

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Tuesday, December 5, 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 November 7, 2023.**
5. **Old Business**
None
6. **New Business:**
 - A. **Land Developments:**
 - 1) **5808 Knight Street Minor Land Development Plat-** The applicant requests approval of a final plat to create five residential lots from a 0.281-acre parcel at 5808 Knight Street in the Charleston Farms Neighborhood. The property is zoned Town Residential (TR). Applicant: Ms. Lauren Kiminock, Atlantic Surveying.
 - 2) **Heron Preserve at Tanner Plantation Revised Preliminary Plan-** The applicant requests approval of a revised preliminary plan for an 87-lot subdivision on Williams Lane in Tanner Plantation. The property is 21.3 acres and is zoned Heron Preserve at Tanner Plantation Planned Development District (HPTP-PDD). Applicant: Mr. Ryan Leaphart, Crescent Homes
7. **Citizen Comments.**
8. **Next Meeting: Tuesday, January 2, 2024**
9. **Adjourn.**

**HANAHAN PLANNING COMMISSION REGULAR MEETING
November 7, 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 November 7, 2023. Chairman Eckstine presided over the meeting. Commissioners Butch Thrower, Chris Brace, and Brian Hamilton were in attendance. Commissioners Carolyn Lackey, Matthew Weatherford, and Phillip Strobe 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). The visitors present were Fred Skipper, Bill Colvin, and Amanda Colvin.

1. CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:02pm.

2. DETERMINATION OF A QUORUM:

Chairman Eckstine made the determination that a quorum was present.

3. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

4. Approval of Minutes, October 3, 2023

Chairman Eckstine asked if there were any corrections to the minutes. Chairman Eckstine mentioned several corrections to be made. She then asked for a motion to approve the minutes with the corrections. Commissioner Thrower made a motion to approve the Minutes of October 3, 2023. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote.

5. OLD BUSINESS:

There was 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**

Lee Lawson, City Planner, presented the request to the Commission members. He displayed the proposed plat to the members. The new lot will be for recreation, which will include the lazy river along with the new spa. The plat meets the Foster Creek Village Development Standards along with the 1993 Zoning Ordinance Standards. Staff gave the plat a favorable recommendation.

Chairman Eckstine asked Fred skipper if he had anything to add. He explained the reasoning for creating the new lot from the existing lot to the commission.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

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.

Lee Lawson presented to the Commission. He explained the reasoning for the text amendments. He stated that when a new land development is proposed with private roads, sidewalks, and even stormwater, the City needs to have a way to verify the work meets the required standards. Lee stated that the City did not have an engineer on staff. He mentioned that the applicant has engineers that work for them and not the City. This amendment will allow staff to hire a third-party engineer that is unbiased to review the plans for the proposed work and then to conduct field inspections verifying the work is installed per the approved plans.

Lee said another reason for the amendment was to allow the City to choose the engineer and not the developer. The developer will pay the City and then the City will pay the third-party engineer. Larry Sturdivant added that staff had already met with the City administration and had set up this process before presenting it to the Commission. Chairman Eckstine asked if the City would get a list of several engineers. Lee stated that the City was starting with one engineer that had previously worked for the City. As the process develops, the city will work at obtaining additional engineers in case there is to be a conflict of interest. Chairman Eckstine asked if this process would include existing development that were to be torn down and redeveloped with private roads. Lee stated that this would be for new developments. Lee also stated that the City could look at having the third-party engineer review for redevelopment in the future. Commissioner Hamilton asked if this would be retroactive for existing developments. Lee stated that would only be for new developments. He also stated that there was a clarification in the staff report was number E on the second page. It was clarifying that the Developer would be paying the City and not the taxpayers.

Chairman Eckstine asked for a motion to enter into a public hearing. Commissioner Thrower made a motion to enter a public hearing. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously.

Public Hearing:

There was none.

Chairman Eckstine asked for a motion to close public hearing. Commissioner Thrower made a motion to enter a public hearing. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

7. CITIZEN COMMENTS:

There was none.

8. NEXT MEETING: TUESDAY, December 5, 2023

The next Planning Commission meeting would be held on December 5, 2023, at 6pm.

9. ADJOURNMENT:

Chairman Eckstine asked for a motion to adjourn. Commissioner Hamilton made a motion to adjourn. Commissioner Brace seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:19pm.

Chairman Eckstine

ATTEST:

Larry Sturdivant, Secretary

DRAFT

Staff Report

Agenda No. 6.A.1

Project Title: 5808 Knight Street Minor Land Development Plat

Staff: Lee Lawson, AICP
City Planner

Applicant: Lauren Kiminock, Atlantic Surveying, LLC

Request: For the Planning Commission to approve a minor land development plat for recording.

Zoning: Town Residential (TR)

Project Area: +/-12, 690 square feet (0.281 Acres)

Location: 5808 Knight Street

TMS: 265-16-07-044

Background Summary:

The property is at 5808 Knight Street in the Charleston Farms Neighborhood. The proposed subdivision will create five residential lots from an existing 0.281-acre lot. Lots 1, 3, 4, and 5 will each have an area of 2,152 square feet with a 25-foot lot width. Lot 2 will be the largest, with 3,723 square feet and a width of 42.85 feet. All five lots will front along Knight Street. The developer plans to build new single-family dwelling units on four lots. On the property is a single-family dwelling with an accessory building. The proposed plat indicates the existing house will remain on lot # 2, and the accessory building will be removed.

Key Issues:

The proposed lot widths meet the minimum zoning standard but are narrow. Access to each lot from the road will be limited to a small area. The development could produce five driveways within 143 linear feet.

Current Property Information	
Land Use:	Single-family residence
Site Features:	Single-family dwelling with an accessory building.
Flood Areas:	The site is not in a special flood hazard area.
Vehicle Access:	Knight Street- Classified as a Local Street and maintained by SCDOT

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Town Residential (TR)	Vacant
South:	Town Residential (TR)	Single-family residence
East:	Town Residential (TR)	Mobile home park
West:	Town Residential (TR)	Single-family residences

Zoning District Summary	
Zoning District Intent:	Town Residential (TR). 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 contribute 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.
Permissible Uses:	Single-family dwellings, Row Houses, Duplexes, Townhouses, Bed and Breakfast Inns, Boarding Houses, House of Worship, etc.
Water and Sewer Service:	Public water is available through CWS, and BCWS provides the public sewer.
Lot and/ or Density Requirements:	Minimum Lot Area: 1,500 sq ft Minimum Lot Width: 25 feet
Setback Requirements:	Minimum Front Setback: 7 feet Minimum Rear Yard Setback: 15 feet Minimum Side Yard Setback: None

Comprehensive Plan Consideration(s):

The future land use map designates the subject property as Medium Density Neighborhood. The Comprehensive Plan states that the intent of the Medium Density Neighborhood designation should encompass existing neighborhoods with smaller lot sizes than in the low-density neighborhoods. This residential medium-density designation promotes a mixture of moderate-density housing options and/or smaller lot sizes within a neighborhood. While single-family detached dwellings are the most common land use, single-family attached housing types such as duplexes and triplexes are encouraged.

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

- The Vision of the Future states, “City leadership protects the community’s small-town character, preserves cultural, historical, and natural resources, and *prioritizes redevelopment efforts and infill opportunities* over the development of new or natural areas.”
- The Responsible, Sustainable, and Resilient Growth section of the Comprehensive Plan advises, “While opportunities to annex large tracts of land for the growing population are limited by bordering incorporated areas, *infill development is one of several effective methods for accommodating growth and expanding affordable housing options.*”
- Hanahan will facilitate responsible and sustainable growth management practices while encouraging affordable housing options. (*Guiding Principle #2*)

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 is consistent with the Future Land Use Map and several goals and policies of the Hanahan Comprehensive Plan.
2. An infill development of the site would enhance the surrounding area.
3. Access management should be utilized for high-density residential projects in the redevelopment districts (Town Residential and Town Center). The projects will affect the safety and level of service of the roads. Lots 3 and 4 should share a driveway to reduce the number of driveways along Knight Street. The developer must add ingress/ egress easements to the plat and have the future owners sign a driveway and parking agreement. The agreement must be recorded in the Berkeley County Register of Deeds.
4. The development meets the Zoning and Land Development Ordinances standards.

Planning Commission Alternatives:

1. Approve the Plat with the conditions:
 - a) Lots 3 and 4 should share a driveway, and an ingress/ egress easement for the shared driveway needs to be added to the plat
 - b) Submit a driveway and parking agreement to staff for review. Once approved, the agreement must be recorded in the Berkeley County Register of Deeds.
2. Approve the Minor Development Plat with no conditions.

Preliminary Staff Recommendation:

Staff recommends Alternative #1 for the following:

1. The proposed development meets the intent of the Comprehensive Plan.
2. Lots 3 and 4 should share a driveway to reduce the number of driveways along Knight Street to preserve the existing street.

Attachments:

1. Minor Development Plat Application
2. 5808 Knight Street Minor Development Plat
3. Aerial Map
4. Zoning Map
5. Future Land Use Map

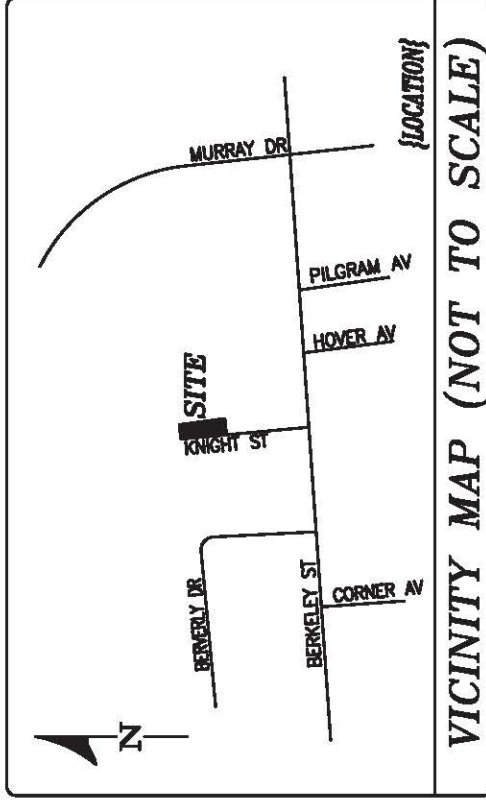


**CITY OF HANAHAN
MINOR LAND DEVELOPMENT PLAT
APPLICATION**

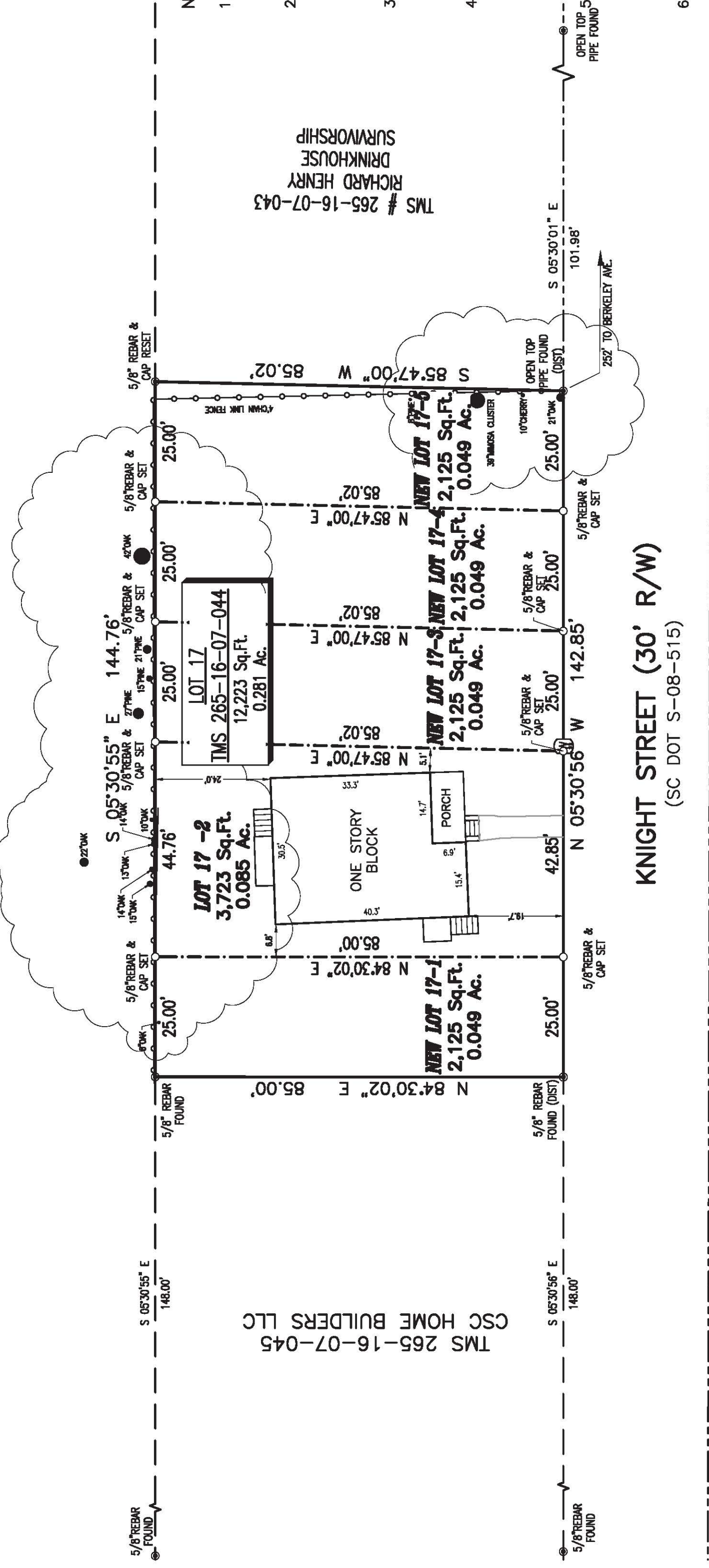
Building and Codes Department
1255 Yeamans Hall Road
Hanahan, SC 29410
(843)885-5045
www.cityofhanahan.com
lee.lawson@cityofhanahan.com

