

AGENDA
HANAHAN PLANNING COMMISSION MEETING

Tuesday, January 2, 2024

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 December 5, 2023.**
5. **Old Business:**
 - A. **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. Applicant City Staff
6. **New Business:**
 - A. **Zoning Text Amendment (Public Hearings):**
 - 1) **ZTA 1-2024:** A request to amend the Zoning Ordinance Sections 4.3 and 10.3 and add Section 5.15. The purpose is to change convenience stores with gas pumps from permitted use to conditional use in the General Commercial, Industrial, and Town Center zoning districts. Add a condition that limits how close new convenience stores can be to existing ones (528 feet). Applicant: Mr. Akshay Patel
 - 2) **ZTA 2-2024:** A request to amend the Eagle Landing Planned District Ordinance Section 2 (Permitted Uses and Development Controls) to allow religious institutions on lots greater than one acre in Area Q. Applicant: Ms. Brenda Barnett
 - 3) **ZTA 3-2024:** A request to amend the regulations in the Foster Creek Village Planned District. The amendment updates information on exhibits, allows for a Parking Study for unlisted uses, increases building heights, and clarifies the total number of dwelling units permissible. Applicant: Mr. Fred Skipper, Foster Creek Village, LLC
7. **Citizen Comments.**
8. **Next Meeting: Tuesday, February 6, 2024**
9. **Adjourn.**

**HANAHAN PLANNING COMMISSION REGULAR MEETING
December 5, 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 December 5, 2023. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, Matthew Weatherford, and Brian Hamilton were in attendance. Commissioner Phillip Strobe was 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), and Cam Spencer (Asst. to the City Administrator). The visitors present were Josh Walker, Amanda Colvin, Chad Malone, Tim Crowley, Justin Hardaway, Troy Ahyo, and Abby Ranson.

1. CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:00pm.

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, November 7, 2023

Chairman Eckstine asked if there were any corrections to the minutes. There were none. She then asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of November 7, 2023. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote.

5. OLD BUSINESS:

There was 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**

Lee Lawson, City Planner, presented the request to the Commission members. He stated that the proposal met the policy in the 2040 Comprehensive Plan and met the requirement so the Zoning and Land Development Ordinances. Lee said that staff gave a favorable recommendation. Chairman Eckstine asked if the parcel was located on a dead-end street. Lee answered with a yes. She also asked a few other questions regarding the setbacks and the minimum lot size. Lee answered that the proposal met the setback requirements and the minimum lot size for the district. Chairman Eckstine asked about the lots that would have adjoining driveways. Lee responded how the driveways were proposed to be installed. She asked Lee if the Fire Chief had looked at the plan regarding fire department access. Lee stated

that this was reviewed by staff. He said that the developer was originally wanting to have a larger development; however, that would have made it a major development and involved updating the road to current standards. So, the developer opted instead to do a smaller minor land development. The requirement in the ordinance for the current road standards would not be applicable. Commissioner Thrower stated a concern about the number of vehicles on the small road.

Troy Ah Yo, developer, and builder, spoke to the commission. He talked about the design and style of how the homes would be built. He also discussed how the parking would be accommodated by use of drive under for two parking spaces each.

Troy presented sketches to the Commission. He said that each home would be between 1,200 and 1,500 square feet and have drive under spaces for parking. He stated that he had spoken with SCDOT about the driveways. In addition, he mentioned that Berkeley County School District was interested in obtaining the parcel at the end of the street to use as another entrance to the middle school.

Commissioner Brace asked about the impervious percentage for the new lots. Lee answered the maximum for each lot was 75% for impervious surfaces.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the plat with the alternative #1 that Lee referenced in the staff report for Lots 3 and 4 sharing a driveway, and an ingress/egress easement for the shared driveway added to the plat. A driveway and parking agreement is to be submitted to staff for review. Once approved, the agreement must be recorded with the Berkeley County Register of Deeds. Commissioner Hamilton seconded the motion. A roll call vote was taken. Motion passed unanimously.

