

**MAYOR**  
CHRISTIE RAINWATER  
**MAYOR PRO TEM**  
MICHAEL SALLY  
**CITY ADMINISTRATOR**  
COURTNEY SOLER



**CITY COUNCIL**  
KEN BOGGS  
JEFF C. CHANDLER  
MIKE DYSON  
KEVIN HEDGPETH  
ADAM SPURLOCK

**AGENDA**  
**HANAHAN PLANNING COMMISSION MEETING**  
**Tuesday, November 7, 2023**  
**6:00 P.M.**

1. **Call to Order by Chairperson Pat Eckstine**
2. **Determination of a quorum.**
3. **Pledge of allegiance to the Flag.**
4. **Read and approve the meeting minutes from October 3, 2023.**
5. **Old Business**  
None
6. **New Business:**
  - A. **Land Developments:**
    - 1) **The Channels Lazy River Minor Land Development Plat-** The applicant requests approval of a final plat to create a 0.241-acre parcel from a 24-acre mother tract in the Foster Creek Village Planned District. Applicants: Mr. Fred Skipper, Foster Creek Village LLC
  - B. **Text Amendments (Public Hearings):**
    - 1) **LDTA 1-2023:** A request to amend the Land Development Ordinance Section 2.5 by revising the process and fees for third-party engineer review of plans and inspections for new infrastructure in land developments.
7. **Citizen Comments.**
8. **Next Meeting: Tuesday, December 5, 2023**
9. **Adjourn.**

# The Post and Courier

148 Williman Street - Charleston, SC 29403

Classified Ad to publish in		Post and Courier, Post & Courier Web			
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Customer Name		CITY OF HANAHAN			
Order	2055357	Class	985	Lines	20.0
Account	103207	Start Date	10/23/2023	Payments	\$0.00
Name		Stop Date	10/23/2023	Total Price	<b>\$46.60</b>
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**Hanahan Planning Commission** meets Tuesday, November 7, 2023, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for:  
**LDTA 1-2023:** A request to amend the Land Development Ordinance Section 2.5 by revising the process and fees for third-party engineer review of plans and inspections for new infrastructure in land developments.  
 For more information, contact the Building & Codes Dept. 843-576-5259.  
 AD# 2055357

# Meeting Notices - Meeting - November 7, 2023

 SAVE SHARE

## Details for Meeting Notices - Meeting - November 7, 2023

OCT 23, 2023

Hanahan Planning Commission meets Tuesday, November 7, 2023, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for: LDTA 1-2023: A request to amend the Land Development Ordinance Section 2.5 by revising the process and fees for third-party engineer review of plans and inspections for new infrastructure in land developments. For more information, contact the Building & Codes Dept. 843-576-5259. AD# 2055357

## HANAHAN PLANNING COMMISSION REGULAR MEETING

October 3, 2023, 6:00 P.M.

**NOTE: During periods of discussion and/or presentations, minutes are condensed and paraphrased. Digital coverage of the meeting is available upon a Freedom of Information Request.**

The meeting of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on October 3, 2023. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, Matthew Weatherford, Brian Hamilton, and Phillip Strope were in attendance. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance were Lee Lawson (City Planner) and Larry Sturdivant (Building Official). The visitors present were Frank Wells and Tim Crowley.

**1. CALL TO ORDER:**

Chairman Eckstine called the meeting to Order at 6:03pm.

**2. DETERMINATION OF A QUORUM:**

Chairman Eckstine made the determination that a quorum was present.

**3. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The pledge was recited.

**4. Approval of Minutes, September 5, 2023**

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Thrower made a motion to approve the Minutes of September 5, 2023. Commissioner Weatherford seconded the motion. Motion passed after a Roll Call Vote. Commissioner Strope abstained.

**5. OLD BUSINESS:**

**A. Planning commission's Rules of Procedures –** Review and adoption of the new Rules of Procedure.

Lee Lawson recapped the changes to the rules of procedure based on the recommendations of the Municipal Association of South Carolina and from the Commission. Chairman Eckstine has a question about adding in the four business days. After some discussion, Chairman Eckstine asked for the following statement to be included which read as "when an agenda is published by the secretary, it will be posted on the website."

Chairman Eckstine asked for a motion to approve the amendment to the rules of procedure. Commissioner Thrower made a motion to approve the amendment. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

Chairman Eckstine asked for a motion to approve the rules of procedure. Commissioner Hamilton made a motion to approve the rules of procedure. Commissioner Strope seconded the motion. Motion passed after a Roll Call Vote.

**6. NEW BUSINESS:**

There was none.

**7. CITIZEN COMMENTS:**

There was none.

**8. NEXT MEETING: TUESDAY, November 7, 2023**

The next Planning Commission meeting would be held on November 7, 2023, at 6pm.

**9. ADJOURNMENT:**

Chairman Eckstine asked for a motion to adjourn. Commissioner Strobe made a motion to adjourn. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:22pm.

ATTEST:

\_\_\_\_\_  
Chairman Eckstine

\_\_\_\_\_  
Larry Sturdivant, Secretary

DRAFT

# Staff Report

**Agenda Item:** 6.A.1

**Project Title:** The Channel Lazy River Final Plat

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

**Applicant:** Mr. Fred Skipper, Foster Creek Village, LLC.

**Request:** For the Planning Commission to approve a final plat for recording.

**Zoning:** Foster Creek Village-Multifamily District (FCV-MF)

**Location:** Foster Creek Village-1275 Tanner Ford Blvd

**Site Size:** +/- 24 Acres

**TMS #:** 259-00-00-025

## Background Summary:

The purpose of the plat is to create a 0.241-acre parcel from a 24-acre mother tract. The property to be divided is in Foster Creek Village, located adjacent to the westerly side of The Channel Apartments that fronts Bowen Corner Avenue. Situated on the parcel is a lazy river, a swim spa, and a stage. The stage will be removed from the property.

