the appropriate lighting. The Committee would like to have these flagpoles in place by Veteran's Day. Council Member Berry made a motion to authorize the Committee to proceed with this project. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote.

**NEW BUSINESS:****Introduction & First Reading-Cable Consent Ordinance (Ordinance #16-2006)**

Mr. Mason explained this item. A copy of same is hereto attached. Council Member Hodges made a motion to approve the Introduction and First Reading of Ordinance #16-2006. Council Member Dyson seconded the motion. Motion passed after Roll Call Vote.

**Approval for Construction of Communication Tower on property located off North Rhett Extension - TMS #266-05-02-061- Cingular Wireless (Resolution #21-2006)**

Mr. Jonathan Yates with Cingular Wireless explained this request. Council Member Hodges made a motion to approve Resolution #21-2006. Council Member Berry seconded the motion. Motion passed after Roll Call Vote with Council Member Cox voting against the motion.

**REPORTS/COMMENTS****City Administrator**

Mr. Mason gave the Administrator's report. A copy of same is hereto attached.

**Mayor and City Council**

Mayor Blackwell opened the meeting for Council's comments.

**Citizen's Comments**

Mayor Blackwell opened the meeting for citizen's comments.

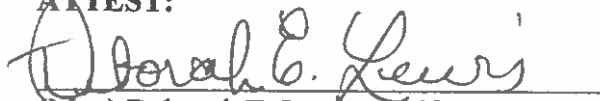
**ADJOURNMENT**

There being no further business, Council Member Berry made a motion to adjourn the meeting. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote. The meeting adjourned at 10:20 p.m.



Minnie N. Blackwell, Mayor  
City of Hanahan, South Carolina

**ATTEST:**



(Mrs.) Deborah E. Lewis, CMC  
Clerk-of-Council

## HANAHAN CITY COUNCIL AGENDA ITEM

*Meeting of October 10, 2006*

Date: September 29, 2006

Item Title: Rezoning Request - Type "B" PD - Foster Creek Village  
(Ordinance #14-2006)

Submitted by: Hal Mason

Contact Person: Hal Mason

**SUMMARY EXPLANATION:**

Foster Creek Village, LLC has submitted a re-zoning request from RT, Type "A" PD/RT, RO and RS to a Type "B" PD, Foster Creek Village - (TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 140, 143 and 144). Council held a public hearing and the Introduction and First Reading was approved at the September 12, 2006 Council meeting.

**STAFF RECOMMENDATION:**

Approve the Second Reading of Ordinance #14-2006.

**CITY ADMINISTRATOR'S RECOMMENDATIONS/COMMENTS**

Approve the Second Reading of Ordinance #14-2006.

**MOTIONS:**

1. I make a motion to approve the Second Reading of Ordinance #14-2006.

**ATTACHMENTS:**

- Ordinance #14-2006

\*\*\*\*\*

**HANAHAN CITY COUNCIL  
REGULAR MEETING  
OCTOBER 10, 2006  
7:30 P.M.**

A regular meeting of the Hanahan City Council was held this date in the Hanahan Municipal Complex Courtroom - 1255 Yeamans Hall Road. The Honorable Mayor Minnie N. Blackwell presided with Mayor Pro-Tem Baker, Council Member Berry, Council Member Chandler, Council Member Cox, Council Member Dyson, and Council Member Hodges in attendance. This meeting was advertised in the Hanahan/Goose Creek/North Charleston News and an agenda was posted on the bulletin board at City Hall. An agenda was e-mailed to the Post and Courier. A quorum was present. Visitors in attendance included: Police Chief Donald Wilcox, Officer Andrew Bassett, Recreation and Park Director Randy Moneymaker, Alec Brebner, Assistant Planner Director with B\*C\*D\* COG, Cleve Gillette, CEO, Trico Engineering, Tiehra Waydard, Courtney Fulton, Beardrea McFedder, Delores L. Dittrell, Joshua Summey, Jeffrey Sanders, Robert Duncan, Ben and Lila Thomas, Erica Dobson, Tony Martin, Charles Rodgers, Gail Obey, Bessie Crume, Wade R. Dyson, Ernie Harrington, Johnnie C. Harkness, Jr., Georgia Skallett and Tracy Evangelista.

**Call to Order**

Mayor Blackwell called the September 12, 2006 regular Council meeting to Order.

**The Lord's Prayer and Pledge of Allegiance to the Flag of the United States of America**

Council Member Chandler led Council and the audience in the Lord's Prayer and Pledge of Allegiance to the Flag of the United States of America.

**Citizen's Comments regarding Agenda Items**

Mayor Blackwell opened the meeting at this time for citizen's comments on Agenda items. There being no input, this segment of the meeting was closed.

**SPECIAL PRESENTATIONS**

**Community of Character Award "Courage" (September)**

Council Member Hodges had requested his September Community of Character presentation be postponed until the October meeting; however, the individual that he wished to recognize was not in attendance. This item will appear on the November agenda.

**Community of Character Award "Optimism" (October)**

Mayor Blackwell had the October Community of Character Award for October "Optimism". She noted that she wished to recognize Kem Welch for this award; however, he was not in attendance so she will present this award to him in person.

**Community of Character Award "Optimism" (Employee)**

Chief Wilcox recognized Officer Andrew Bassett as the employee recipient for the Community of Character Award "Optimism". He noted that no matter the task, Officer Bassett was always an energetic and enthusiastic worker. Officer Bassett has been with the City since January of this year. He was accompanied by his wife and son.

### **Garrett High School Students**

Mayor Blackwell recognized a group of Garrett High School students who were in attendance. They were attending a Council meeting as a requirement for their American Government class.

### **Proclamation -National Domestic Violence Awareness Month**

Mayor Pro-Tem Baker read the National Domestic Violence Awareness Month proclamation. A copy of same is hereto attached. Council Member Cox made a motion to approve this proclamation. Council Member Berry seconded the motion. Motion passed after Roll Call Vote.

### **CONSENT AGENDA:**

The Consent Agenda is adopted unless a request for removal of an item is heard from a Council Member. Items on the Consent Agenda include: Council Minutes - Regular Meeting - September 12, 2006, Playground and Ball Field Fencing and Murray Drive Sidewalk Project - Trees. Council Member Chandler requested the September 12, 2006 Minutes be separated from the rest of the Consent Agenda items. Council Member Berry made a motion to separate the September 12, 2006 minutes from the Consent Agenda. Council Member Dyson seconded the motion. Motion passed after Roll Call Vote. Approval of Minutes - September 12, 2006 - Regular Meeting Mayor Pro-Tem Baker made a motion to approve the Minutes of September 12, 2006, Council Member Hodges seconded the motion. Motion passed after Roll Call Vote with Council Member Chandler abstaining. Council Member Chandler made a motion to approve the Consent Agenda. Council Member Dyson seconded the motion. Motion passed after Roll Call Vote.