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

Lee Lawson presented to the Commission. He stated that the property was rezoned to a Planned District. The development standards were provided. In May of 2021, the development was for 91 lots with two street sections and on street parking. The applicant has submitted a revised plan. Lee displayed the slides to the Commission. Due to some environmental issues where the original road looped and there was a short road and a cul-de-sac, the road plan was revised. Also, a number of trees will be preserved, and the development will not impact the wetlands. Lee stated that in January of 2021 the rezoning was approved. A traffic study was conducted that was required by SCDOT. The proposed lots have been reduced from 91 to 87 lots. The road design has been changed. Also, two alleys have been provided. There are four homes that will have to have their front face facing the pond which would be at the rear.

Lee stated that the proposed plan met the goals of the 2040 comprehensive Plan. Staff gave a favorable recommendation. Lee also stated that stop bars will be included in both directions at the new intersection inside the development. Chairman Eckstine added that this parcel was sold by the City and the funds went to the new park. Courtney Soler was asked to confirm, and she responded with a yes. Commissioner Weatherford stated he was in favor.

Justin Hardaway, representing the developer, came to the podium. Chairman Eckstine asked about the private roads instead of public. Lee explained why SCDOT would not take the roads and that the County would not. Chairman Eckstine asked about the street parking. Lee stated that each lot will have two parking spaces provided. Justin stated that there would be two spaces for the driveway and the homeowner could also use the garage for an additional space. Chairman Eckstine asked if there was a reason why the original proposal was for public roads and now it was for private. She asked if there was anything mentioned in the development agreement between the city and the developer. Lee stated he did not know. Commissioner Weatherford asked if the development would be single family homes. Lee stated they would be a mixture of attached and detached single family homes. Chairman Eckstine asked a question regarding the path and connection to the pedestrian bike trail. Lee answered that he believed that was included in the crosswalk across Williams Lane. She also asked if the developer would be installing a crossing signal. Lee stated that he reviews for what is required. Chairman Eckstine asked if staff could look into that for the future.

Commission Hamilton asked about the 30-foot front lot widths. Lee stated the issue with the County requirements that they require larger lot widths. Commissioner Thrower asked about the third-party engineer reviewing the roads. Lee explained that the ordinance had to be approved by the council first. Chairman Eckstine asked Justin why the off-street parking was removed from the plan. He stated the redesign was to make the development more functional and maximize the houses as much as possible. Chairman Eckstine asked if there were any walking trails around the subdivision. Justin stated that there would be a maintained shelf around the pond that would be walkable. She asked if the sidewalks would be on both sides of the street. Lee stated it would only be one side. Chairman Eckstine asked what other areas in the city were private. Lee and Larry both answered. Commissioner Brace asked where the location of the sidewalk would be at the alley section. Justin responded that he would have to ask the engineer. Chairman Eckstine expressed concern regarding the location of the sidewalk for students at the entrance of the subdivision where it meets the crosswalk.

Chad Malone with Bowman Engineering and Abby Ranson with Bowman Engineering explained the reasoning for the location of the proposed sidewalk due to grading issues, etc. They did say that would look at the design. Chairman Eckstine asked if staff would notify the Commission if there were any changes made prior to recording the final plat.

Chairman Eckstine asked for a motion. Commissioner Thrower made a motion to approve the revised preliminary plan. Commissioner Weatherford seconded the motion. Chairman Eckstine asked for an amendment of recommendation for consideration of review by the applicant in moving the crosswalk and installing the pedestrian signal on Williams Lane. Lee asked for clarification that the applicant will need to provide a cover letter explaining why or why not they are moving the crosswalk and the same for the signalization. A roll call vote was taken. Motion passed with a 5-1 vote. Chairman Eckstine voted against.

7. CITIZEN COMMENTS:

Tim Crowley (3033 Evening Tide Dr) . . . He expressed concern about the traffic study that was performed in 2021. He also expressed concern about neighborhoods being private and the financial burden on the homeowners.