The area of the proposed lot is 10,485.62 square feet (0.241 Acres) with a width of 66.03 feet. The property has water and sewer services. A 30-foot ingress/ egress easement will give the parcel access to Bowen Corner Avenue and a section of Foster Creek Road maintained by Berkeley County Roads and Bridges.

## Key Issues:

Subdivision plats for properties in Foster Creek Villages follow the development regulations in the Planned District, the 1993 Zoning Ordinance, and the 1984 Subdivision Regulations that were repealed in 2008.

Current Property Information	
<b>Land Use:</b>	Recreational
<b>Site Features:</b>	A lazy river, a swim spa, and a stage
<b>Flood Areas:</b>	Not in a special flood hazard area.
<b>Vehicle Access:</b>	Bowen Corner Ave is a private street maintained by Foster Creek Village, LLC. Foster Creek Road is classified as a Major Collector. Berkeley County maintains the section that abuts the site.

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	Foster Creek Village-Multifamily (FCV-MF)	Multifamily residences
<b>South:</b>	Foster Creek Village-Mixed Use (FCV-VC1)	Multifamily residences
<b>East:</b>	Foster Creek Village-Multifamily (FCV-MF)	undeveloped
<b>West:</b>	Foster Creek Village-Multifamily (FCV-MF)	Multifamily residences

<b>Zoning District Summary</b>		
<b>Zoning District Intent:</b>	The intention for the Foster Creek Village Planned District was to create a unified development that creatively mixes uses around the central theme and pedestrian orientation. The planned district was to create distinct communities tied together by an overall master plan with some shared amenities.	
<b>Permitted Uses</b>		<b>Existing Use:</b>
Single-family residences, Multifamily residences, Townhouses, Duplexes, accessory uses		Recreational
<b>Lot Standards:</b>	<b>Requirements</b>	<b>Proposed:</b>
<b>Minimum Lot Size:</b>	None	10,485.62 square feet
<b>Minimum Lot Width:</b>	None	66 feet
<b>Setback Requirements:</b>	<b>Front Setback:</b> 2 feet	2 feet
	<b>Rear Yard Setback:</b> 2 feet	20 feet
	<b>Side Yard Setback:</b> 2 feet	East Side: 14 ft; West Side: 26 ft

**Comprehensive Plan:**

The future land use map designates the subject property as Neighborhood Mixed-Use. The designation intends to promote residential development with supportive and compatible commercial use and to enhance the walkability of the neighborhood. Commercial development should prioritize retail and service-based businesses, while residential development should allow for a mix of single-family, single-family attached, second-story apartments, and multi-family structures.

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

**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 land development plat is consistent with the Future Land Use Map.
2. The plat meets the standards of the Foster Creek Village Multifamily District and the 1993 Zoning Ordinance.
3. The plat meets the standards of the 1984 Hanahan Subdivision Regulations.

**Planning Commission Alternatives:**

1. Approve The Channel Lazy River Final Plat.
2. Deny The Channel Lazy River Final Plat.

**Preliminary Staff Recommendation:**

Staff recommends Alternative #1 for the following:

1. The proposed plat meets the intent of the Foster Creek Village Planned District.
2. The plat meets all pertinent land-developed standards.

**Attachments:**


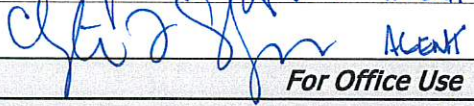
1. Minor Land Development Final Plat Application
2. The Channel Lazy River Final Plat
3. Site Aerial Map
4. Tract Aerial Map
5. Site Zoning Map
6. Tract Zoning Map





**CITY OF HANAHAN  
MINOR LAND DEVELOPMENT PLAT  
APPLICATION**

Building and Codes Department  
1255 Yeamans Hall Road  
Hanahan, SC 29410  
(843)885-5045  
[www.cityofhanahan.com](http://www.cityofhanahan.com)  
lee.lawson@cityofhanahan.com

Applicant		Property Owner	
Name: Fred Skipper		Name: Foster Creek Village, LLC (Ray Wrenn)	
Phone: M 843-532-6413		Phone: M 843-532-6413	
Mailing Address: 2103 Channel Marker Way Hanahan, SC 29410		Mailing Address: 2103 Channel Marker Way Hanahan, SC 29410	
E-mail: fred.skipper@gmail.com		E-mail: thewrenngroup@gmail.com	
City Business License # (if applicable):			
Project Information			
Project Name: Lazy River S/D Plat		Project Location: Foster Creek Village	
Zoning District: PD		Acreage: 0.241 Ac.	
Tax Map Number(s): 259-00-00-025			
Project Description: Foster Creek Village S/D Plat for Amenities			
Minimum Requirements for Submittal			
<input 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 type="checkbox"/> 2. Recorded deed showing proof of property ownership. <input 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 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: 		Date: 25 Sept 23	
Applicant Signature: 		Date: 25 Sept 23	
<i>For Office Use</i>			
Received By: Lee Lawson		Date Received: 10/11/2023	
Approved By: Lee Lawson		Date Approved: 10/12/2022	