### **UNFINISHED BUSINESS:**

#### **Second Reading - Re-zoning Request - 86.1 acres from RT Type "A" PD/RT, RO, and RS to Type "B" PD - Foster Creek Village (Ordinance #14-2006)**

Cleve Gillette with Trico Engineering was present to explain some changes that had been made to the "Planned Development" documents for this project. Instead of a 20' setback buffer on Foster Creek Road, a 10' setback buffer was proposed. Foster Creek Road will eventually be eliminated after development has been completed in this area. The "Planned Development" documents are hereto attached. The noted change is on Page #6, paragraph #2. Mayor Pro-Tem Baker made a motion to approve the revisions to the "Planned Development" documents for the project - Foster Creek Village. Council Member Dyson seconded the motion. Motion passed unanimously after Roll Call Vote. Council Member Dyson made a motion to approve the second reading of Ordinance #14 2006. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote.

#### **Second Reading-Cable Consent Ordinance (Ordinance #16-2006)**

Council Member Hodges made a motion to approve the second reading of Ordinance #16-2006. Council Member Berry seconded the motion. Motion passed after Roll Call Vote.

#### **Uniform Services Memorial Committee Report**

Mayor Pro-Tem Baker reported on the progress being made on the three flagpoles to be erected in front of City Hall for the Uniform Services Memorial. The stone has been cut for the memorial and a list of names to be placed on it has been given to the engraver. Also, the engraving for the bollards has begun. It is hoped that this project will be

completed by Veteran's Day (November 11, 2006).

**Old Municipal Building and Gymnasium Renovation Contract Proposal  
(Resolution #23-2006)**

The T.I.F. Bond has been awarded. A copy of a letter from BB&T Bank regarding this matter is hereto attached. The City will be getting \$1,016,000 based on the City's debt coverage ratio. Staff is working on scheduling a time for the Mayor to sign this document. Liollo Architecture has been appointed to oversee this project. Staff recommends approval of Resolution #23-2006. Council Member Chandler made a motion to approve Resolution #23-2006. Council Member Dyson seconded the motion. Motion passed unanimously after Roll Call Vote.

**NEW BUSINESS:**

**Murray Drive/Highland Park Intersection (Resolution #22-2006)**

Alec Brebner, Assistant Planning Director with B\*C\*D\* COG stated he had concerns over the design of this road - ie...encouraged more truck traffic due to the straight roadway design, and the gap in sidewalk design. He recommended tabling this item until these matters could be resolved with SCDOT. Council expressed concern with tabling this matter because it might stop progress on this project. Mr. Brebner did not feel that this would be the case. Mayor Pro-Tem Baker made a motion to table Resolution #22-2006 until the roadway design could be resolved. Council Member Chandler seconded the motion. Motion passed unanimously after Roll Call Vote.

**REPORTS/COMMENTS**

**City Administrator**

Mr. Mason gave the Administrator's report. A copy of same is hereto attached.

**Mayor and City Council**

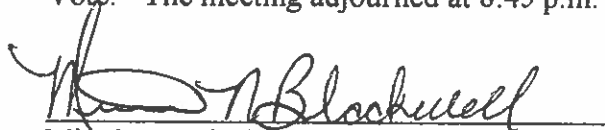
Mayor Blackwell opened the meeting for Council's comments. There will be a quarterly Council Workshop meeting held on Monday, November 13, 2006 at 7:00 p.m. in the Hanahan Municipal Complex Courtroom. Council will be meeting with the Planning Commission and Design Control Committee members.

**Citizen's Comments**


Mayor Blackwell opened the meeting for citizen's comments.

**ADJOURNMENT**

There being no further business, Council Member Berry made a motion to adjourn the meeting. Council Member Hodges seconded the motion. Motion passed after Roll Call Vote. The meeting adjourned at 8:45 p.m.

  
Minnie N. Blackwell, Mayor  
City of Hanahan, South Carolina

**ATTEST:**

  
(Mrs.) Deborah E. Lewis, CMC  
Clerk-of-Council

**ORDINANCE NO. 14 -2006****AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF HANAHAN, SOUTH CAROLINA BY REZONING 86.1 ACRES OF LAND FROM RT (RESIDENTIAL MOBILE HOME DISTRICT), TYPE "A" PD/RT (RESIDENTIAL MOBILE HOME DISTRICT), RO (RESIDENTIAL OFFICE DISTRICT) AND RS (RESIDENTIAL SINGLE FAMILY DISTRICT) TO TYPE "B" PD (PLANNED DEVELOPMENT DISTRICT) – FOSTER CREEK VILLAGE**

**WHEREAS**, Article XII (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the Zoning Ordinance and the official Zoning Map; and,

**WHEREAS**, the City of Hanahan Planning Commission has reviewed said application for rezoning and has made its findings and recommendations to City Council; and,

**WHEREAS**, a public hearing on this proposed rezoning was held by City Council on September 12, 2006 after due publication of notice of said 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF HANAHAN, SOUTH CAROLINA:**

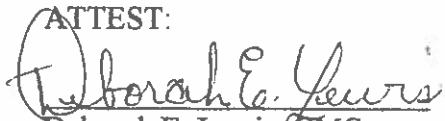
Section 1. The property owned by Foster Creek Village, LLC (Berkeley County TMS #259-00-00-021, 022, 023, 024, 025, 026, 027, 125, 129, 143, 144, and a portion of 140), shown on a plat prepared by TRICO Engineering Consultants, Inc., dated July 17, 2006, is hereby rezoned from RT (Residential Mobile Home District), Type "A" PD/RT (Residential Mobile Home District), RO (Residential Office District) and RS (Residential Single Family District) to Type "B" PD (Planned Development District) – Foster Creek Village in accordance with the plat and other documents submitted to the Planning Commission.

Section 2. The within ordinance to become effective upon its second reading and approval.

**Adopted and approved this the 10<sup>th</sup> day of October, 2006.**

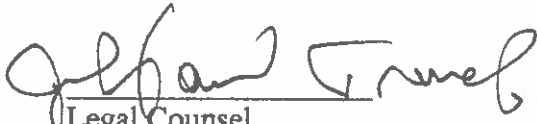


  
Minnie N. Blackwell, Mayor

ATTEST:  
  
Deborah E. Lewis, CMC  
Clerk-of-Council

Approved as to form:

Public Hearing: September 12, 2006  
Intro. & 1<sup>st</sup> Reading: September 12, 2006  
2<sup>nd</sup> Reading & approval: October 10, 2006

  
Legal Counsel

Introduced by: Council Member Dixon

12.15.2006

**TYPE "B" PLANNED DEVELOPMENT***for***"Foster Creek Village"**

Tanner Plantation  
Located in the City of Hanahan  
Berkeley County, South Carolina

Submitted Date: June 15, 2006

Revised: December 15, 2006

*Page 6, F.2****Prepared for:***

Foster Creek Village LLC  
1156 Bowman Road  
Suite 100 B  
Mount Pleasant, South Carolina 29464

***Prepared by:****Over 25 Years of Going the Extra Mile!*

4969 CENTRE POINTE DRIVE • SUITE 200  
N. CHARLESTON, SC 29418  
Phone: (843) 740-7700 - Fax: (843) 740-7707  
Email [www.tricoengineering.com](http://www.tricoengineering.com)

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June 15, 2006

Revised: December 15, 2006

**TYPE "B" PLANNED DEVELOPMENT FOR:**

Foster Creek Village

Adjacent to Tanner Plantation, along Goose Creek  
City of Hanahan, Berkeley County, South Carolina**1. GENERAL DESCRIPTION OF PROPOSED PROJECT:**

"Foster Creek Village" (the "Development" or the "Project") is an innovative new mixed-use development in the City of Hanahan, which draws from the design principles of historic downtown Charleston. The site is located adjacent to Tanner Plantation between Tanner Ford Boulevard and Goose Creek. Foster Creek Village, LLC (the "Developer") desires to create a development that enhances the City of Hanahan by creating a traditional main street neighborhood environment, and by providing the residents and community with abundant amenities and social gathering spaces. The development will be divided into separate communities, each having its own distinctiveness but still relating to the overall master planned theme. Utilities, roadways, and storm water management systems are being designed to minimize the impact to the natural landscape, as care is being taken to conserve existing natural features including, but not limited to, wetlands, views, trees, and topography.