Amanda Colvin (5817/5819 Moore St) . . . She expressed concern about the lot on Knight Street with the small homes proposed to be built. This included the small size and the closeness of the homes together. She also asked about the development proposed on Williams Lane along with the type of homes to be built.

8. NEXT MEETING: TUESDAY, January 2, 2024

The next Planning Commission meeting would be held on January 2, 2024, at 6pm.

9. ADJOURNMENT:

Chairman Eckstine asked for a motion to adjourn. Commissioner Weatherford made a motion to adjourn. Commissioner Lackey seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 6:58pm.

ATTEST:

Chairman Eckstine

Larry Sturdivant, Secretary

DRAFT

Staff Report

Agenda No.:	6.B.1
Project Title:	Land Development Text Amendment #1-2023
Staff:	Lee Lawson, AICP City Planner
Applicants:	Staff
Request:	For the Planning Commission to review the revised Land Development Text Amendment 1-2023 (LDTA 1-2023)

Background Summary:

The City Council conducted a public hearing and reviewed the text amendment on December 12, 2023. The feeling of the council was for revisions to be made to the text. One was the applicants would receive the rates being used to calculate the cost for the third-party engineer review in Subsection B. The second was to clarify which standards a developer could propose alternative methods of compliance in Section 2.5. The following shows the revised text amendment:

2.5. Third-party review and inspection.

The developer may propose **private improvements** or improvements that do not meet the **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 **required** 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.~~

- 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 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.~~
- 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. 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.~~
- 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.**
- ~~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.~~

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. Revised 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 2nd day of January, 2024.

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 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 required 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.
- (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.

Staff Report

Agenda No.: 6.A.1

Project Title: Zoning Text Amendment #1-2024

Staff: Lee Lawson, AICP
City Planner

Applicants: Mr. Akshay Patel

Request: For the Planning Commission to conduct a public hearing and make a recommendation to the City Council regarding Zoning Text Amendment 1-2024.

Background Summary:

According to the applicant, the request is to prevent the over-capacity of convenience stores in the city. The amendment would change convenience stores with gas pumps from permitted use to conditional use in the General Commercial, Industrial, and Town Center zoning districts and add a condition that limits how close new convenience stores can be to existing ones (528 feet). ZTA 1-2024 contains three text changes to the Hanahan Zoning Ordinance. The following are the proposed text changes:

1. **Section 4.3-Land Use Table.** Adding a new row for convenience stores in the table between Gasoline Service and Self-Service Car Wash. Identifying convenience stores as a conditional use in the General Commercial, Industrial, and Town Center Districts.
2. **Section 5.15-Convenience Store Condition:** No convenience store (with or without gas pumps) shall be located within five hundred and twenty-eight (528) feet of another convenience store inside the City. The required separation distance shall be measured in a straight line from the nearest point on the lot line of the property occupied by a small box variety store to the nearest point on the lot line of the subject property.
3. **Section 10.3-Definitions:** Adding Convenience store: Convenience stores or food marts (with or without fuel pumps) primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks. In high-traffic corridors, they also sell gifts, crafts, maps, and other goods normally associated with travel and tourism.

Key Issues:

Several municipalities around the country require the dispersal of convenience stores. The most common reasons are the following: 1) Traffic, a convenience store as a land use is a high traffic generator, and restricting the proximity of stores to one another can preserve the level of service for surrounding roads and intersections and reduce traffic accidents. 2) Environmental, convenience stores with gas pumps release several harmful compounds during vehicle fueling and from underground storage tank vents. The spacing between stores should keep the emission concentration lower. 3) Blight, many cities have boarded up stores that have been abandoned. The abandoned stores are frequently not maintained, making them unattractive areas. One of the causes of blight is excessive competition. There is a limit to the number of convenience stores any area can handle. 4) Crime, convenience store hold-ups account for about 13.8 % of all robberies in the United States in 2022, according to FBI National Crime Statistics. In 2020, the FBI found that the most likely setting for a violent crime was a residence, followed by an alley or roadway, a parking garage, and a convenience store. 5) Community Character: modern planning philosophy calls for locating convenience stores in neighborhood-scale commercial areas accessible by walking, bicycling, or car. Managing locations to bring convenience stores and other retail outlets back to downtown areas helps revitalize blighted areas and enhance quality of life.