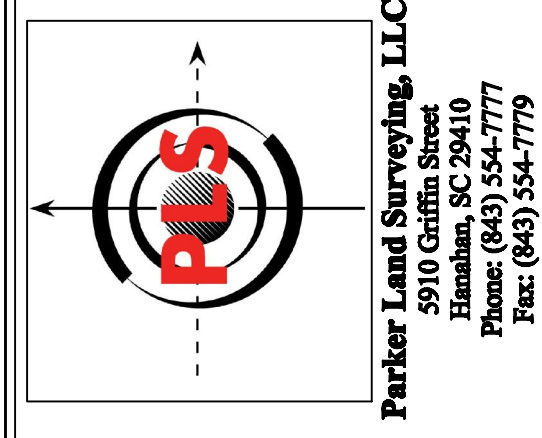


- NOTES:
1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES X, AS PER F.E.M.A. F.I.R.M. NUMBER 45015C 0695 E, EFFECTIVE DATE: DECEMBER 7, 2018
  2. AREA WAS DETERMINED BY COORDINATE METHOD.
  3. ALL PROPERTY CORNERS ARE 3/4" REBAR.
  4. BERKELEY COUNTY TMS NUMBERS: 259-00-00-024, 259-00-00-025 & 259-00-00-129.
  5. IT IS EXPRESSLY UNDERSTOOD THAT THE SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY METLANDS ON THE PROPERTY SHOWN HEREON.
  6. THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  7. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  8. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
  9. THIS PLAT AREA IS IN THE FCV-MF ZONING DISTRICT.
  10. MINIMUM BUILDING SETBACKS ARE:  
FRONT - 2 FEET, REAR - 2 FEET, & SIDE - 0 FEET
  11. ALL EASEMENTS SHOWN ARE EXISTING UNLESS NOTED OTHERWISE. EASEMENTS NOT SHOWN FOR CLARITY PURPOSES. PROPERTIES ARE NOT SHOWN FOR CLARITY PURPOSES.
  12. THIS PLAT IS FOR MORTGAGE PURPOSES ONLY. NO CERTIFICATES OF OCCUPANCY MAY BE ISSUED REFERENCING THIS PLAT.
  13. THE EXISTING STAGE WILL BE REMOVED.

- REFERENCES:
1. SUBDIVISION PLAT SHOWING TRACT B-2 (1.119 AC.) INTO SARAH'S COURT, LOTS 1, 2, 16 & 17 LEAVING A RESIDUAL TRACT B (0.910 AC.), PROPERTY OF FOSTER CREEK VILLAGE, LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, REVISED APRIL 5, 2018, BY MERRYL C. GILLETTE, S.C.S., P.L.S. # 2018012881, RECORDED APRIL 22, 2019, INSTRUMENT NO. 2019012881.

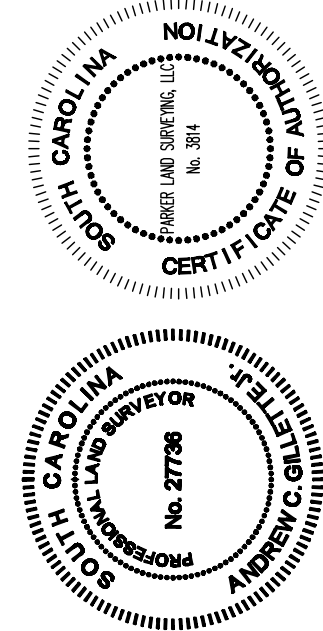
CERTIFICATE OF OWNERSHIP AND DEDICATION  
I HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY CONSENT TO THE SUBDIVISION AND EASEMENTS AS SHOWN.

FRED SKIPPER, OWNER/DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_



**FOR REVIEW**  
ANDREW C. GILLETTE, JR.  
P.L.S. 27736

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

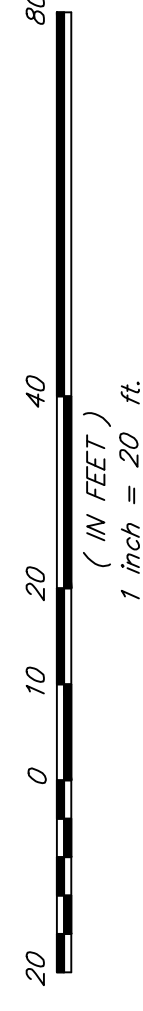


TBM: MAGNETIC PK NAIL  
IN PAVEMENT AT END OF  
ISLAND  
ELEV. = 16.00  
(NAVD 88 DATUM)  
N 401729.28  
E 2305192.58

PIERHOUSE

BOWEN CORNER AVE.  
40' INGRESS / EGRESS ESMT.

- LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
  - PROPERTY LINE WITH PROPERTY CORNER SET
  - EASEMENT LINE
  - ADJACENT PROPERTY LINE
  - EXISTING FENCE LINE
  - EXISTING SANITARY SEWER LINE
  - EDGE OF PAVEMENT
  - EXISTING
  - EOP
  - EX.

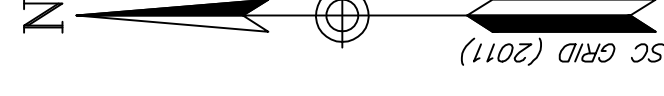


TRACT B RESIDUAL  
FOSTER CREEK VILLAGE, LLC  
TMS 259-00-00-025  
(PREVIOUSLY 29,899 AC.)  
29,665 AC.