Applicant		Property Owner	
Name: Lauren Kiminock		Name: CSC Home Builders LLC	
Phone: 843-763-6669		Phone: 702-234-6128	
Mailing Address: 1723 Savannah Hwy Charleston, SC 29407		Mailing Address: 4716 Colie Morse Lane North Charleston, SC 29405	
E-mail: lauren@atlanticsurvey.com		E-mail: troyahyo@gmail.com	
City Business License # (if applicable):			
Project Information			
Project Name: Plat To Subdivide Lot 17		Project Location: Charleston Farms	
Zoning District: TR		Acreage: .281	
Tax Map Number(s): 265-16-07-044			
Project Description: Subdivide Lot 17 Into New Lots 17-1 thru 17-4 and Lot 17 Residual			
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.			
Note: A Pre-Application Meeting is recommended before Application submission. Paper copies will need to be submitted before the recording of the subdivision.			
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.			
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:	
Applicant Signature:		Date:	
<i>For Office Use</i>			
<i>Received By:</i>		<i>Date Received:</i>	
<i>Approved By:</i>		<i>Date Approved:</i>	

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LOT 3 BLOCK 17
 TMS # 265-16-07-039
 FAIRMONT MHP LLC

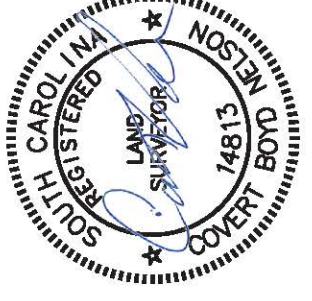


NOTES & REFERENCES:

1. REFERENCE PLAT BY WOODROW W. LELAND RECORDED IN THE BERKELEY CO. R.O.D. OFFICE IN PLAT BOOK J AT PAGE 035.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. THIS PROPERTY LIES IN THE CITY OF HANAHAN TR ZONING DISTRICT. ZONING AND SETBACKS ARE A LEGAL MATTER AND MUST BE VERIFIED BY THE PROPER CITY OF HANAHAN OFFICIAL.
4. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY THE SUBJECT PROPERTY, AND IS NOT A SURVEY OF ADJOINING TRACTS.
5. AS DETERMINED BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45015C 0715 E, DATED DEC. 7, 2018 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X. FLOOD ZONES ARE SUBJECT TO ON GOING FLOOD STUDIES AND MUST BE VERIFIED BY THE CITY OF HANAHAN FLOOD PLAIN MANAGER.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER ENVIRONMENTAL CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
7. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.



PLANNING AND ROD USE ONLY

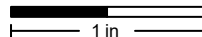


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR THE SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO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

Berkeley County GIS Online Mapping



1 inch = 42 feet



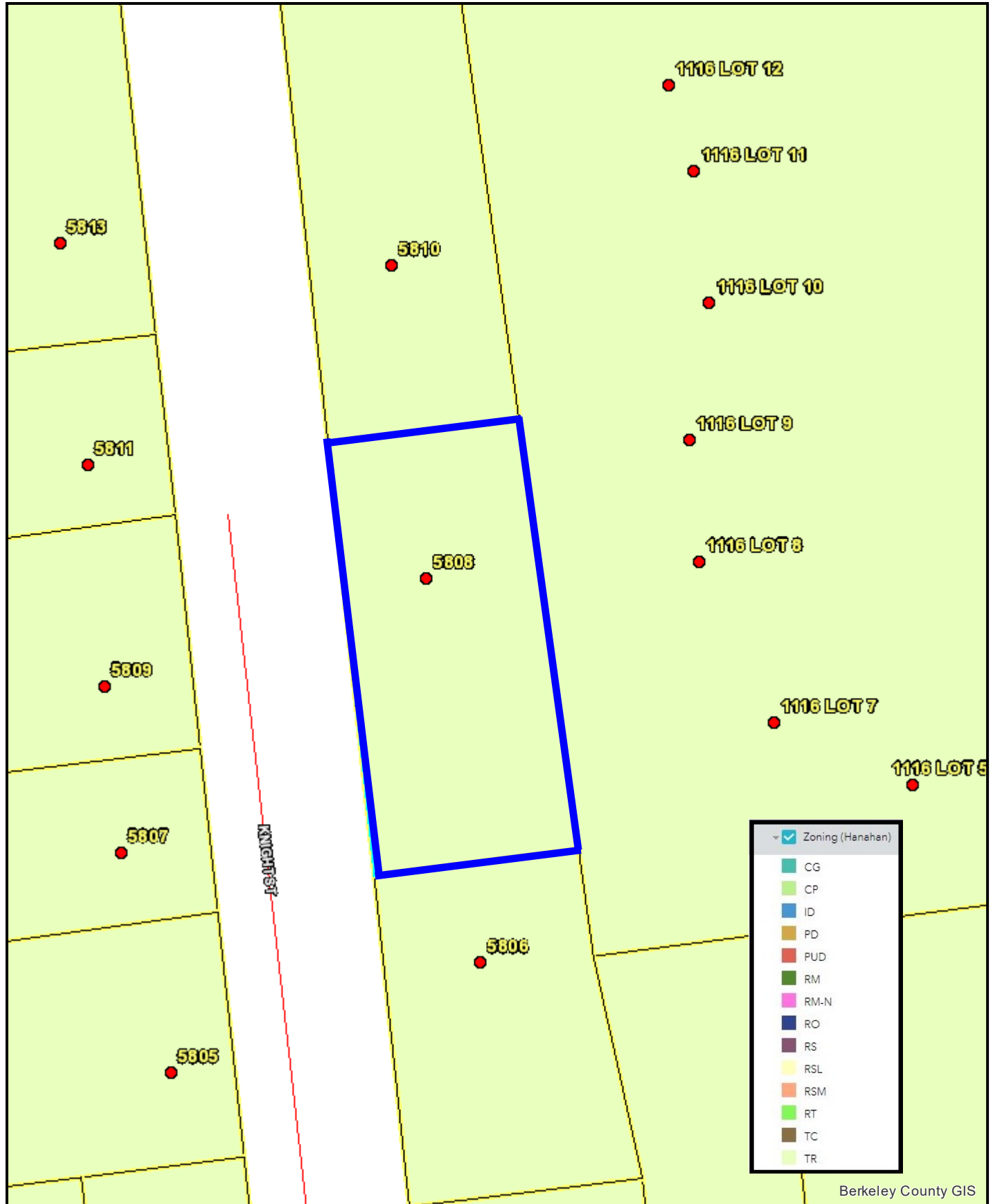
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Berkeley County GIS



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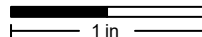
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Date: 9/14/2023

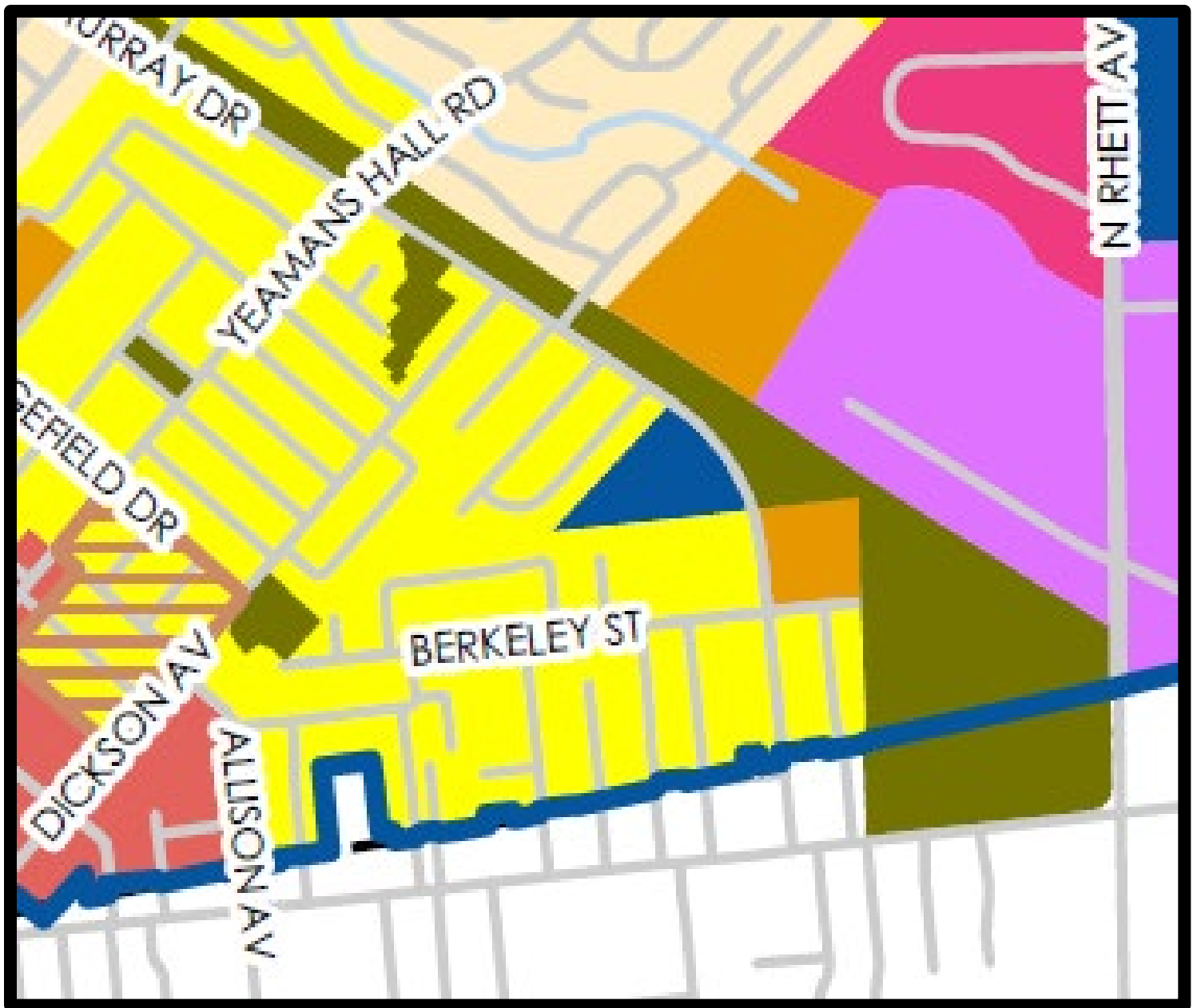
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Future Land Use

Hanahan 2040 Pathway to the Future



Proposed Future Land Use Designations

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

- Town Center Mixed Use
- General Commercial
- Commercial-Industrial
- Industrial
- Institutional
- Town Center Expansion Area

Political Boundaries

- Hanahan Boundary
- County Boundary

Staff Report

Agenda No. A.2

Project Title: Heron Preserve at Tanner Plantation Revised Preliminary Plan

Staff: Lee Lawson, AICP
City Planner

Applicant: Ryan Leahart, Crescent Homes

Request: For the Planning Commission to approve a revised preliminary plan for a Major Land Development.