Hanahan 2040 Comprehensive Plan Consideration(s):

The Future Land Use Section of the 2040 Comprehensive Plan states, “About ten percent of land within Hanahan is designated to accommodate non-residential uses such as commercial or industrial uses.”

The proposed text amendment meets the following policy and goals of the Plan:

1. **Growth Management Goal 1.B:** “Assess regulations for each Zoning designation to ensure compatibility between permissible land uses.”
2. **Growth Management Goal 1.B.3:** Review and amend, as needed, the listed uses and language for ‘conditional uses,’ ‘special uses,’ and/or ‘use upon review’ in accordance with land use goals.
3. **Growth Management Goal 2.A:** Foster land development patterns that protect community character and natural resources from development-related impacts.

Planning Consideration(s):

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

1. About ten percent of land within Hanahan is designated to accommodate non-residential uses such as commercial or industrial uses. Since commercial land is scarce, should the city be more selective of uses along major thoroughfares and intersections?
2. Convenience stores are high-traffic generators. A convenience store generates a daily average of 837.58 vehicle trips per 1,000 square feet of gross floor area, and each pump generates between 100 to 130 daily trips. (ITE Trip Generation Manual, 10th Edition.)
3. Zoning Ordinance Section 2.4(C) requires all proposed amendments to be submitted to the Planning Commission for review and recommendation. In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

- (A) **Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.** Development standards should mitigate potential conflicts between uses and preserve the infrastructure’s level of service.
- (B) **Whether or not the requested amendment is consistent with the Comprehensive Plan;** The amendment is consistent with Growth Management Goals 1.B, 1.B.3, and 2.B.1.
- (C) **The precedents and the possible effects of such precedents that might result from approval or denial of the petition.** The regulations would disperse the location of convenience stores in the city and prevent oversaturation of the market.
- (D) **The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.** The text amendment should not increase the demand for services the city provides.
- (E) **Effect of approval of the petition on adopted plans and policies of the City of Hanahan.** Requiring 528 feet between convenience stores is not inconsistent with any policy in the 2040 Comp Plan.
- (F) **Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.** The amendment is consistent with Growth Management Goals 1.B, 1.B.3, and 2.B.1.

Planning Commission Alternatives:

1. Postpone the review until February 6, 2024, for staff to propose additional conditions for convenience stores (landscaping, dumpster location, outside storage, lot size for onsite traffic circulation).
2. Send a favorable recommendation to the City Council.
3. Send an unfavorable recommendation to the City Council.

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

1. To allow staff to research development standards for convenience stores (extended setbacks from residences, façades, landscaping, minimum lot size or floor area ratios, exterior lighting, etc.)

Attachments:

1. Application
2. Amended Section 4.3 Land Use Table (General Sales, Services, Rental, & Leasing Section)
3. Amended Section 5.15
4. Amended Section 10.3 Definitions



**CITY OF HANAHAN
ZONING MAP/TEXT AMENDMENT 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: Akshay Patel	Name:		
Phone: 775-338-0358	Phone:		
Mailing Address: 6914 Tanner Hall Blvd Hanahan SC 29410	Mailing Address:	N/A	
E-mail: pakshay99@yahoo.com	E-mail:		
City Business License # (if applicable):			
Project Information			
Project Name: ZTA 04-2023	Acreage:	NA	
Project Location: NA	Comprehensive Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing Zoning: NA	Proposed Zoning:	N/A	
Type of Amendment: <input checked="" type="checkbox"/> Text <input type="checkbox"/> Map			
Tax Map Number(s): N/A			
Project Description: N/A			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Section 2.4 of the Zoning Ordinance. <input checked="" type="checkbox"/> 3. An Application Fee as determined by the City of Hanahan Fee Schedule. Checks made payable to the City of Hanahan.			
Note: A Pre-Application Meeting is recommended prior to applying.			
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: <i>Akshay Patel</i>		Date: 11/21/23	
For Office Use			
Case Number:		Date Received:	
Received By:		Date Approved:	

RESOLUTION NO. 1-2024

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

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

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

WHEREAS, the City of Hanahan Planning Commission has recommended changes to the City's Zoning 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 January 2, 2024 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 zoning text amendments as of this date, and respectfully recommends that City Council amend its ZONING ORDINANCE by adopting the text amendments as described in the attachment EXHIBIT "A."