As the development process continues, the name of the project may change to illustrate a more historical context; however, for purposes of this planned development application, the aforementioned development will be described as "Foster Creek Village".

**2. PROJECT LOCATION, BOUNDARIES & DESCRIPTION:**

The Project is located in the City of Hanahan, on Goose Creek. The site is bordered on the east by Tanner Plantation, Phase 7 (also known as "Tanner Hall"), to the north by Tanner Ford Boulevard and undeveloped commercial property, to the west by land owned

by Charleston Water Systems, and to the south by Goose Creek. The Project is currently bisected by both the terminus of Foster Creek Road and a 100' Santee Cooper Public Authority easement. Foster Creek Village, LLC (the "Developer") has obtained title to or interests in Twelve (12) tracts of land totaling approximately 87.25 acres.

Current zoning for the various tracts included within the Project are as follows:

TMS	Acreage	Current Zoning
259-00-00-021	2.0	RT
259-00-00-022	9.64	RT
259-00-00-023	9.76	RT (Type 'A' PD)
259-00-00-024	11.04	RT
259-00-00-025	5.50	RT
259-00-00-026	14.48	RT (Type 'A' PD)
259-00-00-027	12.73	RT
259-00-00-125	10.32	RO
259-00-00-129	0.62	RT
259-00-00-140	1.16	RS
259-00-00-143	7.1	RS
259-00-00-144	2.9	RO

RT (Residential Mobile Home District), RO (Residential-Office District), and RS (Single Family Residential District).

Most of the tracts included within the Project are currently comprised of woodlands, wetlands and fields. Currently, multiple residential dwellings and their associated outbuildings are located on these tracts. Access to the Project is currently from Foster Creek Road and Tanner Ford Boulevard.

**3. PROPERTY OWNERSHIP:**

As of the date of this PD submittal, Developer owns fee simple title to the parcels within the Project listed in Table 1:

**Table 1a**

TMS	ACREAGE
259-00-00-021	2.0
259-00-00-023	9.76
259-00-00-025	5.50
259-00-00-026	14.48
259-00-00-125	10.32
259-00-00-129	0.62
259-00-00-140	1.16
259-00-00-143	7.1
259-00-00-144	2.9

As of the date of this Agreement, the parcels listed in Table 5b are "heirs property." Property Owner owns an undivided interest in each of these parcels and has filed suits to clear title with the Court of Common Pleas for Berkeley County, South Carolina.

**Table 1b**

TMS	ACREAGE
259-00-00-022	9.64
259-00-00-024	11.04
259-00-00-027	12.73

**4. CONCEPTUAL LAND USE PLAN:**

The Developer intends to use this Type "B" Planned Development to bring together the twelve (12) separate tracts into a unified development. By creatively mixing uses around the central theme and pedestrian orientation, the Project will create distinct communities tied together by an overall master plan with some shared amenities. These communities will maintain individual characters while relating to the overall master concept for "Foster Creek Village." The Developer anticipates that "Foster Creek Village" will be encumbered

by a master set of restrictive covenants to be enforced by a master homeowners association (“MHOA”). Individual communities will be governed by their own set of restrictive covenants to be enforced by individual community homeowner association “CHOA”.

By unifying the tracts into one Project, access to the Project will be provided by a new entrance road from Tanner Ford Boulevard to be accessed across from the eastern entrance to Tanner Plantation, Phase 5 (also known as “The Gardens”). The MHOA will own and maintain main arterial roads within Foster Creek Village. Rights-of-way may vary in width depending on the anticipated volume of traffic being served; however, the minimum width of vehicular rights of way within “Foster Creek Village” shall be 40’. The roadways within these vehicular rights-of-way will have a minimum width of twenty-six (26’) feet from back of curb to back of curb. The Developer intends to create the “Outdoor Room” by lessening the widths of the rights of way, moving the buildings closer together and adding street side tree canopies; thereby, creating the walls and overhead plane of the “Outdoor Room”. The Developer will be responsible for planting, and the MHOA will be responsible for maintaining landscaping and trees as defined in the Landscape Section of this Planned Development Application.

The MHOA will be organized prior to the sale of any newly created lots within the Project. The MHOA will maintain a consistency in architecture, aesthetics, purpose, maintenance and the common infrastructure and common amenities. Individual community associations will be responsible for their specific infrastructure, maintenance and aesthetic needs.

**Access:** The Project shall be accessed by three main locations, the end of Foster Creek Road, a proposed intersection on Tanner Ford Boulevard across from the eastern entrance to Tanner Phase 5, and a future connection to the property to the east, known currently as Tanner Station.

**Amenities:** Subject to obtaining required permits from appropriate governmental agencies and obtaining required financing, the Developer anticipates including the following amenities within “Foster Creek Village” which will be owned and maintained by the MHOA:

- Boat ramp and day landing area
- Crabbing docks/ piers
- Community Docks

- Amenity Center featuring an exercise facility, meeting areas, swimming pool, tennis courts, etc.
- Community parks (active and passive recreation)
- All-weather paths throughout the development
- Meditation spaces

Amenities specific to an individual community will be owned and maintained by that community's CHOA.

## 5. DESIGN STANDARDS:

The design standards for Foster Creek Village will be handled at two levels. First, the MHOA shall enforce design standards for the entire Project through an architectural review board. Second, individual homeowner's associations will impose additional restrictions on architectural and landscape design standards on smaller individual communities within the Project. The overall site design standards to be enforced by the Architectural Review Board of the MHOA will ensure consistent application of design standards throughout the Project while the additional design standards imposed on specific communities within the Project will assist these communities in creating their own unique identities.

### **Master Design Standards**

- Land Use Classifications:** See Land Use Plan in Appendix "A".
- Density:** Density for Foster Creek Village shall be based on the aggregate area of the entire Project site. Maximum density allowed for the entire Project shall be 12 units per acre to be calculated using the total number of dwelling units within the boundary of the Project divided by the entire property area including high land and wetlands.
- Architectural Standards-** A draft copy of the architectural standards to be implemented for this development.
- Open Space-** The project shall contain a minimum of 15% of the gross acreage for the Project. Open space shall be defined as wetlands, parks, and other pervious areas.



E. **Signage-** The Developer intends to place entry signage and monumentation at the main entrance to the Project from Tanner Ford Boulevard. The MHOA shall approve all signage located within the Project.