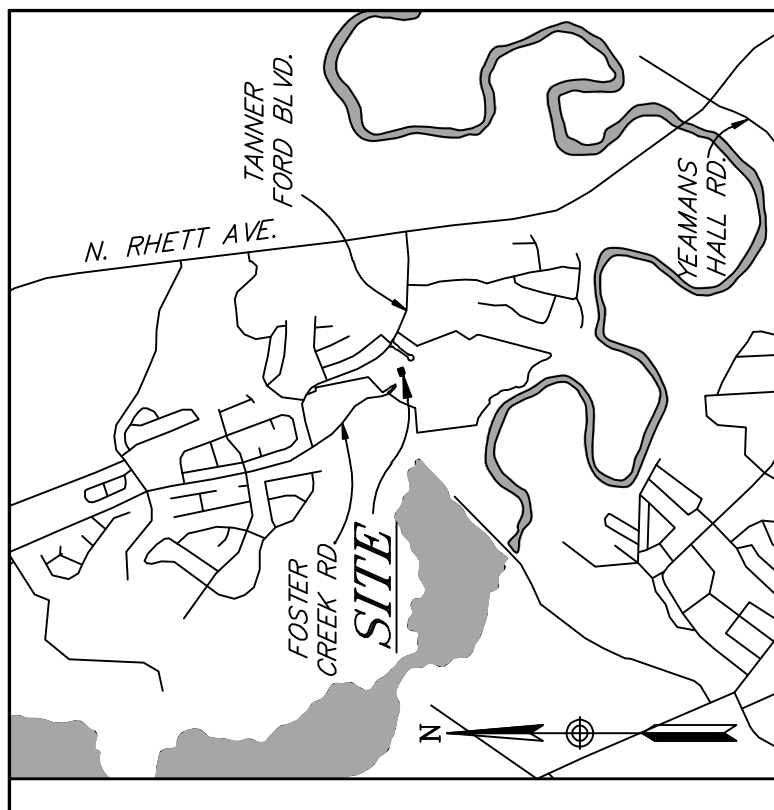
PROPERTY OF  
BOWEN PIERHOUSE, INC.  
TMS 259-00-00-163

TO CENTER LINE INTERSECTION  
OF BOWEN CORNER DRIVE &  
BOWEN PIER DRIVE

LINE	LINE DATA	LENGTH	BEARING
L1	4.62'	4.62'	N21°24'53"W



LOCATION MAP  
N.T.S.



**CHANNEL LAZY RIVER FINAL PLAT**  
SHOWING A SUBDIVISION OF (0.241 AC.), A  
PORTION OF TMS 259-00-00-025, TO FORM A  
NEW PARCEL, PROPERTY OF FOSTER CREEK  
VILLAGE LLC, LOCATED IN THE CITY OF HANAHAN,  
BERKELEY COUNTY, SOUTH CAROLINA