Zoning: Heron Preserve at Tanner Plantation Planned Development District (PDD)

Project Area: 21.3 Acres

Location: Williams Lane

TMS: 259-00-00-117

Background Summary:

The applicant is requesting approval of a revised preliminary plan for an 87-lot subdivision on Williams Lane in Tanner Plantation. The parcel is located on the southerly side of Williams Lane across the street from Bowen's Corner Elementary School. The property has an area of 21.3 acres. The site comprises 17.2 acres of undisturbed highlands and approximately 4 acres of wetlands (jurisdictional: 3.8 acres; non-jurisdictional: 0.23 acres).

The city once owned the property. It was sold to Crescent Communities in February 2021. A development agreement was a part of the sale that stipulates the property's future use, single-family residences. The Heron Preserve at Tanner Plantation Planned Development District was adopted, and the property was rezoned to the planned district by the City Council on January 12, 2021. The developer had a traffic impact analysis (TIA) done for the planned district; no external mitigation was required. The TIA was submitted to SCDOT and was approved.

The Planning Commission approved the original version of the preliminary plan with conditions on May 4, 2021. The development plan had 91 residential lots and two streets with two sections of on-street parking. The representative for the developer stated the roads would be public. There were 12 entries of conditions for approval in the staff report.

The applicant has revised the design of the roads and sections of the lots. The proposed lots have been reduced by four, from 91 to 87. The significant change was to the road design. The developer has removed the road that would have looped around the detention pond on the northwest part of the property with two alleys that will provide access to four lots that front towards the open space. The number of on-street parking stalls is reduced and moved to Riverdale Way to accommodate the clustered mailbox area. The length of the roadway has decreased, which reduced the number of street trees from 122 to 99.

Key Issues:

The development has two key issues. First, the property contains a jurisdictional wetland, non-jurisdictional wetlands, and a stream network that extends its entire length from north to south, which separates the larger highland areas on the lot from the adjacent residential subdivisions to the west and south. The Army Corp of Engineers and SCDHEC approved the plans that the Planning Commission approved on May 4, 2021. The staff assumes since the area to be developed has been reduced, the revised plans will meet the USACE and SCDHEC regulations.

Lastly, the roads in the development were supposed to be public. The representative for Heron Preserve stated the streets would be public at the public hearing for the planned district during the Planning Commission on October 6, 2020. The only entity that accepts new roads is Berkeley County. The layout of the lots along the subdivision's streets does not meet the county standards due to the widths of the proposed lots. All lots must have a width of 40 feet along a street for Berkeley County to adopt it into their system. SCDOT does not accept new subdivision roads.

Current Property Information	
Land Use:	Undeveloped
Site Features:	Natural with freshwater forested/ shrub wetlands
Flood Areas:	The portions of the site are in a special flood hazard area. Flood Zone AE.
Vehicle Access:	Williams Lane, which is classified as a Local Street and maintained by SCDOT

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Single-Family Residential (RS)	Elementary School
South:	Single-Family Residential (RS)	Single-family residential
East:	Residential-Manufactured Housing (RT)	1 Manufactured home/ 2 vacant lots
West:	Commons PDD & Single-Family Residential (RS)	Single-family residential

Zoning District Summary	
Zoning District Intent:	Heron Preserve at Tanner Plantation PDD is intended to provide an upscale residential neighborhood option, presenting a higher-end product line of drive-under home sites, as an enhanced offering for the surrounding community and to integrate the nature of small-lot residential clustering to minimize the development footprint and to maximize the preservation of the inherent natural features of the Property, thus also capitalizing on increased opportunities for open space.
Permissible Uses:	Single-family residences and Townhouses
Water and Sewer Service:	CWS provides public water, and BCWS provides public sewer.
Lot and/ or Density Requirements:	Minimum Lot Area: 2,820 square feet Minimum Lot Width: 30 feet Maximum Impervious Ratio: 45%
Setback Requirements:	Minimum Front Setback: 0 feet Minimum Rear Yard Setback: 0 feet Minimum Side Yard Setback: 0 feet

Comprehensive Plan Consideration(s):

The future land use map designates the subject property as Medium Density Neighborhood. The Comprehensive Plan states that the intent of the Medium Density Neighborhood designation should encompass existing neighborhoods with smaller lot sizes than in the low-density neighborhoods. This residential medium-density designation promotes a mixture of moderate-density housing options and/or smaller lot sizes within a neighborhood. While single-family detached dwellings are the most common land use, single-family attached housing types such as duplexes and triplexes are encouraged.

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

- **Guiding Principle #4-** “Improve the desirability and value of land for residents, investors, and proprietors.” Adopting the planned district and rezoning the property will increase desirability and value. The density bonus of twenty-three (23) units per acre and the variety of housing types and commercial uses allowed in the district should make the properties more desirable and valuable.
- **Community Character Goal A.2** “Require traffic studies for new developments and associated improvements and require traffic calming infrastructure or other techniques to mitigate speed and safety hazards.
- **Community Character Goal CC3. B.2** “Require developers to establish multi-modal connections between new and existing developments and features.”
- **Growth Management Goal 2.A.3** “Regulate and monitor land disturbance in development projects near water resources.”
- **Growth Management Goal 2.A.4** “Identify, map, and regulate development in and near all wetlands, drainage ponds, and floodplains.”
- **Growth Management Goal 2.C.2** “Establish a process to carefully evaluate new development proposals to ensure conformity with newly adopted land development regulations.”
- **Growth Management Goal 4.B** “Identify flood-prone areas and limit development in those areas.”

Planning Consideration(s):

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

1. The land use and density of the Heron Preserve is consistent with the Future Land Use Map and several goals and policies of the Hanahan Comprehensive Plan.
2. The density of the proposed subdivision is 5.05 units per acre of highland (4.08 units per acre), which is about the same as the maximum density allowed in the RS district.
3. The proposal clusters the dwelling units, and the design will preserve open space, protect environmentally sensitive areas on the property, and reduce the need for impervious surfaces.
4. The roads in the development were supposed to be public. The only entity that accepts new subdivision roads is Berkeley County. SCDOT does accept subdivision roads. The County Engineer advised staff that the density of lots along the streets within the development does not meet the county standards due to the lot widths. All lots must have a width of 40 feet or greater.

Planning Commission Alternatives:

1. Approve the preliminary plan.
2. Deny the preliminary plan.

Preliminary Staff Recommendation:

Staff recommends Alternative #1 for the following:

1. The plan meets the intent of the 2040 Comprehensive Plan.
2. The plan meets the standards of the Zoning Ordinance.
3. The plan meets the Heron Preserve at Tanner Plantation PDD Guidelines & Statement of Intent

Attachments:

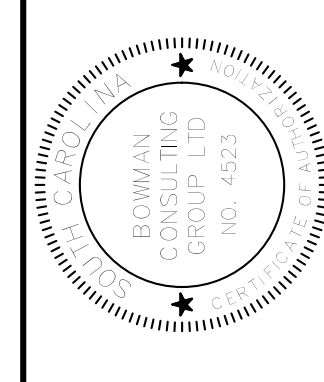
1. Major Land Development Plan Application
2. Revised Site Plan
3. Revised Preliminary Plat Page 1
4. Revised Preliminary Plat Page 2
5. Revised Preliminary Plat Page 3
6. Revised Landscaping Plan
7. Revised Tree Protection Plan
8. Approved Preliminary Plan (05.04.2021)
9. Aerial Map
10. Zoning Map
11. Future Land Use Map



**CITY OF HANAHAN
MAJOR LAND DEVELOPMENT PLAN
APPLICATION**

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

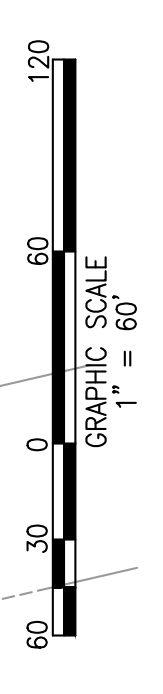
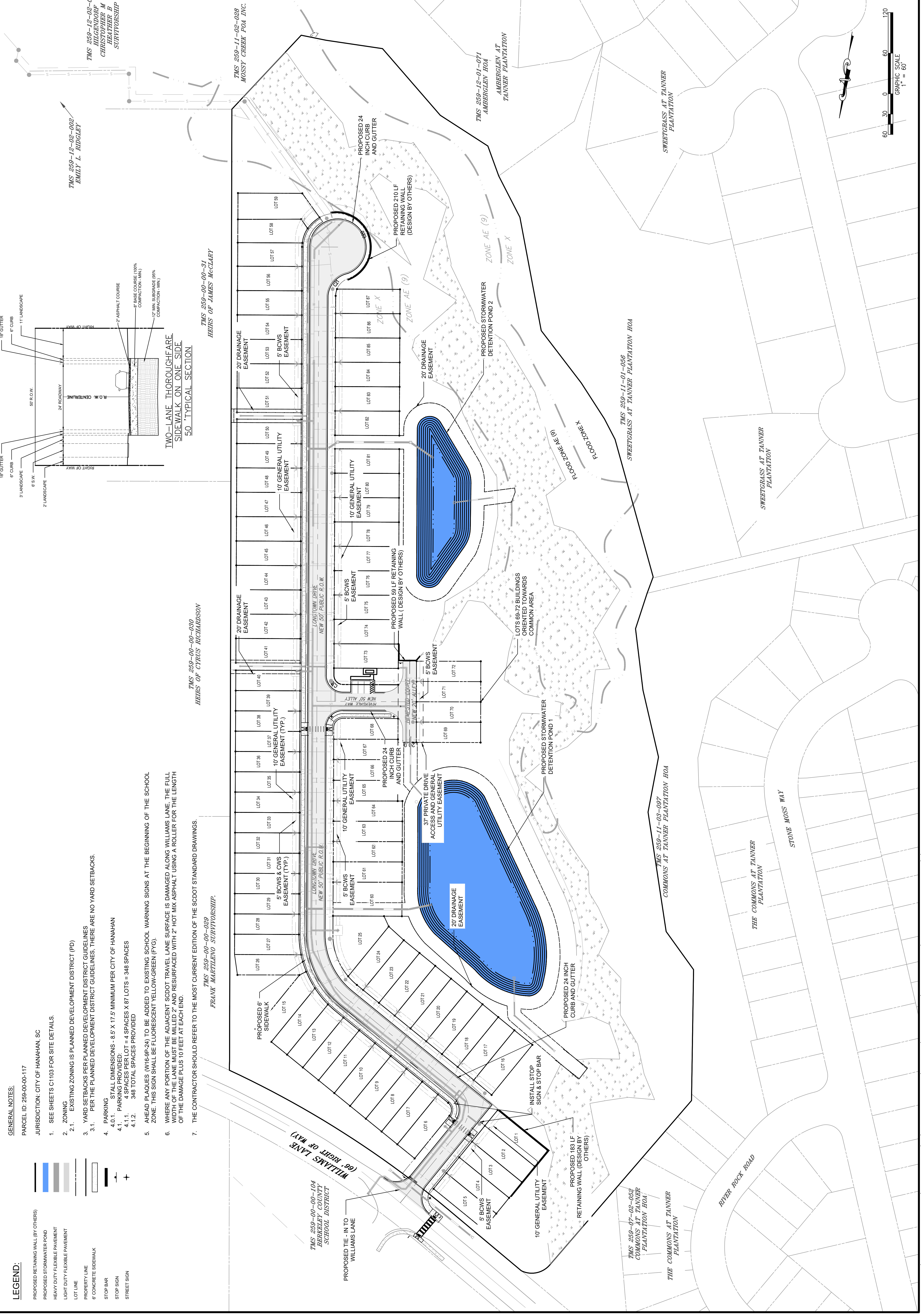
Applicant	Property Owner	
Name: Heron Preserve LLC	Name: same	
Phone: 843-573-9635	Phone:	
Mailing Address: 572 Savannah Hwy Charleston, SC 29407	Mailing Address:	
E-mail: ryan.leaphart@crescenthomes.com	E-mail:	
City Business License # (if applicable):		
Project Information		
Project Name: Heron Preserve at Tanner Location	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: Williams Lane	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Amendment
Zoning District: PD	Acreage: 21.3	
Tax Map Number(s): 259-00-00-117		
Project Description: Proposed residential development with 86 lots (87 Lots)		
Minimum Requirements for Submittal		
<input checked="" type="checkbox"/> 1. Two (2) full-sized copies and .pdf digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. An Application Review Fee. Checks made payable to the City of Hanahan. <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?		
Note: A Pre-Application Meeting is recommended before application submittal.		
Disclaimer: The City of Hanahan assumes no legal or financial liability to the applicant or any third party by approving the plans associated with this permit.		
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: 10/2/23
Applicant Signature:		Date: 10/2/23
For Office Use		
Received by: Lee Lawson	Date Received: 10.03.23	
Approved By: Lee Lawson	Date Approved: 11.16.23	