F. **Landscape:**

1. **Streetscape:** One canopy tree with a 2.5" caliper minimum diameter at breast height (DBH) spaced every 40' on center along both sides of all roadways shall be located within the private rights of way. All disturbed and open areas will be grassed with sod and/or an accepted hydro-seed mix or mulched for a finished appearance. The MHOA will maintain all required and future landscaped areas on property owned by the MHOA located throughout the Project. CHOA's will maintain all required and future landscaped areas for property owned by the individual community associations within their respective neighborhoods.
2. **Buffer:** This is required for all development within Foster Creek Village that abuts an adjacent property or right of way excluding the Santee Cooper Public Service Right of Way. A minimum of 10' shall be preserved along Foster Creek Road and 20' shall be preserved along all other properties or right of way lines for the planting of 3 canopy trees, 4 under story trees, and 25 shrubs per 100'. The buffer requirement for Foster Creek Village property adjacent to the property currently owned by Century Development, LLC (TMS #s 259-00-00-130 and 25-00-00-122) will be fulfilled in a 30' buffer on Century Development, LLC's property. Foster Creek Village is responsible for the landscaping and maintenance of this buffer, and all of Century Development LLC's successors, heirs, and assigns are not allowed to construct any improvements within this 30' per the Mini-Storage Restriction Agreement recorded on August 18, 2006. This buffer requirement shall be waived when single family detached residential abuts a single family detached residential use.
3. **Parking:** One canopy tree shall be planted every 2000 s.f. of impervious surface relating to parking and circulation within a commercial, apartment, or condominium parking lot. A landscaped island shall be present every 10 continuous spaces and shall be a minimum of 100 s.f. of area. The required canopy tree may be located within the landscape island or in a space 5' surrounding the parking area.

G. **SITE LIGHTING:** Site lighting will be required along all streets, and future site amenities. The style of lighting fixtures will complement the Project and ensure safe travel during the nighttime hours. Low voltage bollard or pole-mounted lighting may be introduced throughout the interconnecting trail systems. Future lighting may include photocell timers, which will insure minimal disturbance to surrounding wildlife and neighborhoods. Lighting fixtures on rights of way will meet applicable design standards of the City of Hanahan. This lighting theme and fixture style will add character and emphasize the pedestrian feel throughout the Project. Final location and style of all lighting fixtures will be determined at a later date and approved during the preliminary plat approval process.

#### 6. SERVICE FACILITIES:

Foster Creek Village shall include, but not necessarily be limited to, the following services and providers:

- A. Police Protection – To be provided by the City of Hanahan. The City of Hanahan can request the Developer to reserve 300 square feet within the Project for use as a satellite police station for the purpose of increasing the level of service to “Foster Creek Village”.
- B. Fire Protection – To be provided by the City of Hanahan.
- C. Water – To be provided by Charleston Water System. The Developer will construct a looped water main system which will tie into the existing water mains located along Foster Creek Road, Tanner Ford Boulevard, and the existing water main within the 100’ Santee Cooper Public Service Authority Easement.
- D. Sanitary Sewer – To be provided by Berkeley County Water and Sanitation Authority. The Project will be served by a gravity system and a minimum of one new pump station. The new pump station will be connected to an existing gravity system located near Tanner Ford Boulevard via a force main. Ultimately, waste will be processed at the central Berkeley Wastewater Treatment Plant.
- E. Electric – To be provided by South Carolina Electric & Gas Company.
- F. Telephone – To be provided by BellSouth or other provider.
- G. Cable – To be provided by Comcast or other provider.
- H. Drainage and Storm Water Management – To be constructed by the Developer and maintained by the MHOA.
- I. Roads – To be installed by the Developer and maintained by the MHOA.

- J. Mail Service – To be provided by the United States Post Office – Goose Creek. Mail shall be collected and distributed through the use of architectural mail kiosks located within each individual community. The design and architecture of the mail kiosks shall conform to the architectural design standards adopted by the Developer and to be enforced by the MHOA.
- K. Trash Collection – To be provided by the City of Hanahan and/or a private collection company. Districts FCV-SF1, FCV-SF2, and FCV-TH will be serviced by the City of Hanahan through the use of roll-out containers on specific days to be coordinated with the City of Hanahan. Districts FCV-VC and FCV-MF shall be serviced by a private collection agency coordinated through their respective CHOA. Collection areas shall be heavily screened either through landscape or architectural features.

Utility locations will be designed to be underground and take advantage of the Project's site opportunities. Utilities will be in easements of varying width, located within front yard, side yards, and/or rear yard setbacks. All utilities will be designed and approved by appropriate agencies. Utility companies will avoid grand trees to the extent practicable. Removal of any grand trees shall be subject to the provisions of the applicable tree ordinance adopted by the City of Hanahan effective July 2006.

Roads and drainage shall be designed to manage the impact of the Project while preserving the natural beauty of the Project's site. Care will be given to protect and retain specimen trees 10" and greater through careful design and location of the roads and drainage features. All proposed primary and secondary private roadways are to be constructed to comply with the design standards of the City of Hanahan's Zoning and Subdivision Ordinances. The road layout will be designed to inhibit increased vehicular speed throughout the Project. The road layout will allow the local feeder streets to remain quiet and promote a safe environment within the Development. Maximum speed limit shall be 25 mph. All main arterial roadways will have 5' sidewalks/pedestrian pathways along both sides of the road to insure and promote safety for pedestrians utilizing the circulation of the community. Roads located within the detached single-family district will be required to have a 5' sidewalk along only one side of the street. These roads will be located within private rights of ways. Maintenance for these roadways and sidewalks will be included in the subdivision's covenants and by-laws by the Developer. The MHOA will ultimately be responsible for continued maintenance of the main arterials.

Storm water may be handled by onsite pond features, as well as underground facilities. Storm water conveyance systems shall include open swales and ditches, as well as enclosed

pipd systems. All drainage systems will be located in private right of ways and dedicated easements to be maintained by the MHOA or individual CHOA.

## **7. ADDITIONAL INFORMATION:**

### **Cultural Resource Assessment**

The Developer has retained Brockington and Associates, Inc., ("Brockington") to perform a Cultural Resources Survey of the Project area. Brockington published its report in September 2005. A letter report was issued by Brockington entitled "Cultural Resource Survey of the Foster Creek Village Phase Two Tract, Berkeley County, South Carolina". These reports were submitted to the State Historic Preservation Office (SHPO) of the State Department of Archives and History for review. In a letter dated August 3, 2005, SHPO "concurred with the report's recommendation that archeological site 38BK2082 is not eligible for the National Registrar of Historic Places". The Developer has agreed that if archeological elements are found during construction, the Developer will notify SHPO.

### **Phase 1 Environmental Site Assessment**

The Developer engaged GS<sub>2</sub> Engineering and Environment Consultants, Inc., ("GS<sub>2</sub>") engaged to perform Phase 1 environmental assessments of each parcel comprising the Project. GS<sub>2</sub> has prepared reports on each of the individual tracts. All reports state that there "appears to be minimum potential for on-site and off-site environment impact".

### **Wetland Verification**

The Developer engaged Trico Engineering Consultants ("Trico") to perform wetland delineation and verification for each of the parcels of land encompassing the Project. These delineations have been forwarded to the United States Army Corp of Engineers for their review and approval.

### **Traffic Engineering Studies**

Wilbur Smith Associates completed a traffic engineering study in October 2005 and issued addenda dated December 13, 2005 and June 2006. This study examined traffic

conditions for Tanner Ford Boulevard from North Rhett to the Project and the proposed entrance point on Tanner Ford Boulevard and Foster Creek Road. The report recommends a left turn lane heading west and a right turn lane heading east on Tanner Ford Boulevard.

