

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
COURTNEY SOLER



**CITY COUNCIL**  
KEVIN HEDGPETH, MAYOR PRO-TEM  
KEN BOGGS  
JEFF C. CHANDLER  
MIKE DYSON  
MICHAEL SALLY  
ADAM SPURLOCK

**AGENDA**  
**HANAHAN PLANNING COMMISSION MEETING**

**Tuesday, November 01, 2022**

**6:30 P.M.**

- 1. Call to Order by Chairperson Pat Eckstine**
- 2. Determination of a quorum.**
- 3. Pledge of allegiance to the Flag.**
- 4. Read and approve the meeting minutes from October 4, 2022.**
- 5. Old Business**  
None
- 6. New Business**
  - A. D.P. Property Solutions LLC-Corner Ave Minor Development Plat-** A plat to create two residential lots from an existing 0.28-acre parcel on the east side of Corner Avenue (TMS 265-16-06-001). Applicant: Mr. Peter Rourke, D.P. Property Solutions LLC.
  - B. Presentation of Hanahan Comprehensive Plan (Volume I) Draft by Mr. Wyatt Stitely of the BCDCOG**
- 7. Citizen Comments.**
- 8. Next Meeting: Monday, December 6, 2022**
- 9. Adjourn.**

**HANAHAN PLANNING COMMISSION**

**REGULAR MEETING**

**October 4, 2022, 6:30 P.M.**

The meeting of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on October 4, 2022. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Marika Kary, Earl Gurley, and Butch thrower were in attendance. Commissioners Craig Bennett and Michael Moseley were absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance were Lee Lawson (City Planner), Larry Sturdivant (Building Official) Courtney Soler (City Administrator). There were no visitors present

**CALL TO ORDER:**

Chairman Eckstine called the meeting to Order at 6:33pm. The Pledge of Allegiance was recited.

**OLD BUSINESS:**

**Approval of Minutes, September 6, 2022**

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Kary made a motion to approve the Minutes of September 6, 2022. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote. Commissioner Gurley abstained.

**NEW BUSINESS:**

There was no new business.

**CITIZEN COMMENTS:**

There were no citizen comments.

**ADJOURNMENT:**

Chairman Eckstine asked for a motion to adjourn. Commissioner Kary made a motion to adjourn. Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:36pm.

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Chairman Eckstine

ATTEST:

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Larry Sturdivant, Secretary

# Staff Report

**Project Title:** D.P. Property Solutions LLC-Corner Ave Minor Development Plat

**Staff:** Lee Lawson, AICP  
City Planner

**Applicant:** Peter Rourke, D.P. Property Solutions LLC.

**Request:** For the Planning Commission to approve a minor development plat for recording. The purpose of the plat is to divide an existing lot into two parcels.

**Zoning:** TR District (Town Residential)

**Site Size:** 0.28 Acres (11,245 Square Feet)

**TMS #:** 265-16-06-001

## **Background Summary:**

The property to be divided is located on the east side of Corner Avenue in the Charleston Farms neighborhood. It is the last lot of record in the city heading south before entering Charleston County. The parcel is undeveloped. It has an area of 11,245 square feet with a width of approximately 73.5 feet. The property has water and sewer service and fronts on Corner Avenue, which the SCDOT maintains. A sidewalk runs along the east side of Corner Avenue in front of the subject property.

The applicant is proposing to divide the property and create two new lots. The northerly lot (Lot E1) will have an area of 5,578 square feet with a width of approximately 37 feet. The second lot (Lot E2) will be 5,667 square feet with a +/-36-foot lot width. The new lots will share a driveway per the standards in Land Development Ordinance Section 5.17.2(A)(2).

## **Key Issues:**

Per Zoning Ordinance Section 4.5.11(B)(5), on-site parking is not permissible between the primary structure and street right-of-way in the Town Residential District (TR). The narrowness of the proposed parcels may create a challenge to parking behind the principal buildings. They will have an average lot width of 37.43 feet.