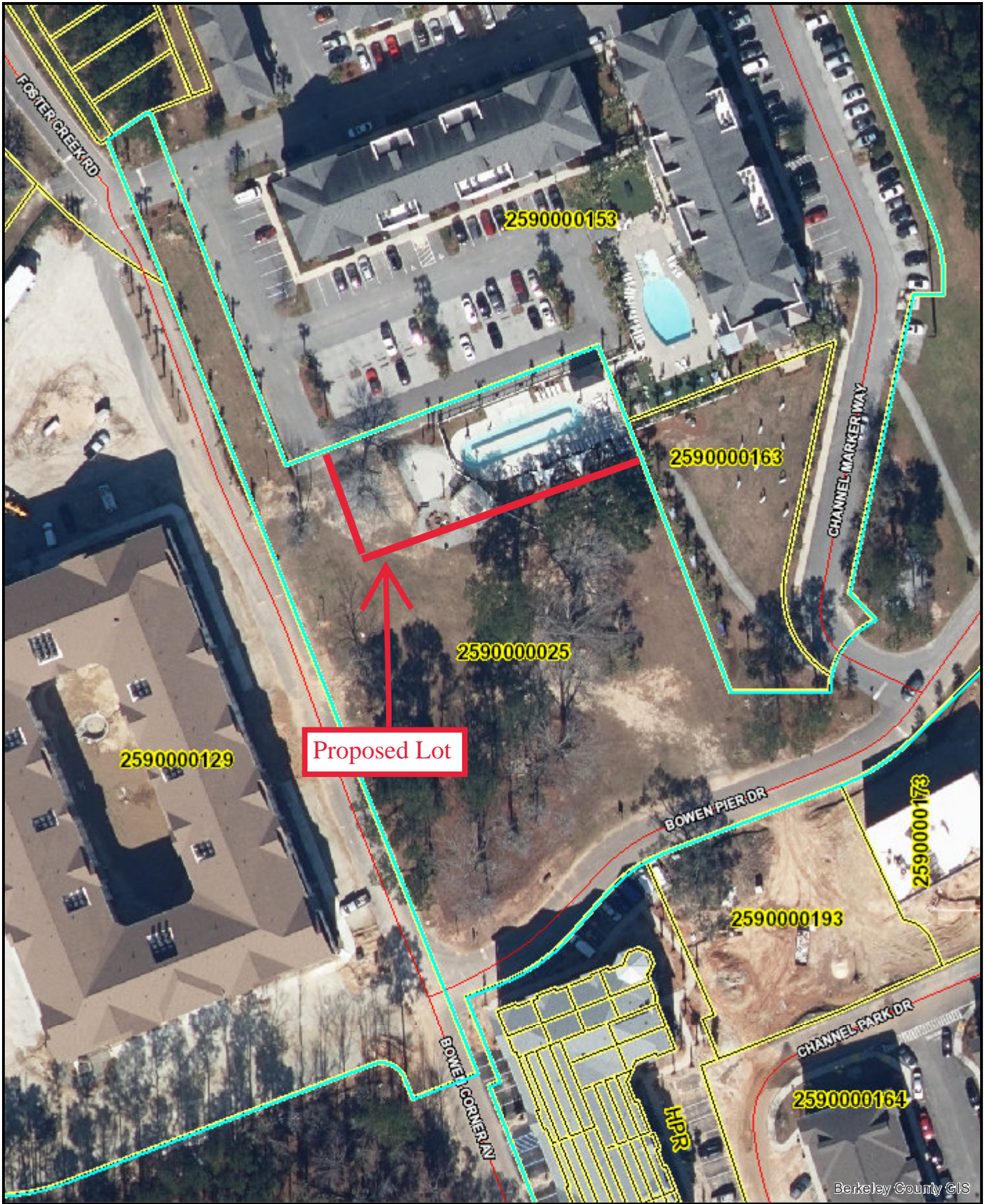
DATE: AUGUST 22, 2023

REVISED: OCTOBER 5, 2023

SCALE: 1" = 20'



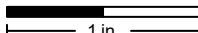
# Berkeley County GIS Online Mapping



Berkeley County GIS



1 inch = 83 feet



Date: 10/30/2023

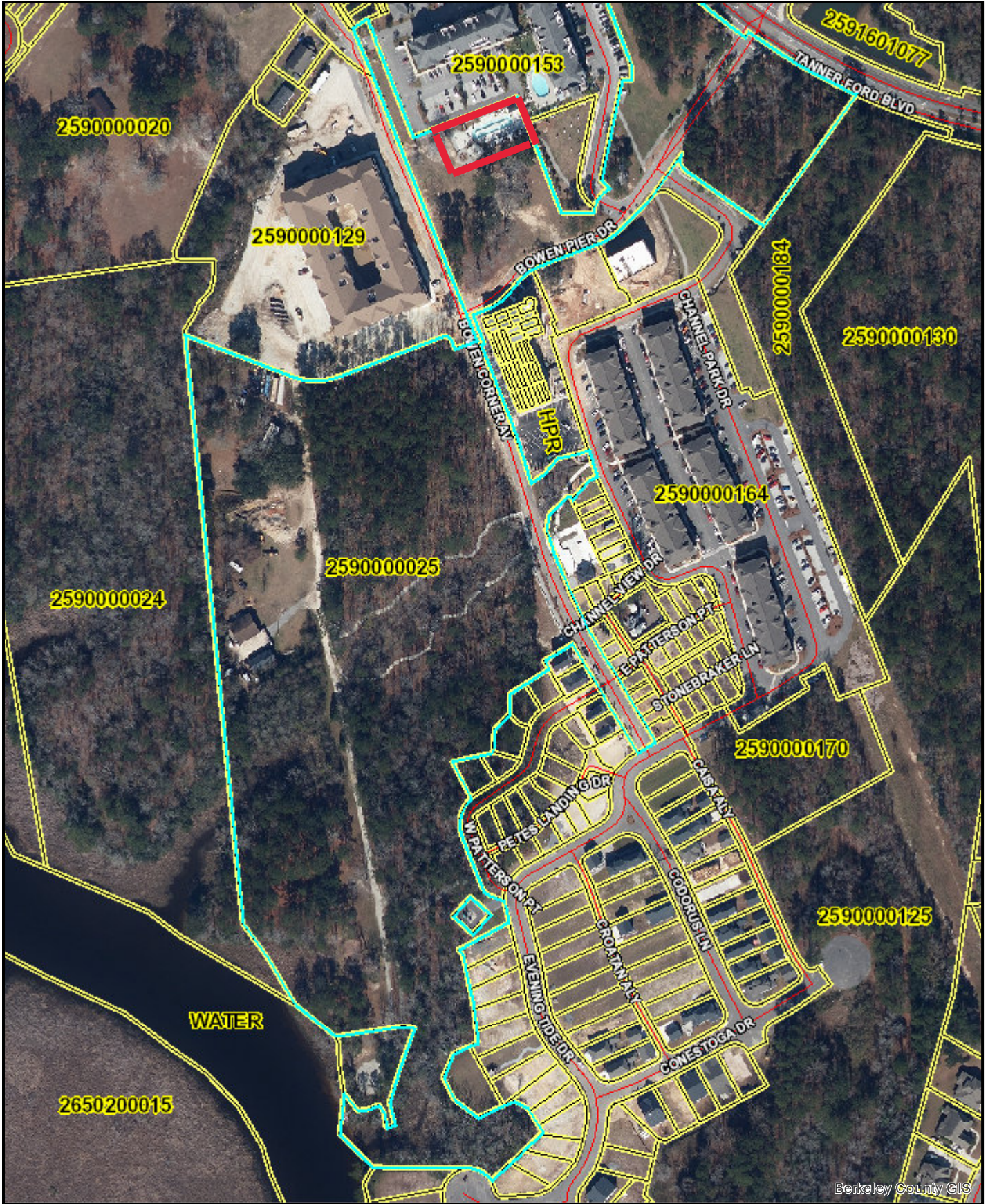
Berkeley County GIS



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# Berkeley County GIS Online Mapping