### **Impact Fees**

In order to help offset the impact of this development on the City of Hanahan, the developer is offering to prepay a certain amount of impact fees at the new rate. It is with this offer that the developer has the understanding that these fees will be used for capital improvement projects that are needed to serve the community as well as this project.

### **8. Conclusion**

The Developer has worked diligently to create a plan combining the twelve (12) tracts included in the Project into a mixed-use residential subdivision featuring pedestrian orientation and amenities. The Developer has sought to preserve the natural beauty of the area, conserve the outstanding resources present while generating pedestrian interaction and community relationships. The Developer intends to maintain the development arrangement as presented in the conceptual plan as much as possible; however, market conditions and permitting constraints may require alteration of the land use lines specifically shown on the Land Use Plan. The Developer reserves the right to move these lines by as much as 100' by submitting any changes to the Hanahan Planning Commission for approval. **The current zoning and planning regulations of the City of Hanahan as of July 2006 shall govern any zoning and planning item not specifically addressed within this Planned Development application.**

The Developer understands that the PLANNED DEVELOPMENT APPLICATION approval shall be only for this document and that the Developer will need to submit a preliminary plat and/or site plan of each individual community to the Planning Commission for approval prior to any construction or subdivision.

### LAND USE CHART

DISTRICT	DEFINITION	ACREAGE	PROJECTED UNITS	% OF ACREAGE
FCV-SF1	SINGLE FAMILY DETACHED	13.4	70	15.4
FCV-SF2	SINGLE FAMILY DETACHED	7.3	98	8.4
FCV-TH	TOWNHOME	3.7	35	4.2
FCV-VC1	VILLAGE COMMERCIAL MIXED-USE	7.8	42	8.9
FCV-VC2	VILLAGE COMMERCIAL MIXED-USE	3.3	38	3.8
FCV-MF	MULTI FAMILY	38.5	625	44.1

## Development Standards

District	Min. lot Size	Min. lot front/width	Building Setback				Accessory Structure setback		Maximum building height <sup>2</sup>	Maximum impervious
			Front	Rear	Side	2 <sup>nd</sup> street	rear	side		
FCV-SF1	3,500 sf.	35' or 20' at front setback in a curve	2'	2'	0' with 5' between buildings	2'	2'	2'	55'	80%
FCV-SF2	975 s.f.	20'	2'	2'	2' with 4' between buildings	2'	2'	2'	55'	100%
FCV-TH	2,500 s.f.	20'	2'	2'	0' with 10' between buildings <sup>1</sup>	2'	2'	2'	55'	70%
FCV-MF	5 Acres	N/a	2'	2'	0' with 10' between buildings <sup>1</sup>	2'	2'	2'	55'	75%
FCV-VC	3 Acres	N/a	2'	2'	0' with 10' between buildings <sup>1</sup>	2'	N/a	N/a	55'	85%

<sup>1</sup> This does not include covered stairways.

<sup>2</sup> Building Height to be determined at the time the Building Permit is issued. The maximum height is to be the height as defined by the Fire Chief so as not to adversely impact the City of Hanahan's ISO rating. Measurement shall be from grade immediately outside the structure.

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2	Parking FCV-VC1	Parking FCV-VC2
<b>Residence or Accommodation Functions</b>								
Single Family Detached	P	P	P	P	P	P	2 sp per lot	2 sp per lot
Townhouse		P	P	P	P	P	2 sp per lot	2 sp per lot
Condominiums		P	P	P	P	P	1.75 sp per unit	1.75 sp per unit
Duplex, Triplex, Quadplex, Patio Homes, etc		P	P	P	P	P	2 sp per lot	2 sp per lot
Apartment - for rent units				P	P	P	1.75 sp per unit	1.75 sp per unit
<b>General Sales or Service</b>								
<b>Retail Sales or Service</b>								
<b>Automotive sales or service establishment</b>								
Car dealer (Showroom only)					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Bus, truck, mobile homes, or large vehicles								
Bicycle					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Boat or marine craft dealer (Showroom only)					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Parts, accessories					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Gasoline service								
<b>Heavy Consumer goods sales or service</b>								
Furniture or home furnishings								
Hardware, home centers, etc					P		1 sp per 250 GFA	
Lawn and garden supplies					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Department store, warehouse club or superstore								
Electronics and Appliances					P	P	1 sp per 250 GFA	1 sp per 450 GFA
Lumber yard and building materials								
Heating and plumbing equipment								
<b>Durable consumer goods sales and service</b>								
Computer and software					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Camera and photographic supplies					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Clothing, jewelry, luggage, shoes, etc.					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Sporting goods, toy and hobby, and musical instruments					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Books, magazines, music, stationary					P	P	1 sp per 400 GFA	1 sp per 650 GFA
<b>Consumer goods, other</b>								
Florist					P	P	1 sp 400 GFA	1 sp per 650 GFA
Art dealers, supplies, sales, and service					P	P	1 sp 400 GFA	1 sp per 650 GFA
Tobacco or tobacconist establishment					P	P	1 sp 400 GFA	1 sp per 650 GFA
Mail order or direct selling establishment					P	P	1 sp 400 GFA	1 sp per 650 GFA
Antique shops, etc.					P	P	1 sp 400 GFA	1 sp per 650 GFA
<b>Grocery, food, beverage, dairy, etc</b>								
Grocery Store, supermarket, or bakery					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Convenience store					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Specialty food store					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Fruit and vegetable store					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Beer, liquor, and wine store					P	P	1 sp per 300 GFA	1 sp per 500 GFA
<b>Health and personal care</b>								
Pharmacy or drug store					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Cosmetic and beauty (barber shop, hair salon)					P	P	1.5 sp per chair	0.5 sp per chair
Optical					P	P	1 sp per 400 GFA	1 sp per 650 GFA
<b>Finance and Insurance</b>								



Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2	Parking FCV-VC1	Parking FCV-VC2
Bank, credit union, or savings establishment					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Credit and finance establishment					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Investment banking, securities, and brokerage					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Insurance-related establishment					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Fund, trust or other financial establishment					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Real estate and rental and leasing								
Real estate services					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Property Management services					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Commercial property related					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Rental housing-related					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Rental and leasing					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Cars								
Leasing trucks, trailers, RVs, etc								
Recreational goods rental					P	P	1 sp per 300 GFA	1 sp per 450 GFA
Leasing heavy commercial, industrial machinery, and equipment								
Consumer goods rental					P	P	1 sp per 300 GFA	1 sp per 450 GFA
Intellectual property rental (video, music, software, etc)					P	P	1 sp per 300 GFA	1 sp per 450 GFA
Business, professional, scientific, and technical services								
Professional services								
Legal services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Accounting, tax bookkeeping, payroll services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Architectural, engineering, and related services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Graphic, industrial, interior design services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Consulting services (management, environmental)					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Research and development services (scientific, etc.)					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Advertising, media, and photography services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Veterinary services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Administrative services								
Office and administrative services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Facilities support services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Employment agency					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Business support services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Collection agency					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Travel arrangement and reservation services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Investigation and security services					P	P	1 sp per 500 GFA	1 sp per 650 GFA
Services to building and dwellings								
Extermination and pest control								
Janitorial (office only)					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Landscaping (office only)					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Carpet and upholstery cleaning (office only)					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Packing, crating, and convention and trade show services								
Food services								
Full service restaurant					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Cafeteria or limited service restaurant					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Snack or non-alcoholic bar					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Bar or drinking place					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Mobile food service					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Caterer					P	P	1 sp per 100 GFA	1 sp per 300 GFA
Food service contractor					P	P	1 sp per 100 GFA	1 sp per 300 GFA