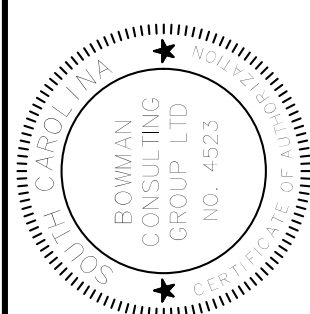


PLAN STATUS	
1/17/22	PRELIMINARY PLAN REVIEW
5/17/22	REVISIONAL PLAN REVIEW
6/23/22	PLAN REVIEW
10/12/22	PLAN REVIEW
5/18/23	PLAN REVIEW
7/14/23	CITY COUNTY REVIEW
10/23/23	CONSTRUCTION PERMITS

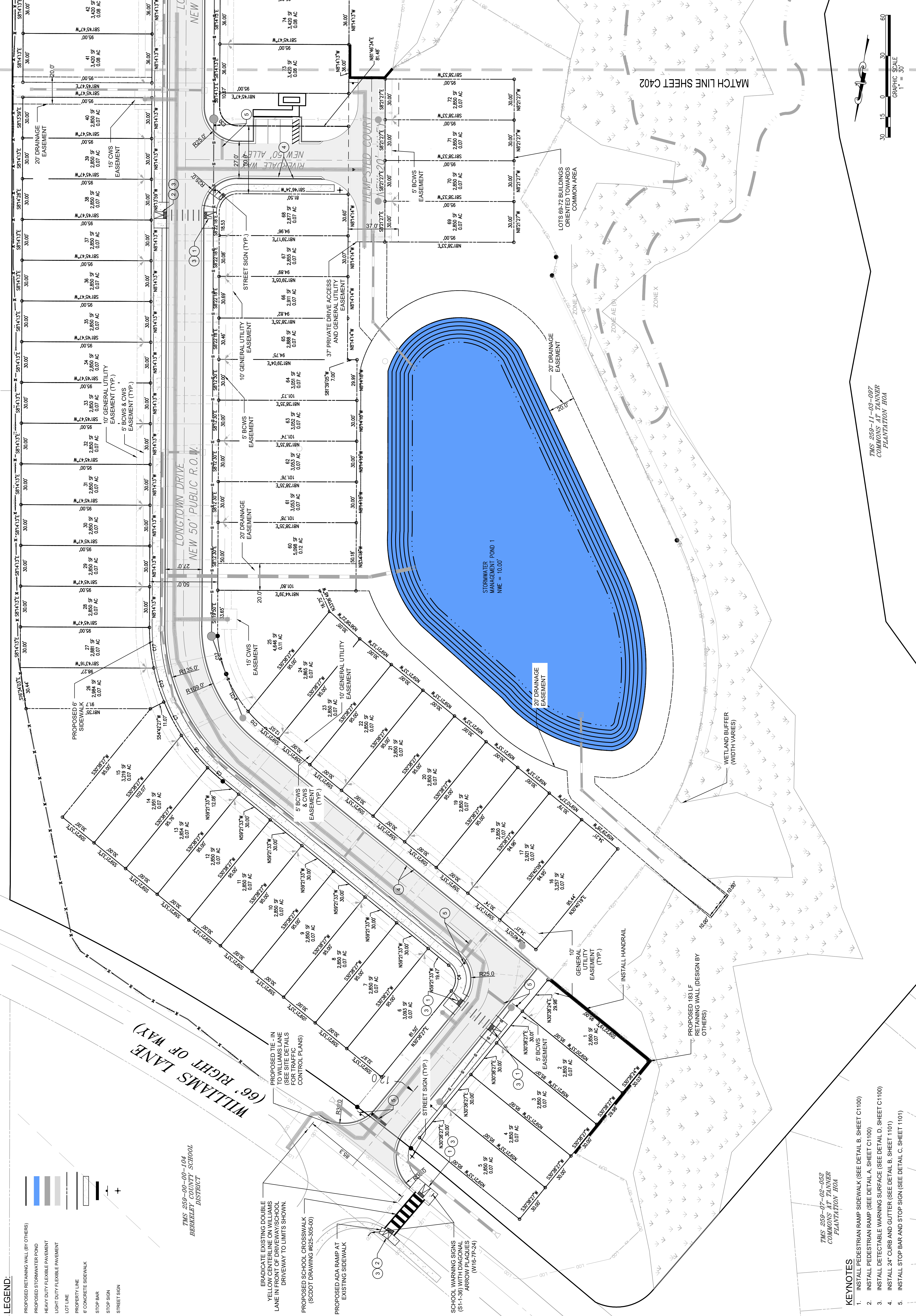
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SCALE	1" = 60'
SCALE	1" = 60'

JOB No. 1500012-01-009
 DATE NOV. 8, 2023
 FILE No.
 SHEET C400





PLAN STATUS	
1/17/22	CITY OF HANAHAN COUNTY
3/7/22	BERKELEY COUNTY
6/22/22	LOCAL PERMITS
10/12/22	LOCAL PERMITS
5/19/23	CITY OF HANAHAN
7/11/23	CITY OF HANAHAN
10/23/23	CITY OF HANAHAN
DATE	DESCRIPTION
AR	JD
DESIGN	DRAWN
SCALE	1" = 30'
SCALE	1" = 30'
JOB No.	150012-01-009
DATE	NOV. 8, 2023
FILE No.	



LEGEND:

[Blue Hatched Box]	PROPOSED RETAINING WALL (BY OTHERS)
[Blue Box]	PROPOSED STORMWATER POND
[Dark Grey Box]	HEAVY DUTY FLEXIBLE PAVEMENT
[Light Grey Box]	LIGHT DUTY FLEXIBLE PAVEMENT
[Thin Line]	LOT LINE
[Dashed Line]	PROPERTY LINE
[Thick Line]	CONCRETE SIDEWALK
[Thin Line]	STOP BAR
[Thin Line]	STOP SIGN
[Thin Line]	STREET SIGN

TMS 259-00-00-104
 BERKELEY COUNTY SCHOOL DISTRICT

ERADICATE EXISTING DOUBLE YELLOW CENTERLINE ON WILLIAMS LANE IN FRONT OF DRIVEWAY/SCHOOL DRIVEWAY TO LIMITS SHOWN.

PROPOSED SCHOOL CROSSWALK (SCDD DRAWING #625-305-00)

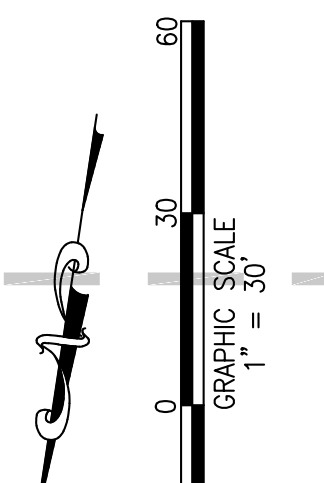
PROPOSED ADA RAMP AT EXISTING SIDEWALK

SCHOOL WARNING SIGNS (S1-1-36) WITH DIAGONAL ARROW PLAQUES (W16-7P-24)

TMS 259-07-02-052
 COMMONS AT TANNER PLANTATION #04

KEYNOTES

- INSTALL PEDESTRIAN RAMP SIDEWALK (SEE DETAIL B, SHEET C1100)
- INSTALL PEDESTRIAN RAMP (SEE DETAIL A, SHEET C1100)
- INSTALL DETECTABLE WARNING SURFACE (SEE DETAIL D, SHEET C1100)
- INSTALL 24" CURB AND GUTTER (SEE DETAIL B, SHEET 1101)
- INSTALL STOP BAR AND STOP SIGN (SEE DETAIL C, SHEET 1101)



TMS 259-11-03-097
 COMMONS AT TANNER PLANTATION #04

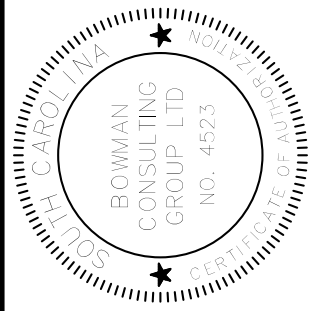
PARCEL CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	
C4	21.21'	13.50'	90°00'00"	
C5	17.94'	146.36'	70°1'30"	
C6	30.71'	145.83'	12°04'00"	
C7	27.77'	178.50'	85°4'54"	
C10	18.07'	96.50'	104°3'52"	
C11	32.13'	96.50'	19°04'33"	
C12	28.85'	96.50'	17°07'41"	
C13	26.09'	124.32'	12°01'20"	
C16	5.85'	41.21'	8°08'21"	
C17	30.16'	149.32'	11°34'23"	
C19	24.13'	55.87'	24°44'42"	
C20	164.55'	49.95'	188°45'02"	
C22	10.24'	27.00'	21°44'18"	
C28	21.20'	13.50'	90°00'00"	
C30	21.21'	13.52'	89°54'44"	

LOT NUMBER	AREA (SF)
1	2850
2	2850
3	2850
4	2850
5	2850
6	3093
7	2850
8	2850
9	2850
10	2850
11	2850
12	2850
13	2854
14	2951
15	3219
16	3257
17	2921
18	2850
19	2850
20	2850
21	2850
22	2850
23	2850
24	2865
25	4646
26	2984
27	2881
28	2850
29	2850
30	2850
31	2850
32	2850
33	2850
34	2850
35	2850
36	2850
37	2850
38	2850
39	2850
40	2850
41	3420
42	3420
43	3420

LOT NUMBER	AREA (SF)
44	3420
45	3420
46	3420
47	3420
48	3420
49	3420
50	3420
51	3420
52	3420
53	3420
54	3420
55	3420
56	3420
57	3303
58	3417
59	4320
60	5098
61	3053
62	3053
63	3052
64	3051
65	2888
66	2911
67	2855
68	2877
69	2850
70	2850
71	2850
72	2850
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77	3420
78	3420
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86	3413

AVERAGE LOT SIZE (SF) 3151.65

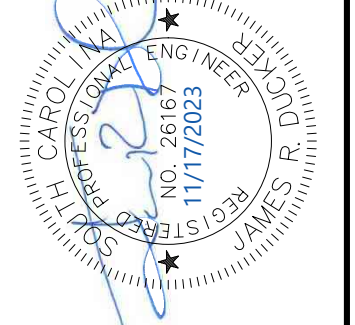
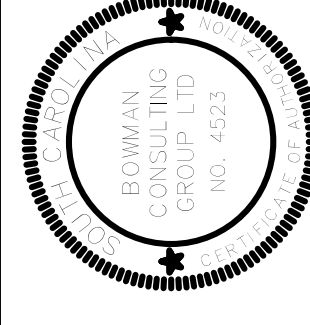
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5/7/22	CHK OCCUPANCY AND
6/7/22	CHK OCCUPANCY
7/7/22	CITY COUNTY REPS
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12/7/25	RECEIVED BY