1 inch = 250 feet

1 in

Date: 10/30/2023

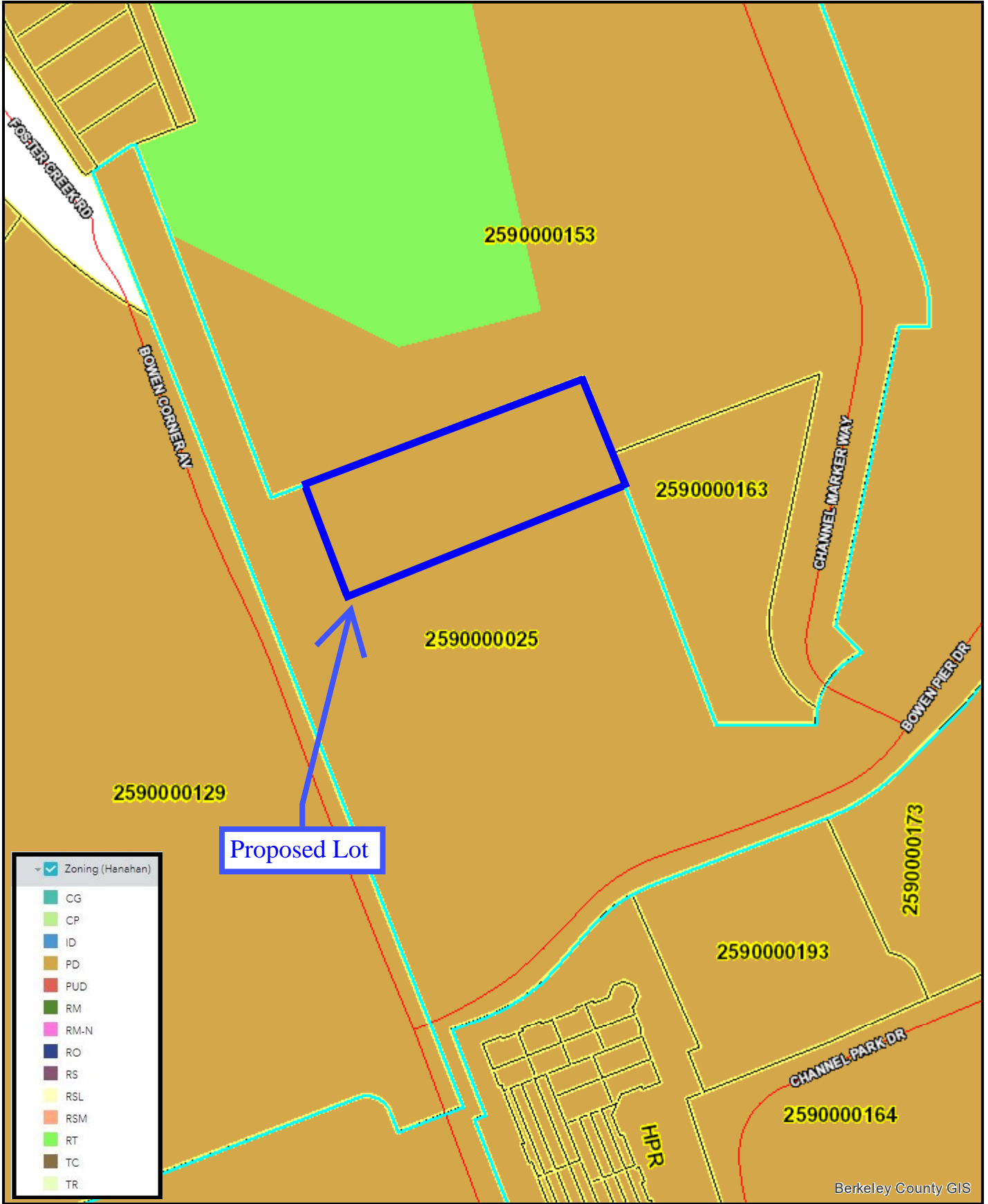
Berkeley County GIS



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# Berkeley County GIS Online Mapping