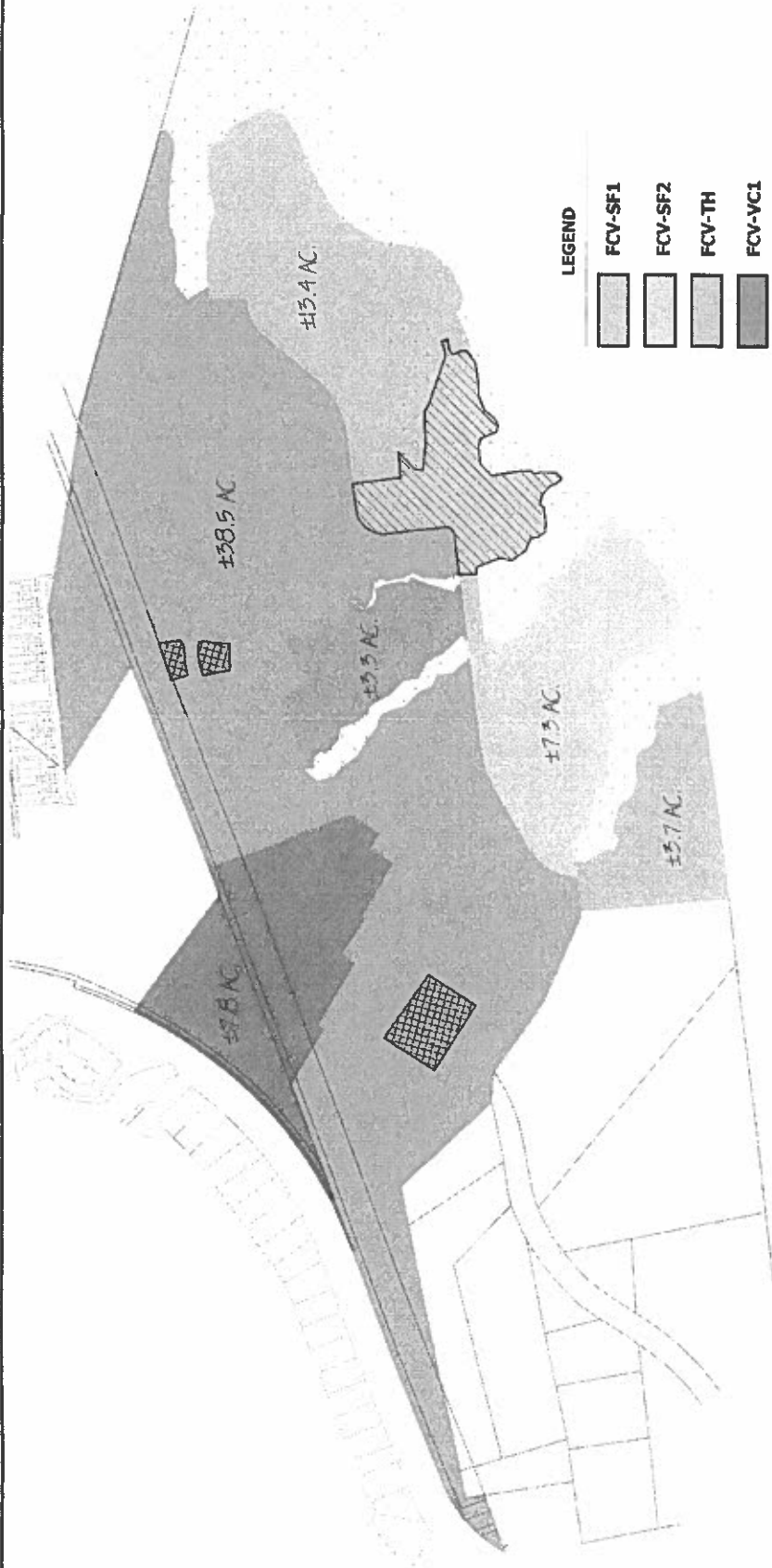
Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2	Parking FCV-VC1	Parking FCV-VC2
Vending machine operator								
Personal services								
Pet animal sales or service (except veterinary)								
Pet or pet supply store					P	P	1 sp per 200 GFA	1 sp per 300 GFA
Animal and pet services					P	P	1 sp per 200 GFA	1 sp per 300 GFA
Transportation, communication, information, and utilities								
Transportation services								
Road, ground passenger, and transit transportation								
Special purpose transit transportation (including scenic, sightseeing, etc.)					P	P	1 sp per 400 GFA	1 sp per 650 GFA
Taxi and limousine service					P	P	1 sp per 300 GFA	1 sp per 650 GFA
Towing and other road and ground service								
Marine and water transportation								
Marine passenger transportation								
Marine freight transportation								
Marine port and harbor operations								
Marine cargo handling and dry dock services								
Marine navigational and other services								
Courier and messenger services					P	P	1 sp per 300 GFA	1 sp per 650 GFA
Postal services					P	P	1 sp per 300 GFA	1 sp per 500 GFA
Pipeline transportation								
Communication and information								
Publishing								
Newspaper, books, periodicals, etc.					P	P	1 sp per 400 GFA	1 sp per 600 GFA
software publisher					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Motion pictures and sound recording								
Motion picture and video recording production, publishing, and distribution					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Motion picture viewing and exhibition services					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Sound recording, production, publishing, and distribution					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Telecommunications and broadcasting								
Radio and television broadcasting					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Cable networks and distribution					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Wireless telecommunications					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Telephone and other wired telecommunications					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Information services and data processing industries								
Online information services					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Libraries and archives					P	P	1 sp per 400 GFA	1 sp per 600 GFA
News syndicate					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Parking Garage				P	P	P		
Arts, entertainment, and recreation								
Performing arts or supporting establishment								
Theater, dance, or music establishment					P	P	1 sp per 4 seats	1 sp per 6 seats
Sports team or club								
Racetrack establishment								
Promoter of performing arts, sports, and similar events					P	P	1 sp per 4 seats	1 sp per 6 seats
Agent for management services					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Independent artist, writer, or performer					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Museum								
Museum					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Historical or archeological institution					P	P	1 sp per 400 GFA	1 sp per 600 GFA