CITY OF HANAHAN, SOUTH CAROLINA
CONSTRUCTION PLANS
HERON PRESERVE AT TANNER PLANTATION
CURVE TABLES & LOT AREAS

Bowman Consulting Group, Ltd.
880 Island Park Drive
Suite 400
Charleston, SC 29492
bowmanconsulting.com
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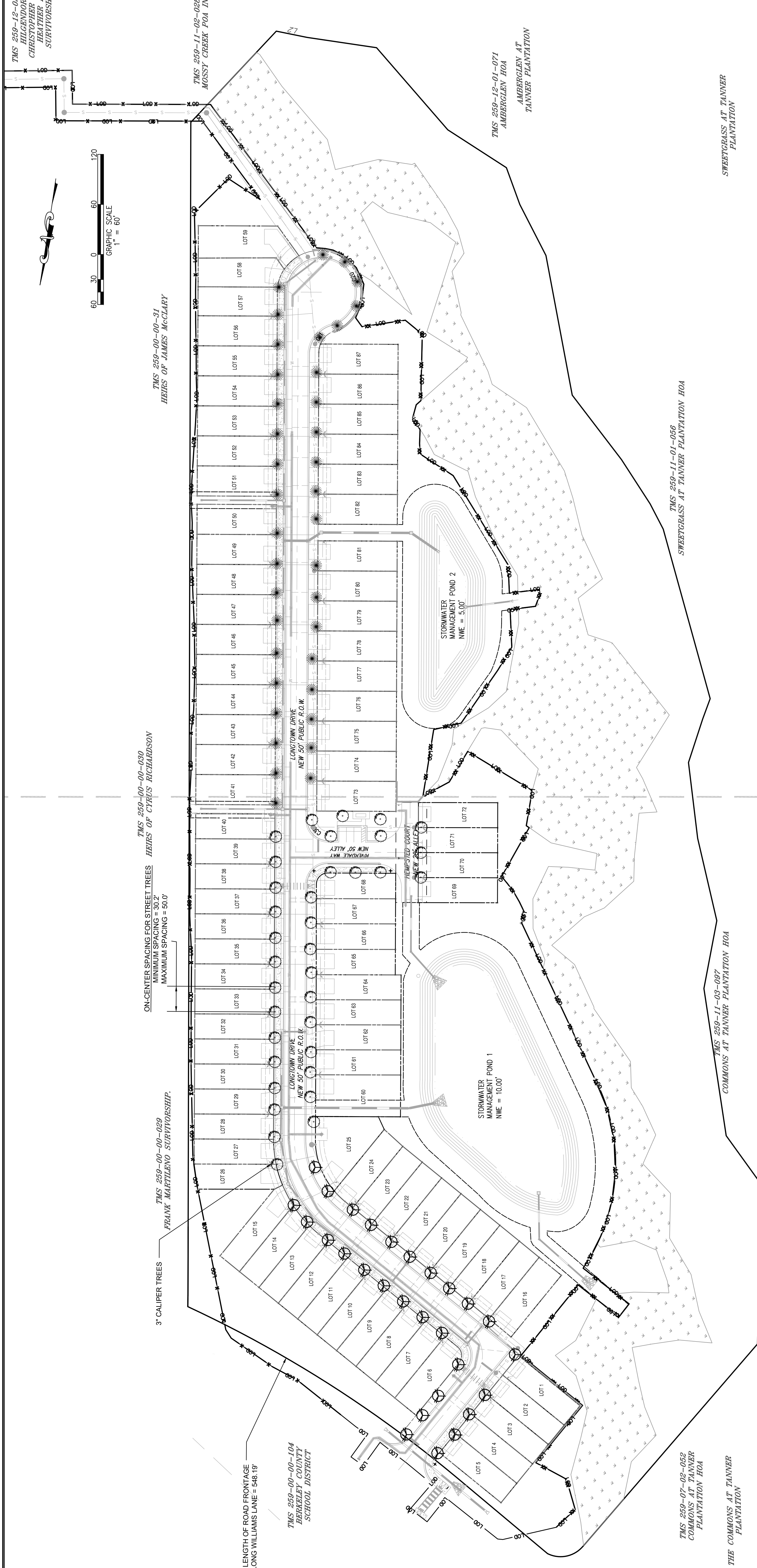




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6/27/22	6/27/22	REVISIONS
10/24/22	10/24/22	REVISIONS
5/19/23	5/19/23	REVISED
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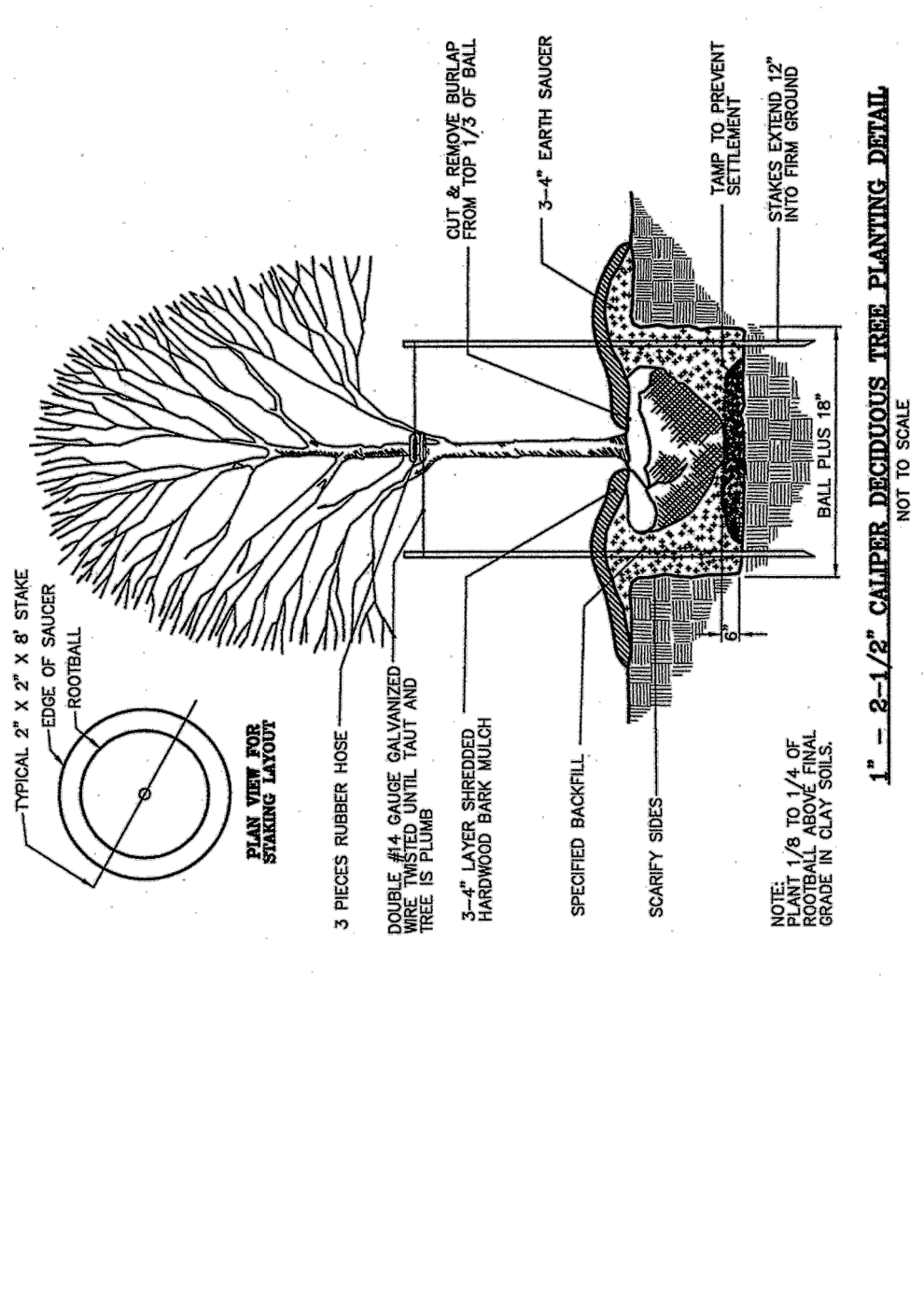
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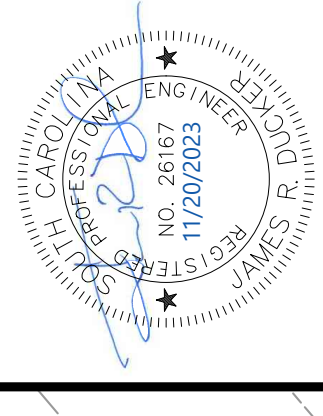
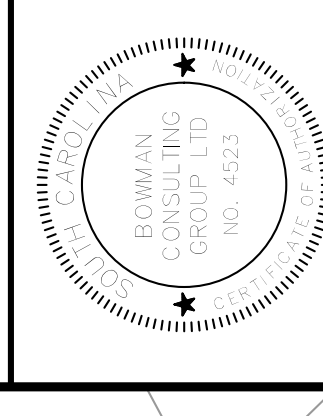
DATE	NO.	DESCRIPTION
NOV. 8, 2023	150012-01-009	JOB No. 150012-01-009
		FILE No.



PLANT SCHEDULE			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	CALIPER SIZE
28	QUERCUS FALCATA	SOUTHERN RED OAK	3"
35	QUERCUS SHUMARDII	SHUMARD OAK	3"
38	ACER BUERGERIANUM	TRIDENT MAPLE	3"

- GENERAL LANDSCAPING STANDARDS:
- THE ZONING ADMINISTRATOR SHALL BE AUTHORIZED TO MODIFY BUFFER REQUIREMENTS OF THIS ORDINANCE IF IT IS DETERMINED THAT:
 - BUFFERS WILL NOT SERVE ANY USEFUL PURPOSE DUE TO THE FACT THAT MASONRY WALLS, BERMS, OR LANDSCAPING OF AT LEAST EQUIVALENT HEIGHT, OPACITY, AND MAINTENANCE ALREADY EXIST ON THE ADJACENT PARCEL.
 - THE AREA OF REQUIRED BUFFER WOULD EXCEED TWENTY-FIVE (25) PERCENT OF THE SITE PROPOSED FOR DEVELOPMENT.
 - A SIGHT TRIANGLE SHALL BE MAINTAINED AT ALL ROAD INTERSECTIONS OR INTERSECTIONS OF DRIVEWAYS WITH ROADS. TREES SHALL BE ALLOWED AS LONG AS, EXCEPT DURING EARLY GROWTH STAGES, ONLY THE TRUNK IS VISIBLE BETWEEN THE GROUND AND SIX (6) FEET ABOVE THE GROUND. SHRUBBERY OR OTHER LOW GROWING PLANTS ARE ALLOWED PROVIDED THE MAXIMUM HEIGHT AT MATURITY SHALL NOT EXCEED TWENTY-FOUR (24) INCHES.
 - LANDSCAPING ELEMENTS, INCLUDING PLANTS AND WALLS, SHALL BE PROTECTED FROM VEHICLE COLLISION BY BARRIER CURBS, WHEEL STOPS, OR BOLLARDS, WHICH SHALL BE PLACED AT LEAST THIRTY (30) INCHES FROM THE LANDSCAPING ELEMENTS TO BE PROTECTED.
 - THE LANDSCAPE BUFFER AND MATERIAL ADJACENT TO ANY RIGHT-OF-WAY SHALL BE PROVIDED BY THE PROPERTY OWNER ADJOINING THE RIGHT-OF-WAY, WHEN ADJACENT TO OTHER COMMON BOUNDARIES, THE LANDSCAPE BUFFER AND MATERIALS SHALL BE PROVIDED ON THE PARCEL BEING DEVELOPED.
 - IF THERE EXISTS A LANDSCAPE BUFFER ON THE ADJOINING PROPERTY, THEN IT IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING DEVELOPED TO ENSURE THAT THE LANDSCAPING IN THE TWO (2) BUFFERS ARE COMPATIBLE.
 - WHEN TWO (2) REQUIRED BUFFERS WOULD OVERLAP, THE STRICTER, MORE DENSELY PLANTED BUFFER SHALL BE IMPLEMENTED.
 - TREES PLANTED TO MEET THE REQUIREMENTS OF OTHER CHARTERS OF THE HANAHAN ZONING ORDINANCE AND THE HANAHAN LAND DEVELOPMENT ORDINANCE SHALL MAINTAIN THE PLANTING REQUIREMENTS OF THIS CHARTER. TREES PRESERVED, EITHER VOLUNTARILY OR BY ORDINANCE REQUIREMENT, MAY COUNT ONE TO ONE TOWARD THE PLANTING REQUIREMENTS OF THIS CHAPTER.