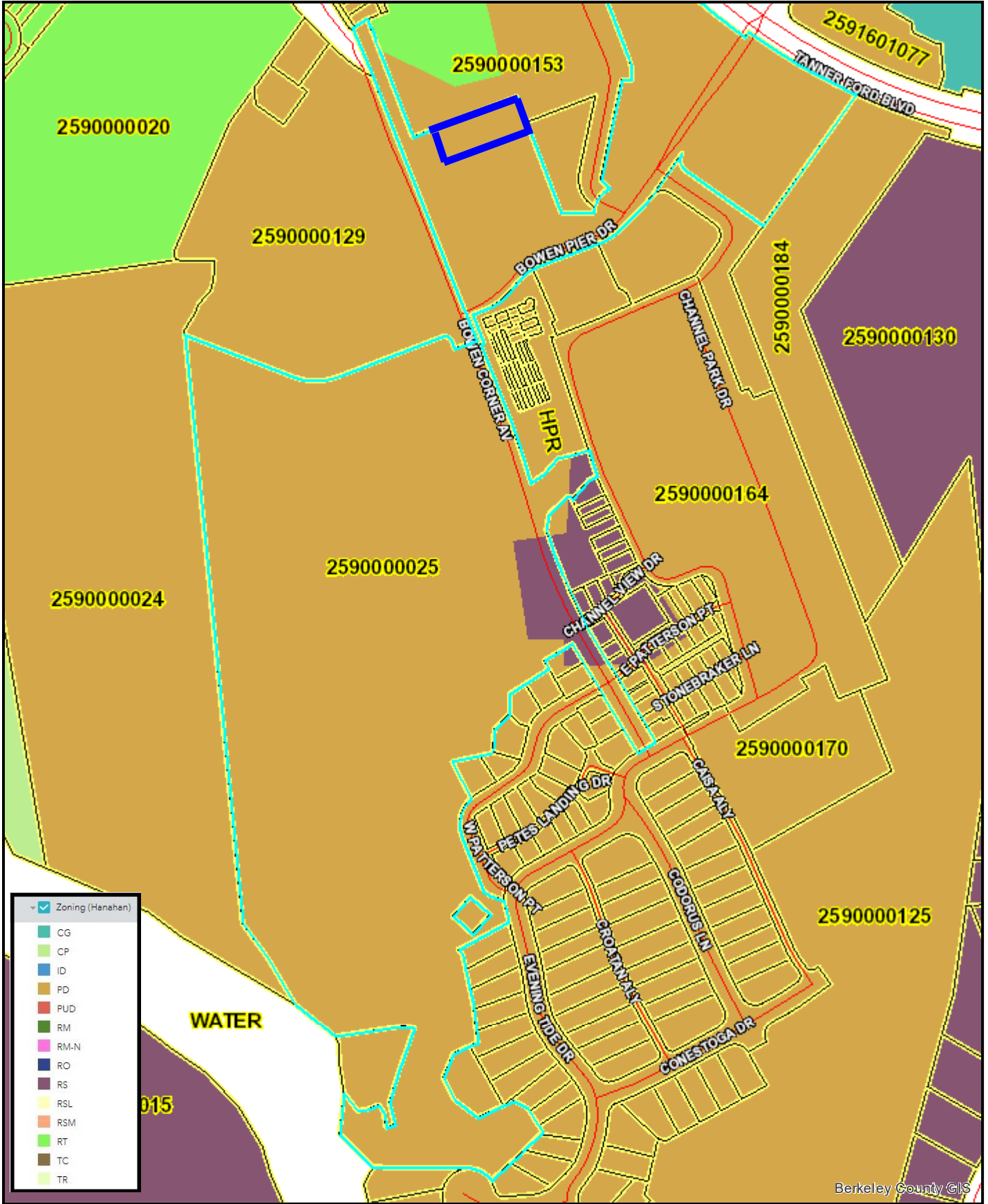


1 inch = 83 feet  
 Date: 10/30/2023  
 Berkeley County GIS



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# Berkeley County GIS Online Mapping



1 inch = 250 feet  
 1 in  
 Date: 10/30/2023  
 Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.

## Staff Report

<b>Agenda No.:</b>	6.B.1
<b>Project Title:</b>	Land Development Text Amendment #1-2023
<b>Staff:</b>	Lee Lawson, AICP City Planner
<b>Applicants:</b>	Staff
<b>Request:</b>	For the Planning Commission to <u>conduct a public hearing</u> and make a recommendation to the City Council for Land Development Text Amendment 1-2023 (LDTA 1-2023)

### Background Summary:

The Land Development Ordinance governs the conversion of raw land and parcels into subdivided tracts and lots for constructing buildings, other structures, and development. The ordinance allows private infrastructure (roads, sidewalks, and stormwater facilities) in subdivisions. The engineering plans and construction sites for private improvements should be inspected by a third-party professional engineer for compliance with the city's standards. The standards ensure that improvements are practical, durable, and safe for future residents. The purpose of the Land Development Text Amendment 1-2023 is to allow the city to use a third-party engineer to review plans and inspect sites for private improvements or improvements that do not meet Berkeley County standards for engineering, construction, development, and stormwater drainage. The amendment contains text changes to Section 2.5 of the Hanahan Land Development Ordinance. The following are the proposed text changes:

### 2.5. Third-party review and inspection.

The developer may propose **private improvements** or improvements that do not meet Berkeley County standards for engineering, construction, development, and stormwater drainage adopted by the City of Hanahan by reference to land development design and improvements standards. This option shall only be available where **private improvements or** alternate standards are provided in Chapter 5 (**Design and Improvements Standards**). The following standards shall apply.

- A. The ~~developer~~ **City Planner** shall designate a professional engineer ~~approved by the city planner, who is not employed by the developer or any firm hired by the developer or any subcontractor thereof for the proposed land development under consideration,~~ to review the land development plans and inspect their construction to a standard equivalent to the detail and frequency of Berkeley County inspectors. The city planner may require more detailed or frequent inspections where necessary to ensure compliance with the intent of this ordinance and to uphold good engineering practices, as promulgated by recognized professional resources, such as the AASHTO Green Book.
- B. The fees of third-party review ~~for various engineers~~ shall appear in the agreement between the City of Hanahan and the professional engineer. **The Schedule of Professional Fees in the agreement shall be made available to the developer upon request. The fees shall be percentages of construction costs of the improvements subject to third party review or other quantifiable dollar amount based on the size or extent of the land development or system of improvements proposed.**