This the 2nd day of January, 2024.

Pat Eckstine, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT “A”

Section 4.3 Land use table.

Land Use Code	Uses	CP	RSL	RS	RSM	RM	RM-N	RT	RO	CG	ID	TR	TC
2000	General Sales, Services, Rental, & Leasing												
2152	Convenience Store	-	-	-	-	-	-	-	-	C	C	-	C

Section 5.15. Convenience Store.

No convenience store (with or without gas pumps) shall be located within five hundred and twenty-eight (528) feet of another convenience store inside the City. The required separation distance shall be measured in a straight line from the nearest point on the lot line of the property occupied by a small box variety store to the nearest point on the lot line of the subject property.

Section 10.3 Definitions.

Convenience store. Convenience stores or food marts (with or without fuel pumps) primarily retail a limited line of goods that generally includes milk, bread, soda, and snacks. In high-traffic corridors, they also sell gifts, crafts, maps, and other goods normally associated with travel and tourism.

Staff Report

Agenda No.: 6.A.2

Project Title: Zoning Text Amendment #2-2024

Staff: Lee Lawson, AICP
City Planner

Applicants: Staff

Request: For the Planning Commission to conduct a public hearing and review a Zoning Text Amendment to the Eagle Landing Planned Unit Development Ordinance (ZTA 2-2024)

Background Summary:

The applicants request adding Religious Institutions as a permitted use in the Eagle Landing Planned Unit Development Ordinance. They would like to operate a church at 1601 Eagle Landing Blvd. The original developers of Eagle Landing PUD intended it to be a golf course development, and 1601 Eagle Landing Blvd was the clubhouse site. Since the golf course plan was abandoned, the clubhouse has been used for several different businesses. In 2010, a previous owner inquired about what uses were permissible on the site beyond a golf course clubhouse. At the time, the BCDCOG was overseeing the city's zoning regulations. Ms. Kathryn Basha, BCDCOG, researched the issue and sent an email on July 19, 2010, to the owner listing the allowable uses. All the uses were for amusement and recreation.

Key Issues:

The amendment would be exclusively for Area Q and a one-acre minimum lot size. The primary use in the Eagle Landing area is residential. The neighbors have complained numerous times about the noise from commercial uses at 1601 Eagle Landing Blvd. If the proposed church hours of operation are like most other churches, then the potential for conflict with neighboring houses should be minimal.

Zoning Text Amendment 2-2024 contains a text change to Section II (Permitted Uses and Development Control) of the Eagle Landing Planned Unit Development Ordinance. The following are the proposed text changes:

II. Permitted Uses and Development Controls

18.) Religious Institutions

(a.) Religious institutions are only permissible in Eagle Landing PUD Area Q.

(b.) Minimum lot size: one (1) acre

Hanahan 2040 Comprehensive Plan Consideration(s):

The Future Land Use Map in the 2040 Comprehensive Plan designates Eagle Landing as a residential Medium-Density Neighborhood. The Comp Plan describes the designation as a combination of existing Low-Density Neighborhoods and Medium-Density Neighborhoods. It contains 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 proposed text amendment meets the following policy and goals of the Hanahan 2040 Comp Plan:

1. **Growth Management Goal 1.B:** “Assess regulations for each Zoning designation to ensure compatibility between permissible land uses.”
2. **Growth Management Goal 2.B.1:** *“Identify appropriate areas for infill development and incentivize affordable housing options as an option for infill areas.”*

Planning Consideration(s):