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2	Parking FCV-VC1	Parking FCV-VC2
Zoos, botanical gardens, arboreta, etc.					P	P	1 sp per 400 GFA	1 sp per 600 GFA
Amusement, sports, or recreation establishment								
Amusement or theme park establishment								
Games arcade establishment					P	P	1 sp per 300 GFA	1 sp per 600 GFA
Casino or gambling establishment								
Miniture golf establishment					P	P	1.5 sp per hole	1.5 sp per hole
Skiing								
Marina or yachting club facility operators					P	P	1 sp per 300 GFA	1 sp per 10 boats
Fitness, recreational sports, gym, or athletic club					P	P	1 sp per 150 GFA	1 sp per 300 GFA
Bowling, billiards, pool, etc.					P	P	1 sp per 300 GFA	1 sp 600 GFA
Skating rinks, roller skating, etc.					P	P	1 sp per 150 GFA	1 sp per 300 GFA
Camps, camping and related establishment								
Natural and other recreational parks								
Education, public admin., health care, and other inst.								
Educational services								
Nursury and preschool					P	P	1 sp 400 GFA	1 sp 600 GFA
Grade schools								
Elementary					P	P	2.5 sp classroom	2.5 sp classroom
Middle					P	P	2.5 sp classroom	2.5 sp classroom
Senior					P	P	1 sp per 4 students	1 sp per 4 students
Continuance					P	P	1 sp per 8 students	1 sp per 6 students
Alternative education services								
Adult education services								
Colleges and Universities					P	P	1 sp per 5 students	1 sp per 5 students
Technical, trade, and other specialty schools								
Beauty schools					P	P	1 sp per 6 students	1 sp per 6 students
Business management					P	P	1 sp per 6 students	1 sp per 6 students
Computer training					P	P	1 sp per 6 students	1 sp per 6 students
Driving education					P	P	1 sp per 6 students	1 sp per 6 students
Fine and performing arts education					P	P	1 sp per 6 students	1 sp per 6 students
Flight training								
Sports and recreation education					P	P	1 sp per 6 students	1 sp per 6 stud
Public administration								
Legislative and exective functions					P	P	1 sp per 400 GFA	1 sp 600 GFA
Judicial functions								
Courts					P	P	1 sp per 400 GFA	1 sp 600 GFA
Correctional institutions								
Other government functions								
Military and national security					P	P	1 sp per 400 GFA	1 sp 600 GFA
Space research and technology					P	P	1 sp per 400 GFA	1 sp 600 GFA
Public safety								
Fire and rescue					P	P	1 sp per 400 GFA	1 sp 600 GFA
Police					P	P	1 sp per 400 GFA	1 sp 600 GFA
Emergency response					P	P	1 sp per 400 GFA	1 sp 600 GFA
Health and human services								
Ambulatory or outpatient care services								
Clinics					P	P	1 sp per 400 GFA	1 sp 600 GFA
Family planning and outpatient care centers					P	P	1 sp per 400 GFA	1 sp 600 GFA
Medical and diagnostic laboratories					P	P	1 sp per 400 GFA	1 sp 600 GFA









Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2	Parking FCV-VC1	Parking FCV-VC2
Blood and organ bank					P	P	1 sp per 400 GFA	1 sp 600 GFA
Nursing, supervision, and other rehabilitative services					P	P	1 sp per 400 GFA	1 sp 600 GFA
Hospital								
Social assistance, welfare, and charitable services								
Child and youth services					P	P	1 sp per 400 GFA	1 sp 600 GFA
Child day care					P	P	1 sp per 400 GFA	1 sp 600 GFA
Community food services								
Emergency and relief services					P	P	1 sp per 400 GFA	1 sp 600 GFA
Other family services								
Services for the elderly and disabled					P	P	1 sp per 400 GFA	1 sp 600 GFA
Veterans affairs					P	P	1 sp per 400 GFA	1 sp 600 GFA
Vocational rehabilitation					P	P	1 sp per 400 GFA	1 sp 600 GFA
Religious institutions					P	P	1 sp per 400 GFA	1 sp 600 GFA
Death care services								
Funeral homes and services								
Cremation services and cemeteries								
Associations, non profit organizations, etc.								
Labor and political organizations					P	P	1 sp per 300 GFA	1 sp 600 GFA
Business associations and professional membership organizations					P	P	1 sp per 300 GFA	1 sp 600 GFA
Civic, social, and fraternal organizations					P	P	1 sp per 300 GFA	1 sp 600 GFA

Maritime Overlay district shall allow only the following uses: Dry storage facility, Boat dockage, boat launch, 200 s.f. store specifically for boating/fishing.

Office Overlay district shall only allow the uses under Professional and Administrative office. Parking shall be based on FCV-VC1 standards.



LEGEND

-  FCV-SF1
-  FCV-SF2
-  FCV-TH
-  FCV-VC1
-  FCV-VC2
-  FCV-MF
-  MARITIME OVERLAY
-  COMMERCIAL/OFFICE OVERLAY

LAND USE PLAN

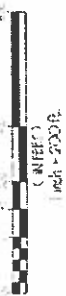
FOSTER CREEK VILLAGE  
HANAHAN, SOUTH CAROLINA



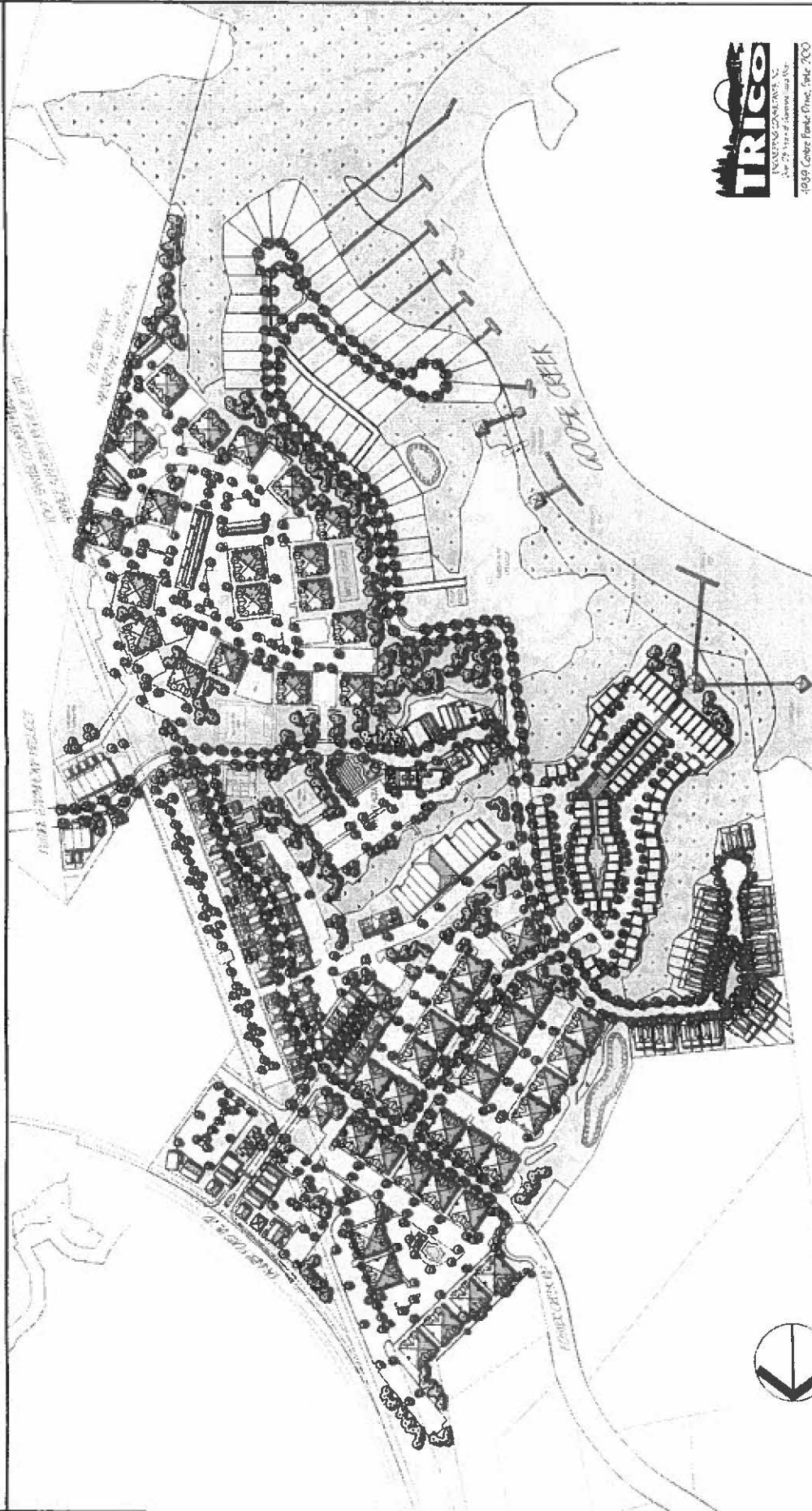
TRIGO  
15000 FARM ROAD, SUITE 200  
DALLAS, TEXAS 75244  
PHONE: 972.410.7700  
WWW.TRIGOCORPORATION.COM