- ~~C. The developer shall indicate to the city planner in writing his desire to utilize the services of the selected third-party engineer and submit to the city planner upon application for land disturbance permit an itemized construction costs estimate of those improvements proposed for third-party review. The written notification shall commit the developer to the selected engineer for the duration of the land development process or phase thereof and shall indicate acceptance of responsibility for fees.~~
- ~~D. The amount of fees shall be altered only if (1) the land disturbance permit is expired or up for renewal or (2) the city planner finds or learns from the third-party engineer that the developer miscalculated construction costs. Upon renewal of a land disturbance permit, the developer shall recalculate and submit a new construction costs estimate and may choose another engineer for third-party review. Miscalculation of construction costs shall be a violation of this ordinance, which if not corrected by the developer, shall authorize the city planner to take enforcement action.~~
- ~~E. A change from the third-party engineer originally selected during construction document review or inspection shall be approved solely by the city planner, who shall document in writing that good cause exists for the change, such as unprofessional conduct or unexpected unavailability of the third-party engineer. The developer shall then select a replacement approved by the city planner.~~
- ~~F. The third-party professional engineer shall report to the city planner in writing his conclusions as to whether alternative plans further the objectives of this ordinance and his findings upon inspection of improvements under construction as to the successful implementation of approved plans. The city planner shall forward written reports to the developer, who shall address any deficiencies in the report to the satisfaction of the third-party engineer and the city planner.~~
- ~~G. The City of Hanahan, not the developer, shall be responsible for payment of the third-party engineer.~~
- C. A change from the third-party engineer originally selected during construction document review or inspection shall be approved solely by at the discretion of the city planner, who shall document in writing that good cause exists for the change, such as unprofessional conduct or unexpected unavailability of the third-party engineer. The developer City Planner shall then select a replacement approved by the city planner.**
- D. The third-party professional engineer shall report to the city planner in writing their conclusions as to whether alternative plans further the objectives of this ordinance and his findings upon inspection of improvements under construction as to the successful implementation of approved plans. The city planner shall forward written reports to the developer, who shall address any deficiencies in the report to the satisfaction of the third-party engineer and the city planner.**
- E. Written notification shall indicate the developer's acceptance of responsibility for third-party engineering fees. The fees will be paid to the City of Hanahan, not the third-party engineer.**

#### **Comprehensive Plan Consideration:**

Surveys were provided to citizens during public engagement events for the 2040 Comprehensive Plan. Within the surveys were planning-related questions that allowed for open-ended answers. One of the planning-related questions was concern over the future. About 60% of respondents indicated they were either somewhat concerned or very concerned about the city's future. One of the two concerns that stood out was infrastructure, such as roads, sidewalks, traffic mitigation, etc.



**Growth Management Goal 1.C:** Expand the review process when submitting new or redevelopment proposals.

**Growth Management Goal 2.D:** Ensure current and future infrastructure needs are met before the approval of large-scale developments.

**Planning Consideration(s):**

Ensuring private improvements are designed and installed to the Land Development Ordinance standards for future residents' safety and welfare.

**Planning Commission Alternatives:**

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

**Preliminary Staff Recommendation:**

Staff recommends alternative #1 for the following:

1. The amendment will safeguard residents from substandard roads, sidewalks, and stormwater facilities.

**Attachments:**

1. Resolution 5-2023
2. Exhibit "A"

**RESOLUTION NO. 5-2023**

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

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

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

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

**WHEREAS**, a public hearing on these proposed changes was held by the Planning Commission on November 7th, 2023, after due publication of notice of said public hearing as required by law; and,

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

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

**This the 7TH day of November 2023.**

\_\_\_\_\_  
**Pat Eckstine, Chair**

**Attest:**

\_\_\_\_\_  
**Larry Sturdivant, Secretary**

# EXHIBIT “A”

## 2.5. Third-party review and inspection.

The developer may propose private improvements or improvements that do not meet Berkeley County standards for engineering, construction, development, and stormwater drainage adopted by the City of Hanahan by reference to land development design and improvements standards. This option shall only be available where private improvements or alternate standards are provided in Chapter 5 (Design and Improvements Standards). The following standards shall apply.

- (A) The City Planner shall designate a professional engineer, to review the land development plans and inspect their construction to a standard equivalent to the detail and frequency of Berkeley County inspectors. The city planner may require more detailed or frequent inspections where necessary to ensure compliance with the intent of this ordinance and to uphold good engineering practices, as promulgated by recognized professional resources, such as the AASHTO Green Book.
- (B) The fees of third-party review shall appear in the agreement between the City of Hanahan and the professional engineer. The Schedule of Professional Fees in the agreement shall be made available to the developer upon request.
- (C) A change from the third-party engineer originally selected during construction document review or inspection shall be at the discretion of the city planner, who shall document in writing that good cause exists for the change, such as unprofessional conduct or unexpected unavailability of the third-party engineer. The City Planner shall then select a replacement.
- (D) The third-party professional engineer shall report to the city planner in writing their conclusions as to whether alternative plans further the objectives of this ordinance and his findings upon inspection of improvements under construction as to the successful implementation of approved plans. The city planner shall forward written reports to the developer, who shall address any deficiencies in the report to the satisfaction of the third-party engineer and the city planner.
- (E) Written notification shall indicate the developer’s acceptance of responsibility for third-party engineering fees. The fees will be paid to the City of Hanahan, not the third-party engineer.