Religious Institutions and residential uses are compatible. Most Euclidean Zoning Ordinances allow Religious Institutions in Residential Zoning Districts. The Hanahan Zoning Ordinance allows Religious Institutions in all residential districts. Zoning Ordinance Section 2.4(C) requires all proposed amendments to be submitted to the Planning Commission for its review and recommendation. In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

1. **Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.** A condition change could justify the amendment since the development was intended to be a golf course, and the plan was abandoned.
2. **Whether or not the requested amendment is consistent with the Comprehensive Plan;** The amendment is consistent with Growth Management Goals 1.B and 2.B.1.
3. **The precedents and the possible effects of such precedents that might result from approval or denial of the petition.** The potential to create a precedent would be small since Eagle Landing is the only defunct golf course development in the city.
4. **The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.** The city already provides services to the area. The proposal will not create a need to expand services.
5. **Effect of approval of the petition on adopted plans and policies of the City of Hanahan.** Allowing a church at 1601 Eagle Landing Blvd will not affect the Hanahan 2040 Comprehensive plan.
6. **Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.** The amendment is consistent with Growth Management Goals 1.B and 2.B.1.

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 meets Growth Management Goals 1.B and 2.B.1. of the 2040 Comprehensive Plan.
2. Allowing a religious institution in a residential district is consistent with the regulations of the Zoning Ordinance

Attachments:

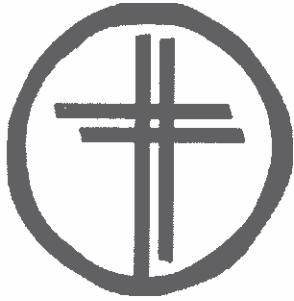
1. Application
2. Letter from Applicant
3. Eagle Landing PUD Ordinance
4. Email from BCDCOG
5. Eagle Landing Plat
6. Aerial Map
7. Resolution No. 4-2024
8. Exhibit "A"



**CITY OF HANAHAN
ZONING MAP/TEXT AMENDMENT APPLICATION**

Building and Codes Department
1255 Yeamans Hall Road
Hanahan, SC 29410
(843) 886-6045
www.cityofhanahan.com
lee.lawson@cityofhanahan.com

Applicant		Property Owner	
Name: <i>Cindy Gaither</i>		Name: <i>Advent Lutheran Church</i>	
Phone: <i>843-270-5586</i>		Phone: <i>843-554-1181</i>	
Mailing Address: <i>1311 Starling Rd, Hanahan, SC 29410</i>		Mailing Address: <i>4900 O'Hear Ave, Suite 100 North Charleston, SC 29405</i>	
E-mail: <i>cgpt2014@aol.com</i>		E-mail: <i>office@adventluc.org</i>	
City Business License # (if applicable): <i>N/A</i>			
Project Information			
Project Name: <i>Eagle Landing - Reservoir Hall</i>		Acreage: <i>1.448</i>	
Project Location: <i>1601 Eagle Landing Blvd</i>		Comprehensive Plan Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No	
Existing Zoning: <i>PD - Type 'B'</i>		Proposed Zoning:	
Type of Amendment: <input type="checkbox"/> Text <input type="checkbox"/> Map			
Tax Map Number(s): <i>259-00-00-072</i>			
Project Description: <i>Rezone to church use</i>			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Section 2.4 of the Zoning Ordinance. <input type="checkbox"/> 3. An Application Fee as determined by the City of Hanahan Fee Schedule. Checks made payable to the City of Hanahan.			
Note: A Pre-Application Meeting is recommended prior to applying.			
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: <i>Brenda Barnett</i>		Date: <i>12/8/23</i>	
<i>Council President</i>			
Applicant Signature: <i>Cindy Gaither</i>		Date: <i>12/8/23</i>	
For Office Use			
Case Number:		Date Received:	
Received By:		Date Approved:	



ADVENT

Evangelical Lutheran Church

December 8, 2023

To Whom It May Concern:

Advent Lutheran Church is looking at buying the property which is currently called Reservoir Hall at 1601 Eagle Landing Blvd. We were told by the seller's real estate agent that the property could be used as a church. After checking with the city planner, we found out that it will have to be rezoned in order to be used as a church. Our due diligence for our contract with the seller is December 22, 2023 and the tentative closing date is January 3, 2024. We are asking how long and is it possible to get this property rezoned so that we can proceed with the sale. We understand that there is a process which must be completed but just trying to find out if we are going to have a problem with the rezoning request. My point of contact for this is Cindy Gaither and she can be reached at (843) 270-5586 or emailed at cgpt2014@aol.com. Any assistance you can provide or additional information would be greatly appreciated.

Thanks,

Brenda Barnett

Brenda Barnett, Council President

STATE OF SOUTH CAROLINA)	An Ordinance Amendment providing for the Planned Develop-
COUNTY OF BERKELEY)	ment of 219.2 acres, said property known as Eagle Land-
CITY OF HANAHAN)	ing and is bordered by the S.C.E.&G. Co. right-of-way
	to the north, the Goose Creek Reservoir to the east
	and the seaboard Coastline to the west, as shown on
	a site plan dated November 19th, 1985, and submitted
	by Andrew J. Combs, Developer

BE IT ORDAINED by the City Council of the City of Hanahan that the Eagle Landing Planned Unit Development Ordinance be amended to read as follows:

I. Definitions

- 1.) The Site Plan. A plan submitted by Andrew J. Combs, Developer, entitled Eagle Landing, Berkeley County, S. C., dated May 1985, and revised November 1985.

II. Permitted Uses and Development Controls

- 1.) The provisions of the Hanahan Zoning Ordinance and Subdivision Regulations shall apply except as modified herein.
- 2.) Alphabetized Sections. Prior to development of each alphabetized section shown on the site plan, the Developer shall submit a sketch plan and a preliminary plat to the Planning Commission for approval. Information shown on these plans shall be in accordance with the Zoning and Subdivision Regulations.
- 3.) Railroad Crossing. No preliminary plat shall be approved prior to approval of a crossing site by the Railroad. Construction of the crossing shall be prior to or in conjunction with adjacent roadway construction.
- 4.) Roadways
 - (a.) Prior to the construction of roads shown on the Site Plan, the Developer shall submit a preliminary Plat to the Planning Commission for approval. Information shown on this plat shall be in accordance with the Zoning and Subdivision Regulations.
 - (b.) Causeway. Prior to construction of the causway between Section "I" and the island, a preliminary plat shall be submitted.
- 5.) Lot Width, Minimum Front, Side and Rear Yard Depth. The Planning Commission shall review lot width, minimum front, side and rear yard depth and make necessary corrections on the sketch plan and establish these distances with the approval of the Preliminary Plat. The Developer shall provide sufficient detail on the sketch plan to determine building locations and set back requirements.
- 6.) Signs. Signs will be permitted as shown in Article VI of the Zoning Ordinance.
- 7.) Parking. Parking, loading and other requirements set forth in Article VI of the Zoning Ordinance shall apply.