Current Property Information	
<b>Land Use:</b>	Undeveloped
<b>Site Features:</b>	The lot is vacant, with a few trees along the perimeter.
<b>Flood Areas:</b>	Not in a special flood hazard area.
<b>Vehicle Access:</b>	Corner Avenue- Classified as a Local Street and maintained by SCDOT

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
<b>North:</b>	Town Residential (TR)	Single-family Dwelling
<b>South:</b>	Single-Family Residential (R-1)- North Charleston Zoning	Duplex
<b>East:</b>	Town Residential (TR)	Single-family Dwelling
<b>West:</b>	Town Residential (TR)	Single-family Dwelling and Manufactured Home Park

Zoning District Summary		
<b>Zoning District Intent:</b>	<p><b>Town Residential (TR).</b> This zone intends to provide housing in attached and detached units in a highly interconnected, pedestrian-scale environment near shops, schools, recreation, emergency services, and other public and private services typically provided in a full-service community. This district is to provide opportunities for development and redevelopment that contributes to neighborhood and town atmospheres without unduly burdening public infrastructure. To further this intent, very light commerce may also occur in or adjacent to housing units to provide additional services to residents and guests of the Town Residential District.</p>	
	<b>Requirements</b>	<b>Proposed:</b>
<b>Permissible Uses:</b>	Single-Family Dwellings, Row Houses, Duplexes, Townhouses, Bed and Breakfast Inns, Boarding Houses, House of Worship, etc.	Townhouses

<b>Zoning District Summary</b>		
	<b>Requirements</b>	<b>Proposed:</b>
<b>Maximum Impervious Ratio:</b>	75%	Was not provided
<b>Minimum Lot Size:</b>	Minimum Lot Area: 600 sq. ft.	Lot E1-5,578 sq. ft. Lot E2-5,667 sq. ft.
<b>Minimum Lot Width:</b>	Minimum Lot Width: 18 feet	Lot E1- 37.17 ft. Lot E2-36.47 ft.
	<b>Requirements</b>	<b>Proposed:</b>
<b>Maximum Residential Density:</b>	Four units per 100 feet of street frontage	Two units per 73.63 feet of street frontage.
<b>Setback Requirements:</b>	<b>Minimum Front Setback:</b> 15 feet <b>Maximum Front Setback:</b> 35 feet <b>Rear Yard Setback:</b> 25 feet <b>Side Yard Setback:</b> None	

### **Comprehensive Plan Consideration(s):**

The future land use map designated the subject property as Medium Density Neighborhood. The Comprehensive Plan states that the intent of the Medium Density Neighborhood designation is to provide for and/or sustain medium-density neighborhoods with smaller lots and a mix of housing types. The principal use of land in this designation is single-family residential development typical of urban neighborhoods with small lots or attached residential structures like duplexes and townhomes, limited to eight (8) units per acre. Medium Density Neighborhood areas are designated in locations where such development can provide a transition from Low-Density Residential to already-developed residential and commercial areas. Where there exist opportunities for infill and redevelopment, new communities should strive to include walkable neighborhood units within the community. New neighborhoods should incorporate or link to a system of interconnected trails or sidewalks that provide access to parks, recreation, and open space areas focused near and/or in between residential communities. To the extent possible, future developments should be co-located with neighborhood centers of nonresidential development.

The following principle, goals, and policies of the Comprehensive Plan apply to this application:

- Hanahan will promote reinvestment and revitalization efforts in its existing residential and commercial neighborhoods. (*Overall Vision and Guiding Principle #1*)
- Hanahan will embrace having a variety of housing opportunities that enhance the character, diversity, and vitality of the City (*Housing Goal #1*)
  - The City will encourage a variety of housing types and styles to accommodate people at different life stages, income levels, and social and physical needs.

- Hanahan will preserve and enhance existing communities and neighborhoods from physical deterioration resulting from neglect and lack of maintenance, substandard construction practices, natural hazards, and encroachment of incompatible development. (*Housing Goal #2*)
  - The City will support the redevelopment or enhancement of existing communities and neighborhoods that have suffered from physical deterioration, including offering support programs to help with improvements and upkeep.
  - The City will encourage housing availability for low-to-moderate income households and special needs populations.
- Hanahan will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure. (*Housing Goal #3*)
  - The City will encourage infill and the redevelopment of vacant and/or underutilized land where public services already exist.
- Hanahan will continue to protect and enhance the character of the City's existing neighborhoods as well as encourage the preservation of its wetlands and natural resources. (*Land Use Goal #1*)
  - The City will ensure that new development in residential districts is compatible in scale and character with existing residences and that it preserves important neighborhood characteristics.
- Hanahan will continue to encourage redevelopment and revitalization of older commercial and residential areas, which are served by existing infrastructure, and ensure any redevelopment is compatible with existing residential neighborhoods. (*Land Use Goal #1*)
  - The City will encourage infill and redevelopment opportunities to fill existing residential, commercial, and light industrial space where appropriate.