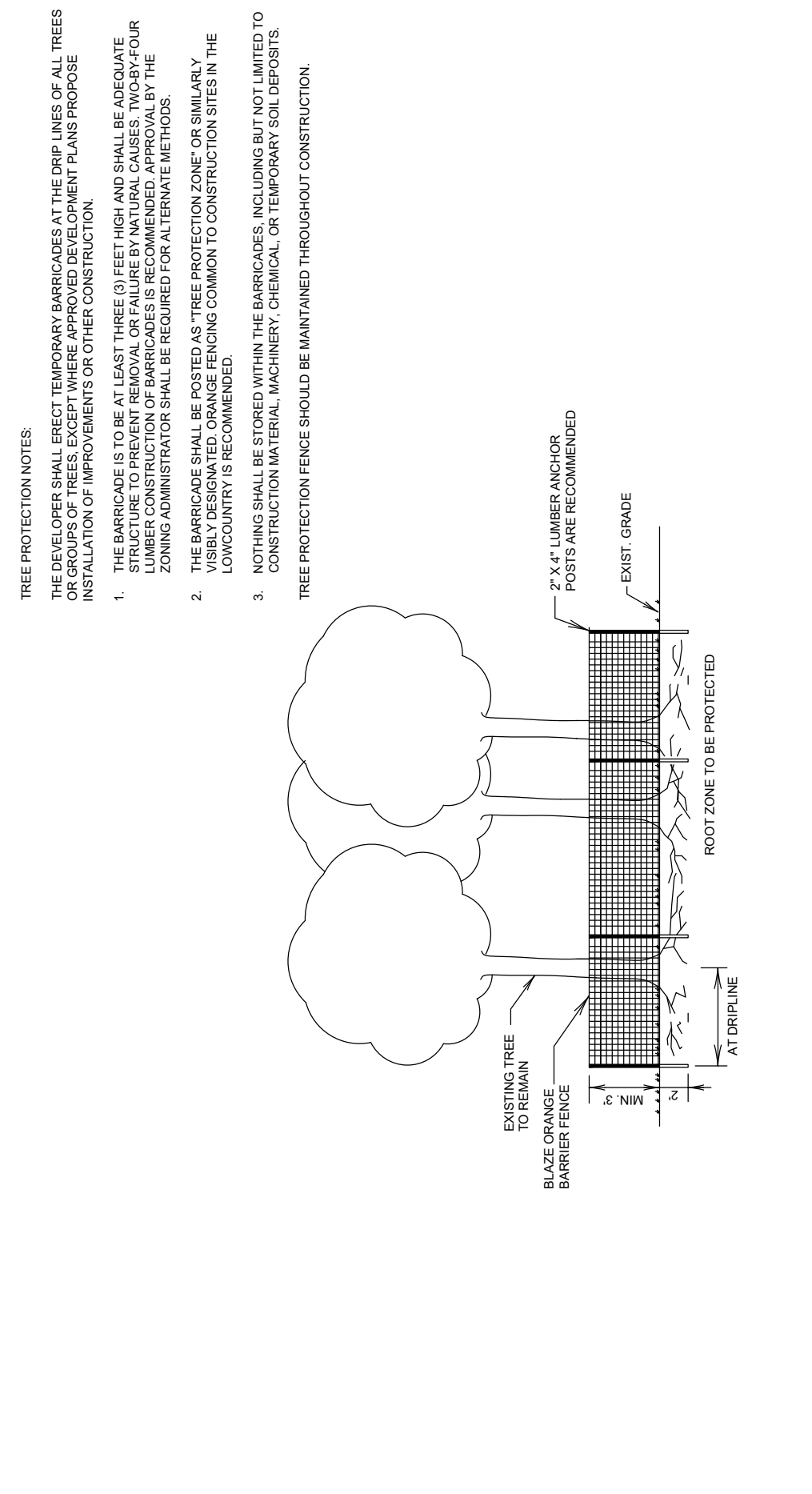
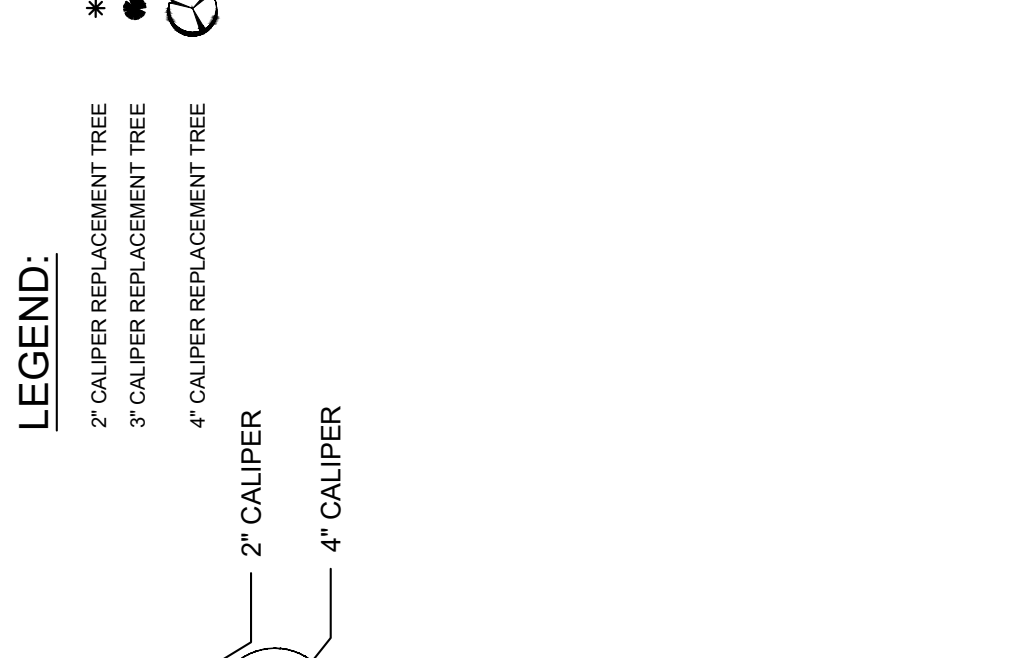
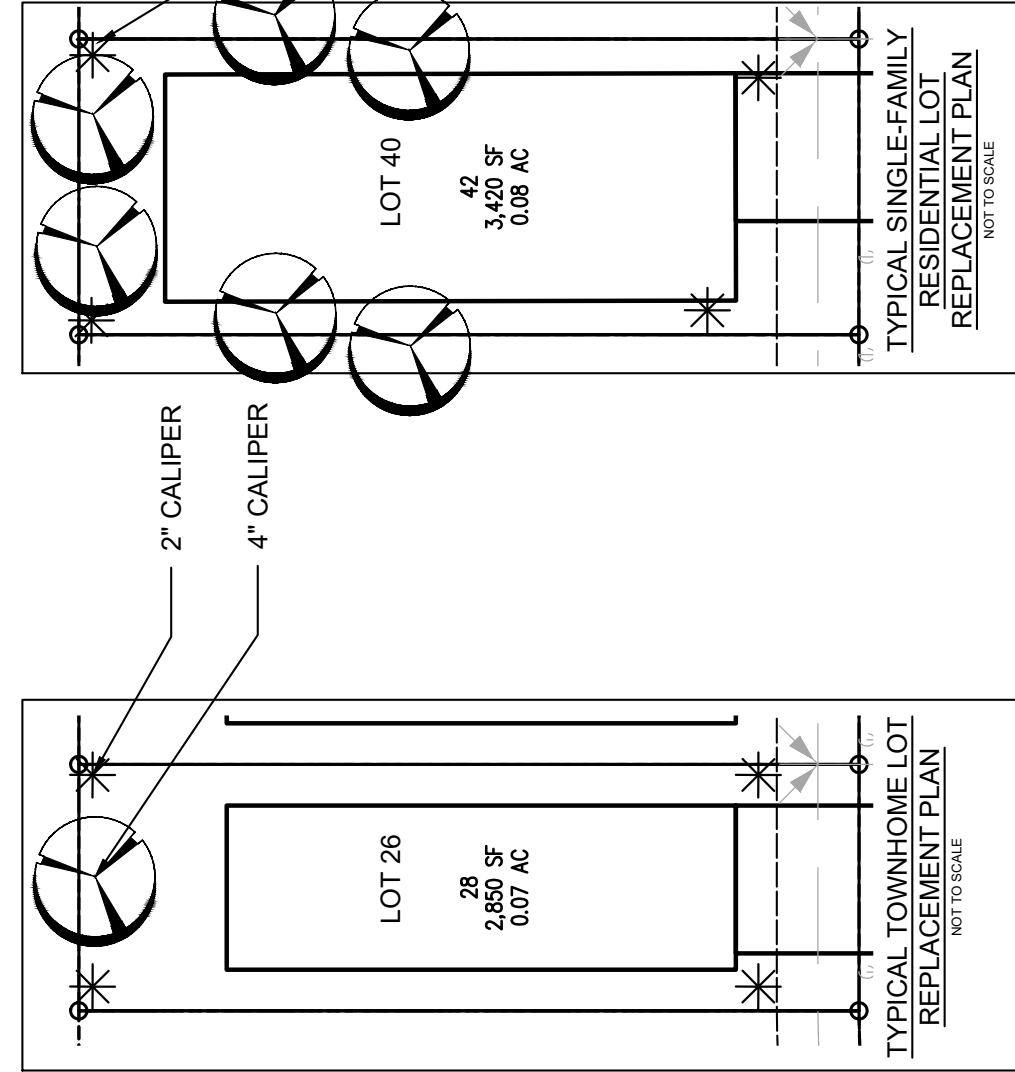




PLAN STATUS	
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5/17/22	REVISIONAL
5/17/22	REVISIONAL
6/23/22	LOCAL RESUBMITTAL
10/12/22	LOCAL RESUBMITTAL
5/16/23	CITY OF HANNAHAN, SC
7/16/23	CITY OF HANNAHAN, SC
8/21/23	CITY OF HANNAHAN, SC
10/23/23	CITY OF HANNAHAN, SC
DATE	DESCRIPTION
AR	JD
DESIGN	DRAWN
CHKD	CHKD
SCALE	1" = 60'
SCALE	1" = 60'
JOB No.	1500012-01-009
DATE	NOV. 8, 2023
FILE No.	

TREE MITIGATION NOTES:

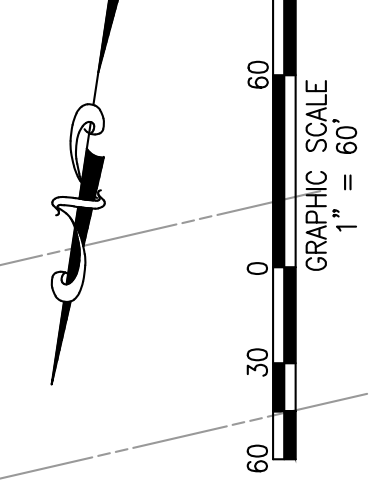
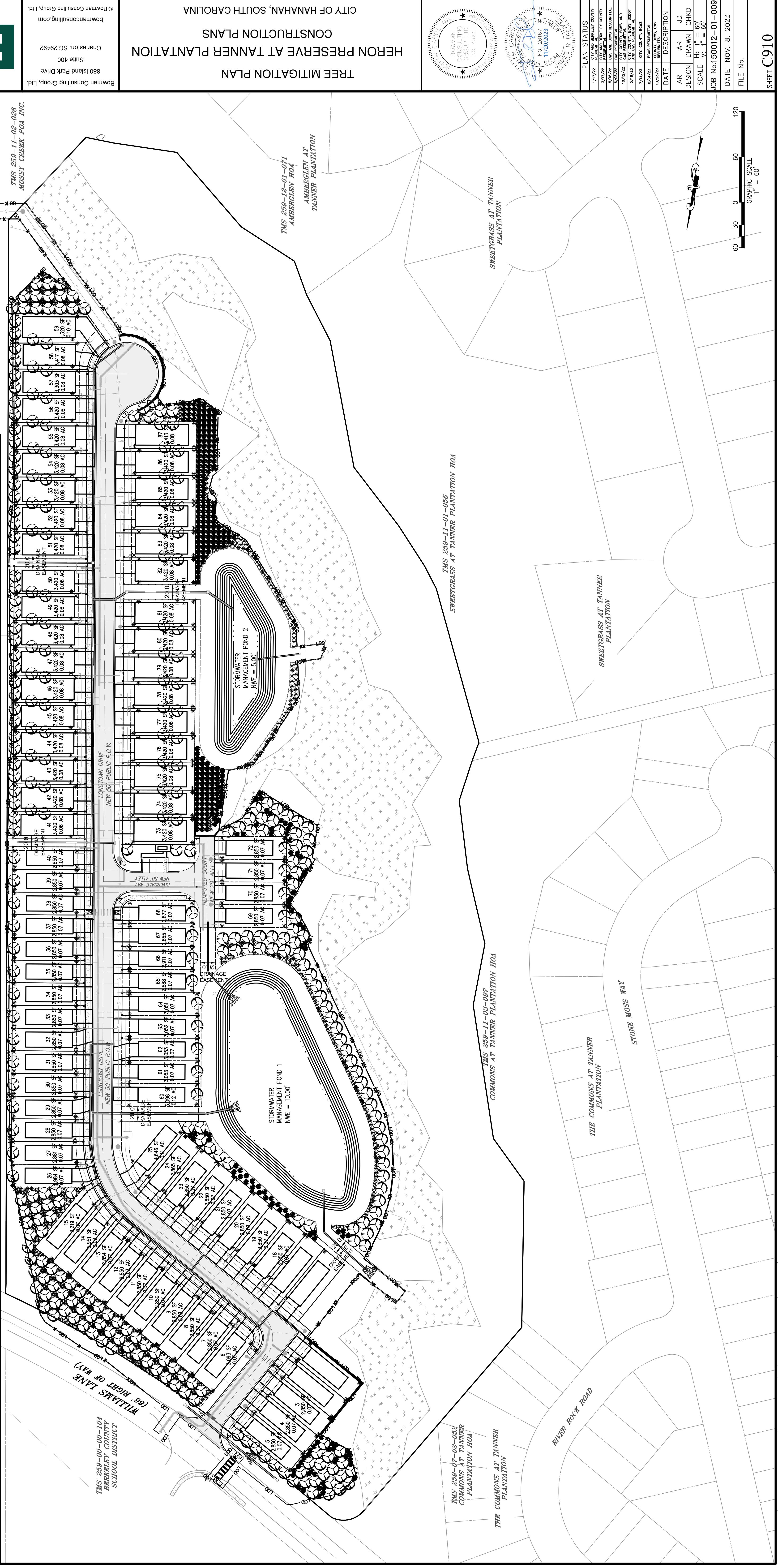
- A DEVELOPER SHALL PROPOSE A TREE PLANTING SCHEDULE TO REPLACE ALL PROTECTED AND LANDMARK TREES CLEARED FOR PROPERTY DEVELOPMENT AS DEFINED IN SECTIONS 7.3 AND 7.4 OF THE CITY OF HANNAHAN ORDINANCE. THE TREE PLANTING SCHEDULE SHALL BE IN LANDSCAPED BUFFERS, COMMON AREAS, ROAD RIGHTS-OF-WAY, AND OTHER PORTIONS OF THE DEVELOPED SITE. TO THE EXTENT PRACTICAL, REPLACEMENT TREES SHALL BE THE SAME SPECIES AND DIVERSITY AS THE REMOVED TREES. THE NUMBER AND SIZE OF MITIGATION TREES SHALL BE IN ACCORDANCE WITH THE TABLE BELOW.
- EXISTING TREES, MITIGATION TREES AND/OR PLANTED BUFFER TREES SHALL BE IDENTIFIED AND RECORDED ON THE COMMUNITY TREE PLANTING PLAN. THE DEVELOPER MAY OPT TO PAY A FEE IN LIEU OF REQUIRED TREES OR, AT THE DISCRETION OF THE CITY ENGINEER, TO PROVIDE AN OFF-SITE LOCATION IDENTIFIED ON THE COMMUNITY TREE PLANTING PLAN ADOPTED BY CITY COUNCIL. THE AMOUNT OF THE FEE SHALL BE EQUIVALENT TO THE VALUE OF THE REQUIRED TREES. THE CITY OF HANNAHAN WILL BE RESPONSIBLE FOR THE PROTECTION OF THE TREES FEES THAT SECURE ADEQUATE FUNDS TO PLANT REQUIRED TREES ELSEWHERE IN THE CITY, AS PROVIDED FOR IN THE PLAN.
- ALL NEWLY PLANTED VEGETATIVE MATERIAL SHALL BE GUARANTEED TO MEET AMERICAN STANDARDS FOR NURSERY STOCK AT TIME OF PLANTING AND FOR ONE YEAR THEREAFTER. MAINTENANCE AND REPLACEMENT OF DAMAGED, DESTROYED, OR DEAD PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

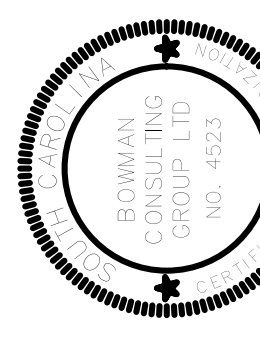


TREE PROTECTION NOTES:

THE DEVELOPER SHALL ERECT TEMPORARY BARRIERS AT THE DIRT LINES OF ALL TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION. THE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

- THE BARRIERS SHALL BE AT LEAST THREE (3) FEET HIGH AND SHALL BE ADEQUATE TO PREVENT CONSTRUCTION EQUIPMENT FROM ENTERING THE PROTECTED ROOT ZONE. THE BARRIERS SHALL BE CONSTRUCTED OF 2x4 LUMBER AND SHALL BE INSTALLED AT THE DIRT LINES OF ALL TREES TO BE PROTECTED. APPROVAL BY THE ZONING ADMINISTRATOR SHALL BE REQUIRED FOR ALTERNATE METHODS.
- THE BARRIERS SHALL BE INSTALLED AT THE DIRT LINES OF ALL TREES TO BE PROTECTED. THE BARRIERS SHALL BE CONSTRUCTED OF 2x4 LUMBER AND SHALL BE INSTALLED AT THE DIRT LINES OF ALL TREES TO BE PROTECTED. APPROVAL BY THE ZONING ADMINISTRATOR SHALL BE REQUIRED FOR ALTERNATE METHODS.
- NOTHING SHALL BE STORED WITHIN THE BARRIERS, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DEBRIS, OR OTHER OBSTRUCTIONS. THE BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.





PLAN STATUS	
JMC	JMC
BWH	JMC
DESIGN	DRAWN
CHKD	CHKD
SCALE	1" = 100'
SCALE	1" = 100'
JOB No.	150012-01-009
DATE	APRIL 9, 2021
FILE No.	
SHEET	4

Original layout approved by Planning Commission on May 4, 2021

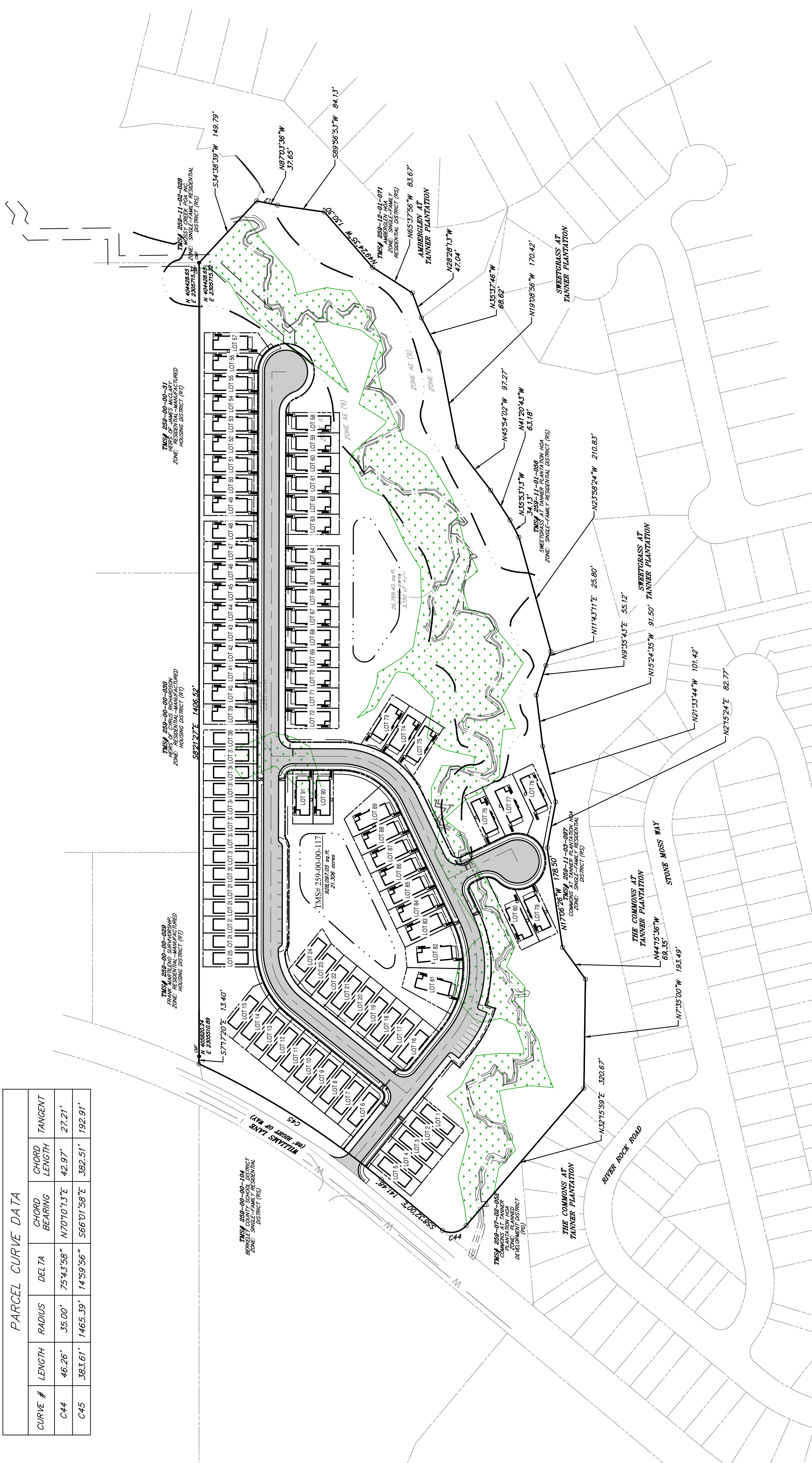
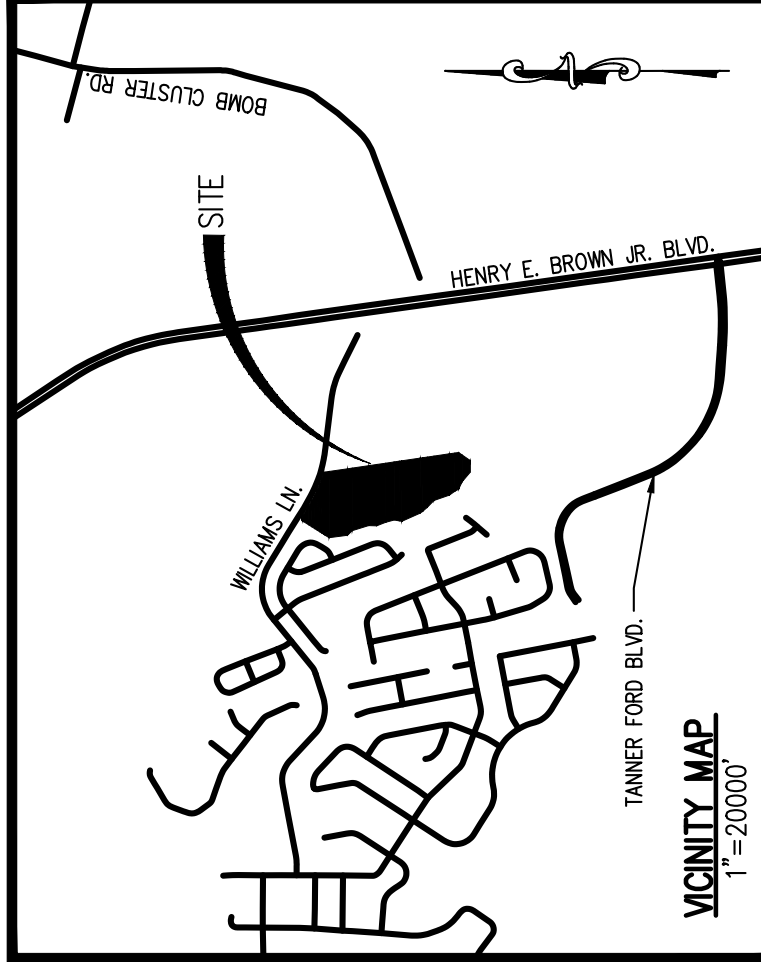
GENERAL NOTES:

TOTAL ACREAGE: 21.31 AC

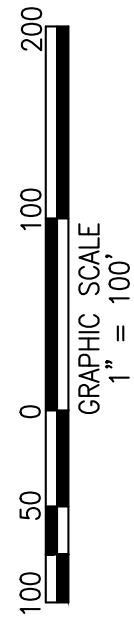
LEGEND:

- PROPOSED STORMWATER MANAGEMENT POND
- LOT LINE
- PROPERTY LINE
- WETLAND

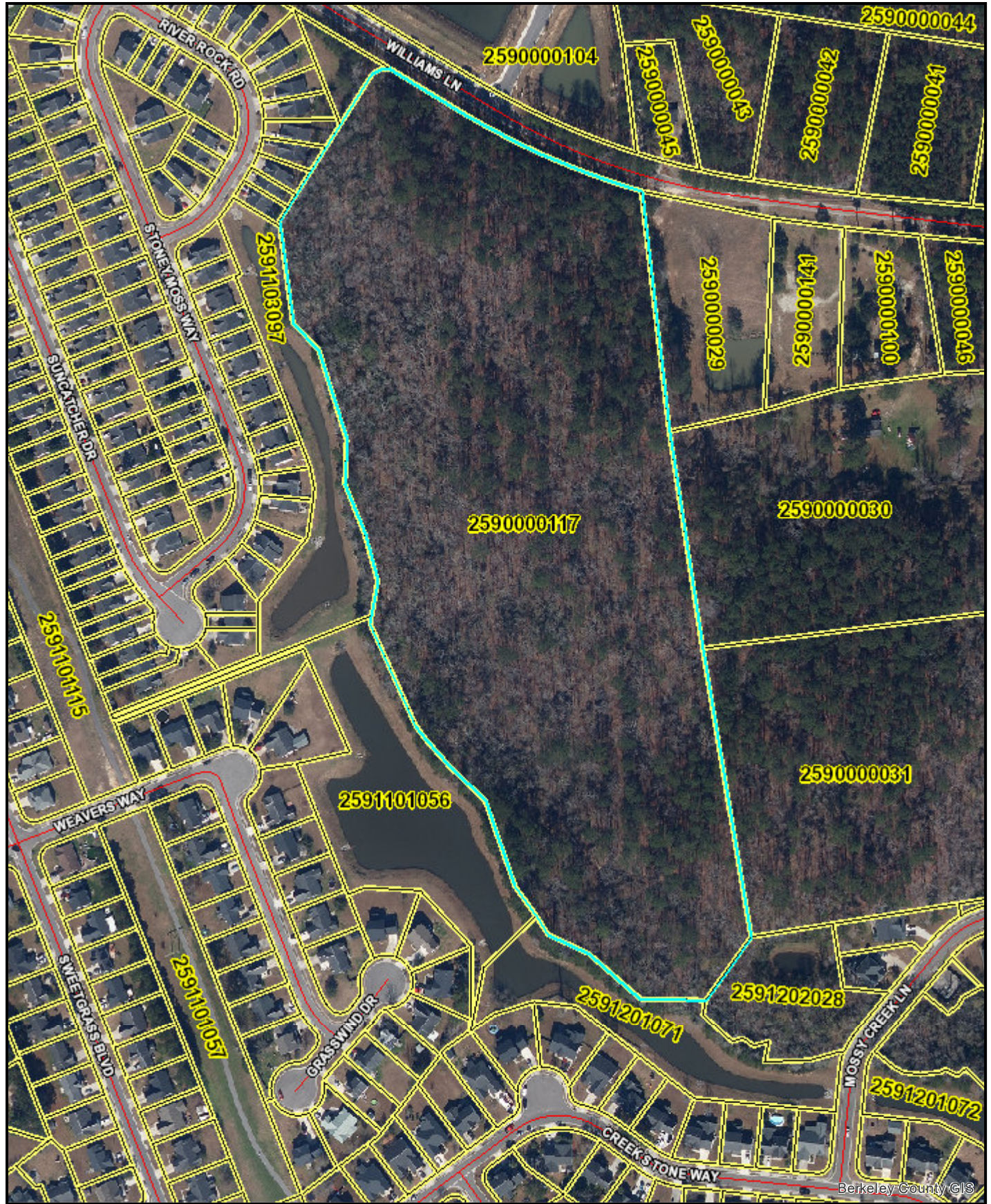
PARCEL CURVE DATA						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C44	46.26'	35.00'	75°43'58"	N70°10'13"E	42.97'	27.21'
C45	363.61'	1465.39'	14°59'56"	S66°01'58"E	362.51'	192.91'



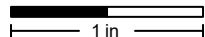
FOR OFFICIAL USE ONLY



Berkeley County GIS Online Mapping



1 inch = 250 feet



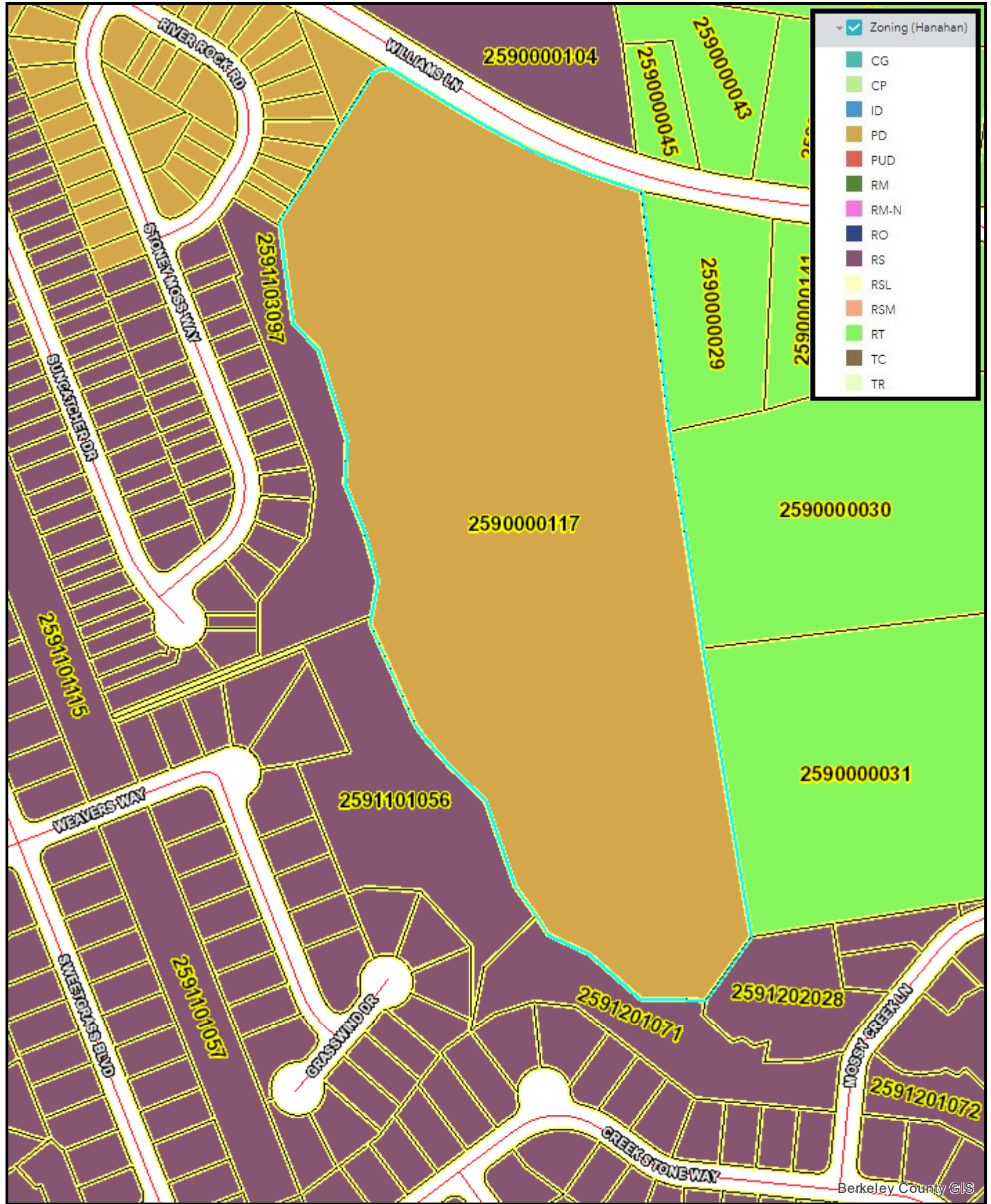
Date: 8/2/2022

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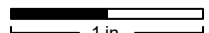


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Berkeley County GIS Online Mapping



1 inch = 250 feet



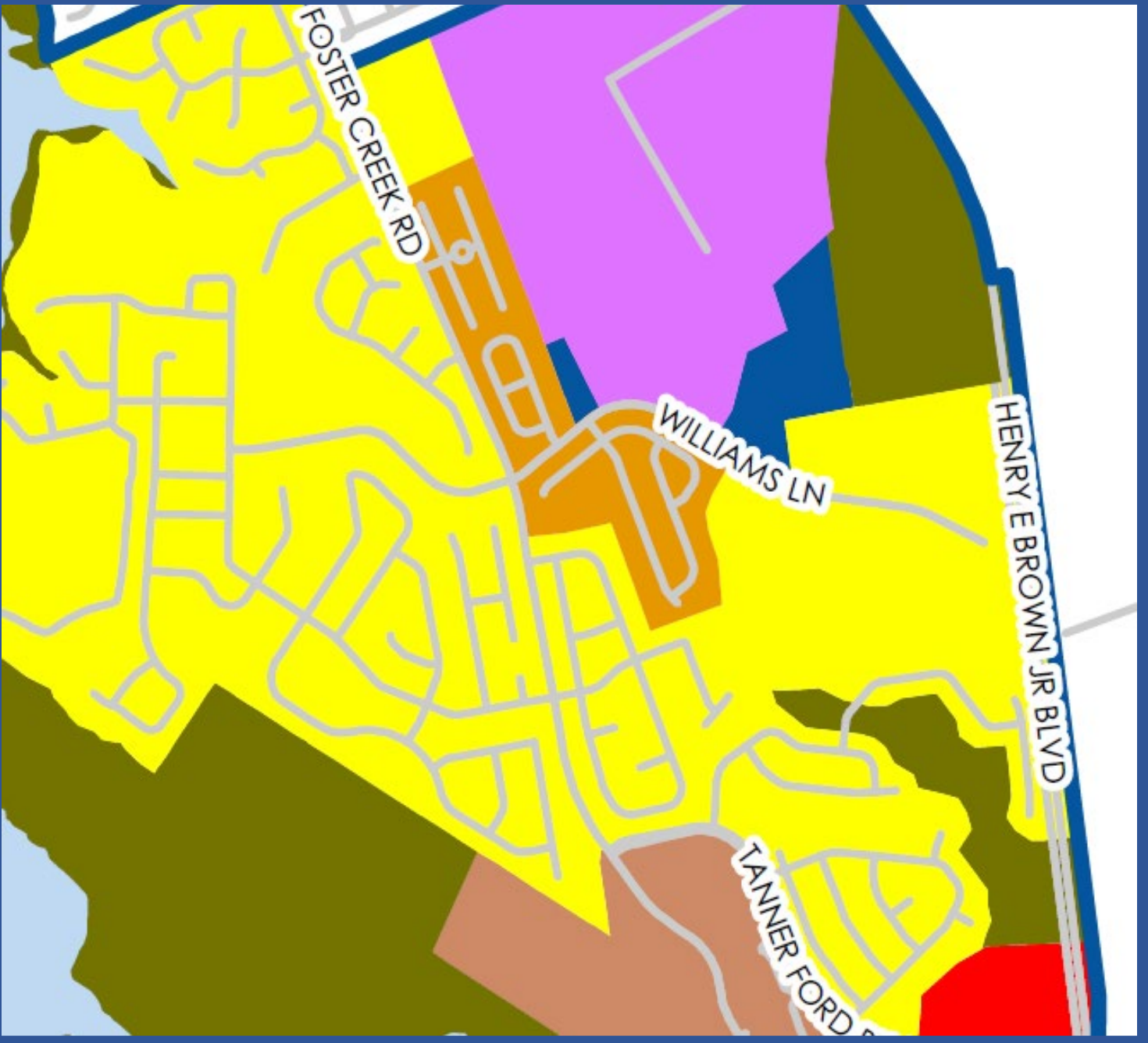
Date: 8/2/2022
Berkeley County GIS



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Future Land Use

Hanahan 2040 Pathway to the Future



Proposed Future Land Use Designations

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

- Town Center Mixed Use
- General Commercial
- Commercial-Industrial
- Industrial
- Institutional
- Town Center Expansion Area

Political Boundaries

- Hanahan Boundary
- County Boundary