GRAPHIC SCALE



(1 INCH = 200 FEET)



**TRIGO**  
 TRIGON CONSULTANTS, INC.  
 4850 College Park Drive, Suite 200  
 North Charleston, SC 29405  
 Phone: 843.740.7700  
 Fax: 843.740.7700  
 www.trigocorp.com/nc



# FOSTER CREEK VILLAGE

HANAHAN, SOUTH CAROLINA



GRAPHIC SCALE  
 0 10 20 30 FEET

THE INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.

## Appendix "C"

### FOSTER CREEK, HANAHAN, SC

### ARCHITECTURAL CODES & STANDARDS

#### SUMMARY

This code consists of building and lot requirements that define the general standards by which the Foster Creek Design Committee will function to ensure architectural style and material requirements are met for all residential and commercial construction.

The design committee will assist property owners to ensure architectural and landscape plans conform to the guidelines and standards outlined in this section. The design committee board will communicate with the owner, architect and contractor from the initial site planning stages through final construction inspections. The board will hear appeals and variance request and respond on a case by case basis.

#### DESIGN COMMITTEE & DESIGN PHILOSOPHY

All residential and commercial construction must be reviewed and approved by the Foster Creek Design Committee. Complete Architectural and Landscape Plans are required to be submitted for review and approval for any new construction. The Design Committee's focus is not to duplicate the efforts of the city building inspector, rather to guide the arrangement and design of buildings to ensure unity and harmony throughout the entire civic space of Foster Creek.

This development embraces the timeless, southern vernacular, architectural style found in the streetscapes of areas located in downtown Charleston, S.C. The design principles set forth by Foster Creek's Architectural guidelines are based on the same guiding principles for intelligent building design that make the Charleston peninsula a successful community. The architecture style outlined in this code is defined by well thought out building proportions, oversized porches, attention to moulding and window treatments along with construction materials that function properly in the Lowcountry's climate.

### Foster Creek Building Permit Approval Process

Any new construction or alterations to a site or built structure is prohibited without first obtaining a Foster Creek Building permit. A permit will be issued only after the following design and review procedures have been approved by the Foster Creek Design Committee.

1. **Conceptual Meeting:** A meeting for the owner and architect to introduce and ask questions about a proposed site/design concept with the design committee's coordinator.
2. **Preliminary Review:** Schematic sketches, scaled drawings and renderings shall be presented to the design committee by the owner or architect to discuss and review the proposed site layout, general building form and materials. Drawing submission shall include; site plan, building floor plans and building elevations.
3. **Final Review:** Final construction drawings and material samples shall be presented to the design committee by the owner or architect for final review to ensure all of the comments and recommendation suggested by the design committee during the preliminary design review stages have been integrated into the final construction documents. Drawings submission shall include; Topographic Survey, Site Plan, Tree Survey, Landscape plan at 1/8"=1'-0", Floor plans at 1/8"=1'-0", Elevations at 1/8"=1'-0",,, and material specifications cut sheet along with physical material samples.
4. **Site Stakeout Inspection:** After the final review process, the proposed construction shall be identified by a series of stakes/tape and inspected by the Foster Creek Design Committee.
5. **Building Permit:** After the site stakeout inspection has been approved, a letter shall be issued to the owner/contractor approving a Foster Creek Building Permit. The permit will allow the owner/contractor to apply to Hanahan for a city building permit. Upon drawing approval construction may commence.
6. **Final Inspections:** The Foster Creek Design Committee will make inspections throughout the building process to ensure all construction matches the previously approved construction documents.



## Architectural Standards Building Design & Materials

The following building elements and material specifications are intended to promote a consistent architectural vocabulary that unifies the commercial and residential community through material integrity and architectural style. Material samples shall be submitted for the design committee's review and approval for the following; paint/trim color, masonry color/finish and roofing material/color.

### 1. FOUNDATIONS:

- Foundation walls or piers shall be brick or stucco.
- Foundation vents or openings in walls shall be enclosed by lattice or louvers
- Columns shall align with foundation piers.
- Chimney's shall be brick or stucco

### 2. EXTERIOR WALLS:

- Walls shall be made of; wood (stained or painted), brick, tabby, or fiber cement siding (painted).
- Alternate materials will be reviewed and approved on a case by case basis.

### 3. WINDOWS:

- Windows shall be operable when possible.
- Bay windows and transom windows are recommended
- Window shall be enhanced with treatments such as wood pediments/trim and lintel at masonry openings.
- Awnings at window are acceptable.
- Dormers with windows are recommended for roof accents

### 4. PORCHES:

- Operable louvers are permitted on porches for side yard screening and privacy.
- Columns shall be sized proportionate to the building mass and opening.
- Screen shall not cover columns, railings and balustrades from the exterior.

### 5. ROOFS:

- Principle roof symmetry shall have a slope range of 3:12 min. to 12:12 max
- Flat roofs shall have parapets or enclosed balustrades to screen roof areas from ground view.

- Roof Materials include; standing seam metal and 5V metal corrugated, Copper, Slate, terra cotta tile, Wood Shake/shingle, Architectural grade shingle.
- Aluminum and Galvanized gutter/downspouts shall be painted to compliment the primary building- no vinyl for all single family residences.

#### 6. DRIVEWAY/APRON:

- Driveway material options are as follows; oyster shell, concrete, stamped asphalt, tabby, brick, granite gravel, or other acceptable pervious material.

#### 7. MISCELANNEOUS:

- Utilities: such as electric meters, propane tanks, garbage cans, and HVAC units shall be screened from the public right-of-way. All screening devices shall be made of materials and painted to compliment principle home.
- Fences: Shall be painted wood, fiber cement board, masonry, stucco and living fence. Fence heights shall be limited to 42in. along the front of the property line and 60in. along the side and rear of the property. Note: it is strongly recommended that natural hedges are used in place of fence structure.
- Signs: shall incorporate materials and colors that compliment the surrounding neighborhood- signs shall be evaluated on case by case basis.
- Mailboxes: shall be painted wood, masonry or a shared mail kiosk constructed of wood, fiber cement bd. or masonry.