**Planning Consideration(s):**

The following general considerations, planning concepts, and other facts should be considered in the review of this application:

1. The proposed minor development plat is consistent with the Future Land Use Map and several goals and policies of the Hanahan Comprehensive Plan.
2. The infill development of the site would enhance the surrounding area.
3. The plat meets the Zoning and Land Development Ordinances standards.

**Planning Commission Alternatives:**

1. Approve the Minor Development Plat.
2. Approve the Minor Development Plat with the condition that the size and location of the sewer line be added to the plat before recording at the county register of deeds.
3. Deny the Minor Development Plat.
4. Postpone action until the next Planning Commission meeting on Tuesday, December 6, 2022.

**Preliminary Staff Recommendation:**

Staff recommends Alternative number 2 for the following:

1. The proposed plat meets the intent of the Comprehensive Plan.
2. The development meets the Zoning and Land Development Ordinances standards.

**Attachments:**

1. Minor Development Final Plat Application
2. D.P. Property Solutions LLC-Corner Ave Minor Development Plat
3. Aerial Map
4. Zoning Map



**CITY OF HANAHAN  
MINOR DEVELOPMENT PLAT  
APPLICATION**

Building and Codes Department  
1255 Yeamans Hall Road  
Hanahan, SC 29410  
(843)576-5259  
[www.cityofhanahan.com](http://www.cityofhanahan.com)

Applicant		Property Owner	
Name: Pete Rourke		Name: DP Property Solutions, LLC	
Phone: 843-252-8181		Phone: 843-252-8181	
Mailing Address: 1053 Bexley St. North Charleston, SC, 29405		Mailing Address: 1053 Bexley St. North Charleston, SC, 29405	
E-mail: psrourke42@gmail.com		E-mail: psrourke42@gmail.com	
City Business License # (if applicable):			
Project Information			
Project Name: Corner Ave Townhomes		Project Location: 5730 Corner Ave Hanahan, SC 29410	
Zoning District: TR		Acreage: .258	
Tax Map Number(s): 265-16-06-001			
Project Description: (2) Corner Ave Townhome new builds PLAT SUBDIVIDING EXISTING LOT INTO 2 LOTS			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Digital files of the Subdivision Plat signed by a surveyor registered in South Carolina. Paper copies will be required upon approval. <input checked="" type="checkbox"/> 2. Recorded deed showing proof of property ownership. <input checked="" type="checkbox"/> 3. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the City of Hanahan Master Fee Schedule. Checks made payable to the City of Hanahan.			
<b>Note: A Pre-Application Meeting is recommended before Application submission. Paper copies will need to be submitted before the recording of the subdivision.</b>			
<b>Disclaimer: The City of Hanahan assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Pete Rourke</i>		Date: 10-17-22	
Applicant Signature: <i>Pete Rourke</i>		Date: 10-17-22	
<i>For Office Use</i>			
Application Number:		Date Received: 10/14/2022	
Received By: <i>Lee Lawson</i>		Date Approved:	

Sales Receipt #3113



I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE BERKELEY COUNTY REGISTER OF DEEDS OFFICE.  
CITY PLANNER, CITY OF HANAHAN DATE

FOR STAMPS AND RECORDING INFO

REFERENCES:

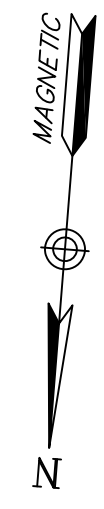
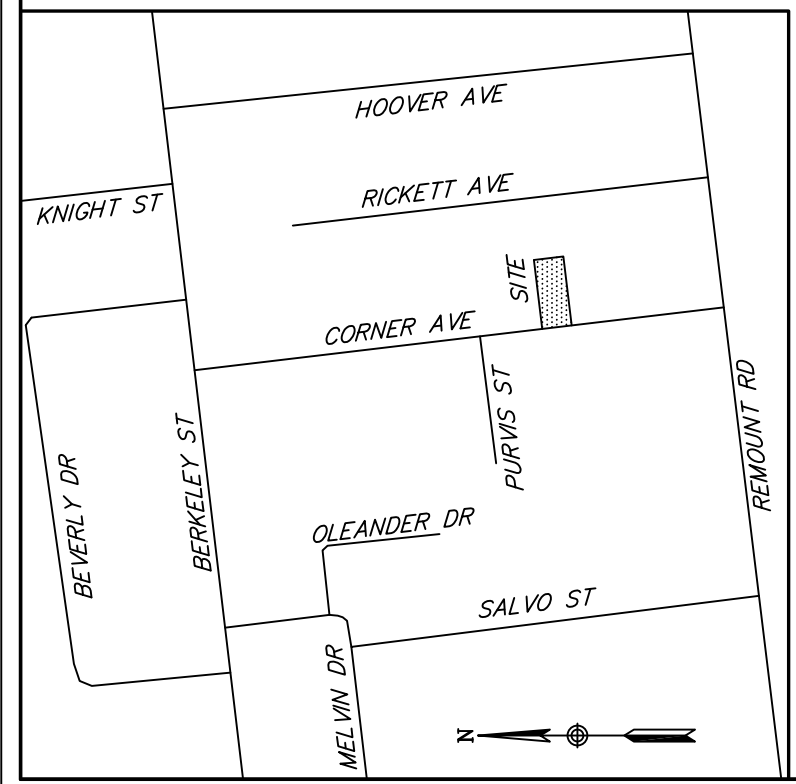
1. PROBATE-85-ES-08-60-88-ES-08-282
2. DEED RECORDED IN BOOK 3608, PAGE 008.
3. DEED RECORDED IN BOOK 3221, PAGE 620.
4. BERKELEY COUNTY TAX MAP No: 265-16-06-001.
5. PLAT BY R. DAVID BRANTON TO CREATE TRACTS A AND B FOR HAROLD E. TAYLOR, SR. RECORDED IN BOOK N. PAGE 146 IN THE BERKELEY COUNTY R.O.D. OFFICE.
6. BOUNDARY PLAT BY LAUREN MAURICE WILDER, DATED 8/23/2019, RECORDED AS PLAT INSTRUMENT# 202006117, IN THE BERKELEY COUNTY R.O.D. OFFICE.

I (WE) HEREBY STATE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CONSENT TO THE SUBDIVISION AND EASEMENTS AS SHOWN

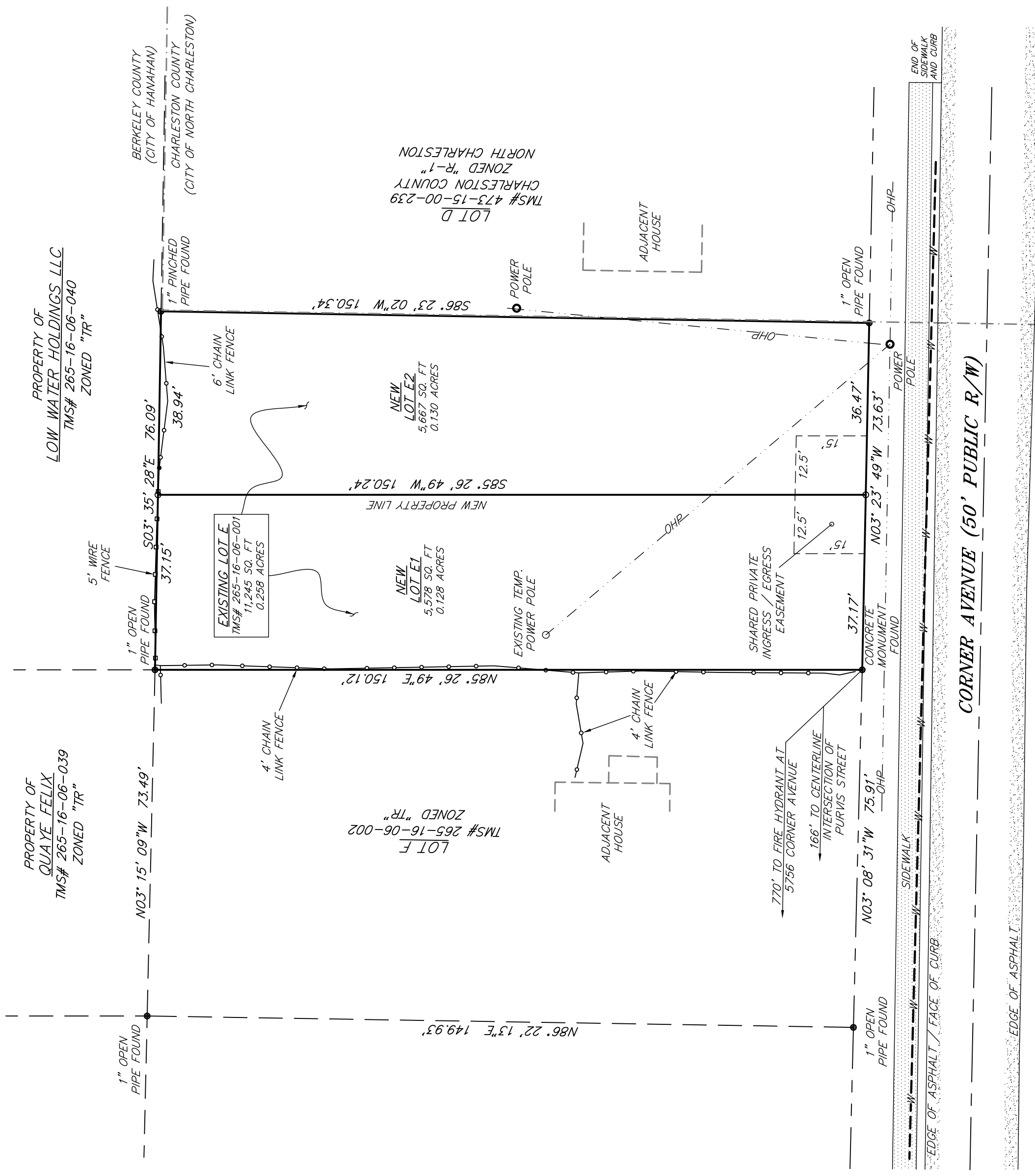
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE(S) OF PROPERTY OWNER(S) OR LEGAL REPRESENTATIVE THERE OF:

D.P. PROPERTY SOLUTIONS LLC-CORNER AVENUE MINOR SUBDIVISION FINAL PLAT SHOWING THE SUBDIVISION OF CHARLESTON FARMS LOT E (0.258 AC), TMS# 265-16-06-001, PART OF LOT 6, BLOCK 12, TO CREATE LOT E1 (0.128 AC), AND LOT E2 (0.130 AC), LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: AUGUST 16, 2022 SCALE 1" = 20'

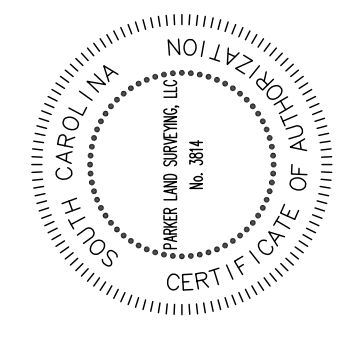
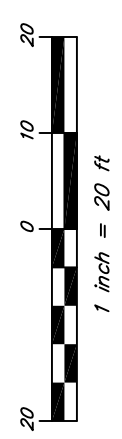


- NOTES:
1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE 'X' AS PER F.I.R.M. COMMUNITY PANEL NUMBER 45015C 0715 E, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
  2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
  3. ANY PROPERTY CORNERS TO BE SET SHALL BE 3/4" REBAR.
  4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY.
  5. THE PUBLIC RECORDS REFERENCE ARE ONLY THOSE USED FOR ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DOES NOT IN ANY WAY CONSTITUTE A TITLE SEARCH.
  6. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
  7. PROPERTY IS ZONED: HANAHAN-TR ZONING IS PER BERKELEY COUNTY PROPERTY CARD AND SHOULD BE VERIFIED WITH ALL GOVERNING MUNICIPALITIES AND ASSOCIATIONS BEFORE DESIGN OR CONSTRUCTION.
  8. THERE IS A 5' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS LINES.
  9. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
  10. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES OF THIS PROPERTY THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
  11. PURPOSE OF LOTS WILL BE FOR TOWNHOUSES.
  12. TOWNHOUSE SETBACKS:  
MINIMUM FRONT = 15 FEET  
MINIMUM REAR = 25 FEET  
MINIMUM SIDE = NONE
  13. CORNER AVENUE IS MAINTAINED BY SCOOT



LEGEND:

- PROPERTY LINE W/ CORNER FOUND AS DESCRIBED
- PROPERTY LINE W/ CORNER SET (SEE NOTE #3)
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE OF RIGHT OF WAY LINE
- WIRE FENCE LINE
- CHAIN-LINK FENCE LINE
- OVER HEAD POWER (OHP)
- APPROXIMATE LOCATION OF EXISTING 2" COPPER WATER LINE
- APPROXIMATE LOCATION OF EXISTING "S" SEWER LINE



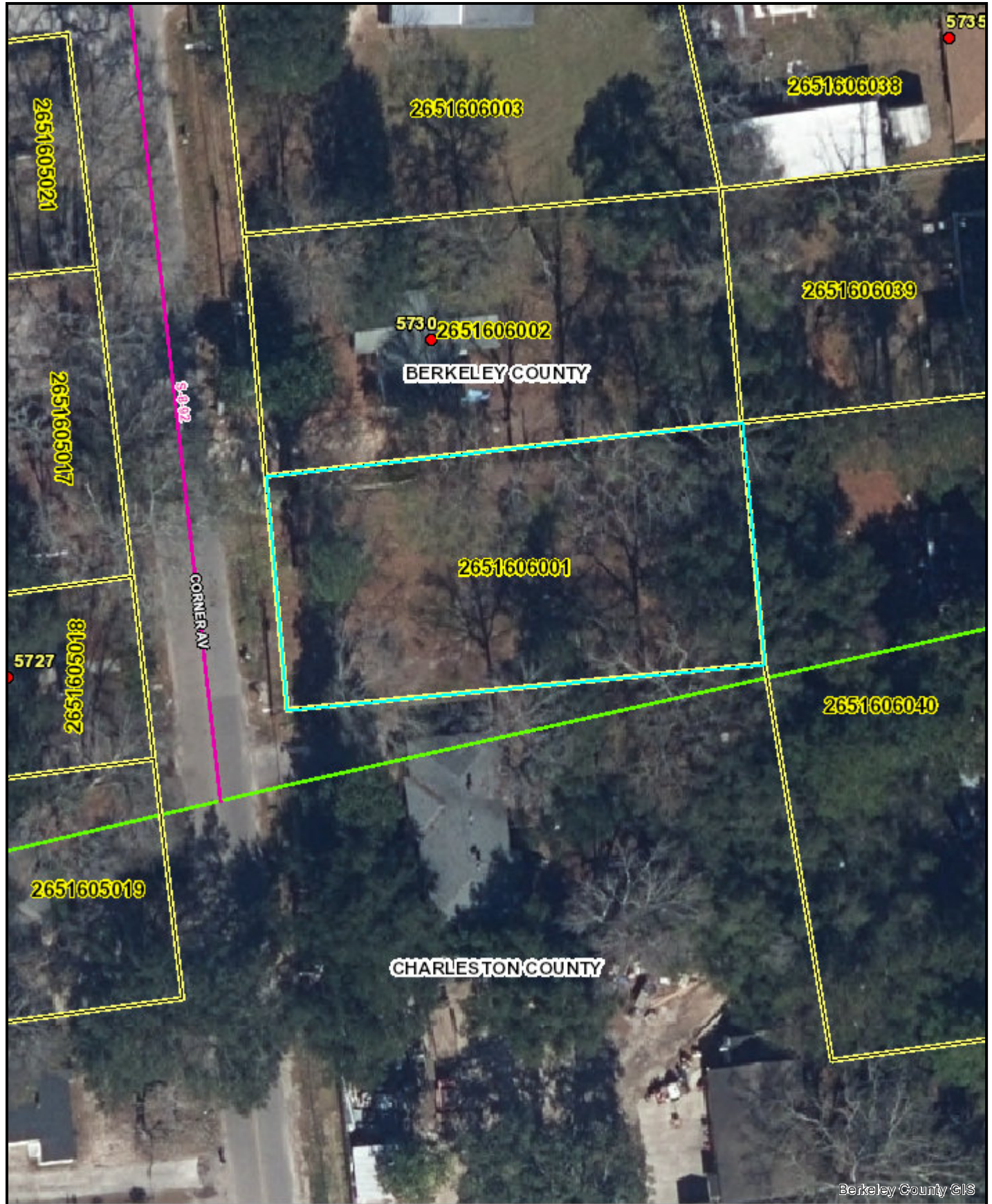
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

LAUREN MAURICE WILDER  
P.L.S. NO. 29523

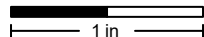
**Parker Land Surveying, LLC**  
5910 Griffin Street  
Hanahan, SC 29410  
Phone: (843) 554-7777  
PLSSC.COM



# Berkeley County GIS Online Mapping



1 inch = 42 feet



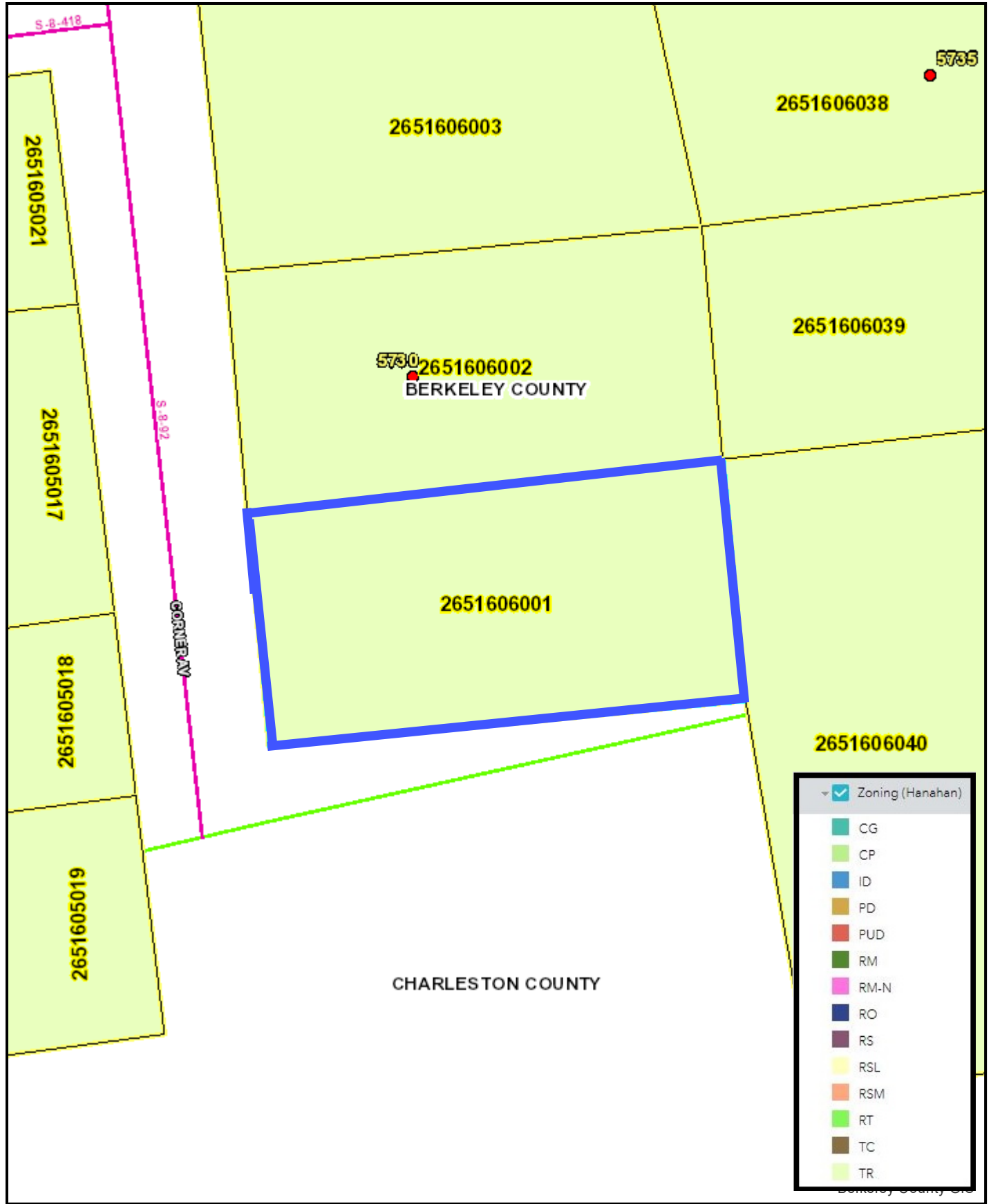
Date: 8/23/2022

Berkeley County GIS

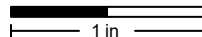


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# Berkeley County GIS Online Mapping



1 inch = 42 feet



Date: 8/23/2022

Berkeley County GIS



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