- 8.) Single Family Attached and Detached Housing and Retirement Village. The provisions of Section 500 of the Zoning Ordinance shall apply except that:
- (a.) The minimum lot area shall be based on the density per acre specified in this Ordinance.
 - (b.) Section 501.4(a),(b), (c), (d), (e), (f), and (g) of the Zoning Ordinance shall not apply.
- 9.) Apartments. The provisions of Section 501 R.M. Multi-Family Residential District of the Zoning Ordinance shall apply except as modified herein.
- (a.) The maximum dwelling units per acre shall be based as specified in this Ordinance.
 - (b.) Permitted Uses.
 - (1) Customary Home Occupations established under the provisions of Article VII, Section 709 of the Zoning Ordinance.
 - (2) Accessory uses in compliance with the provisions of Article VII, Section 701 and 711.
 - (c.) Conditional Uses. All conditional uses permitted in the R-S Residential District, as set forth in Section 500.3, of the Zoning Ordinance.
- 10.) Hotel. Customary amenities such as barber or gift shops and restaurants may be operated within the hotel.
- 11.) Office and Commercial.
- (a.) The provisions of Section 503 of the Zoning Ordinance shall apply.
 - (b.) Office building and/or offices for governmental business, professional or general purposes shall be an additional permitted use.
- 12.) Clubhouse, Golf Course and Ponds. Customary amenities such as swimming pool, professional shop and snack bar shall be permitted.
- 13.) S.C.E.&G. Right-of-Way. May be developed in addition to other designated open space areas with the approval of the S.C.E.&G.Co. and the Planning Commission.
- 14.) Open Space. Designated open space areas shown on the site plan shall be deeded to the City prior to the first final plat approval. (Three open space locations totaling four acres.)
- 15.) Screening and Landscaping.
- (a.) The Planning Commission, when considering the sketch plan and Preliminary Plat, may require screening, landscaping, buffers or other protection for abutting properties. In addition, consideration shall be given to protecting adjacent areas from light-

ing and other potentially adverse effects.

(b.) Present or subsequent owners of parcels shall be responsible for the maintenance of all landscaping or buffer areas associated with the development of each parcel.

16.) Building Height. The maximum building height for all structures shall be thirty-five (35) feet.

17.) Initiation of Amendments Prior to Preliminary Plat Approval Proposed amendments to this Ordinance for alphabetized sections may be submitted by the Developer not more often than every two (2) months. After Preliminary Plat approval of an alphabetized section, one request may be made for that section after a twelve (12) month period.

III. Alphabetized Sections - Permitted Uses and Controls.

1.) Area A: 7.62 Acres

(a.) Single Family attached housing

(b.) Maximum Density - 3 dwelling units per acre

2.) Area B: 3.07 Acres

(a.) Single Family detached housing

(b.) Maximum Density - 3 dwelling units per acre

3.) Area C: 2.45 Acres

(a.) Single Family detached housing

(b.) Maximum Density - 4 dwelling units per acre

4.) Area D: 14.01 Acres

(a.) Single Family detached housing

(b.) Maximum Density -.5 dwelling units per acre

5.) Area E: 2.32 Acres

(a.) Single Family detached housing

(b.) Maximum Density - 4 dwelling units per acre

6.) Area F: .80 Acres

(a.) Single Family detached housing

(b.) Maximum Density - 4 dwelling units per acre

7.) Area G: 4.64 Acres

(a.) Single Family detached housing

- b.) Maximum Density - 5 dwelling units per acre
- 8.) Area H: 2.43 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 5 dwelling units per acre
- 9.) Area I: 2.57 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 3 dwelling units per acre
- 10.) Area J: 8.26 Acres *Island*
(a.) Single Family detached housing
(b.) Maximum Density - 5 dwelling units per acre
- 11.) Area K: 6.80 Acres *Island*
(a.) Single Family detached housing
(b.) Maximum Density - 10 dwelling units per acre
- 12.) Area L: 6.52 Acres *Island*
(a.) Single Family attached housing
(b.) Maximum Density - 15 dwelling units per acre
- 13.) Area M: 4.02 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 8 dwelling units per acre
- 14.) Area N: 4.90 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 4.3 dwelling units per acre
- 15.) Area O: 3.37 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 5.04 dwelling units per acre
- 16.) Area P: 8.51 Acres
(a.) The northern 8.51 acres as shown on a plat of the Combination of A Portion of Area P and A Portion of area CC, dated January 22nd, 1990, is combined with the central portion of 3.25 acres of Area CC as shown on the same plat.

- (b.) Multi Family
(c.) Maximum Density - 20 units per acre.
- 17.) Area Q: 5.82 Acres
(a.) Golf Course Clubhouse
- 18.) Area R: 3.77 Acres
(a.) Nursing Home
(b.) Maximum Density - 132 beds with 2 beds per unit (66 units)
- 19.) Areas S & T 19.39 Acres
(a.) Single Family detached housing
(b.) Maximum Density - 5 dwelling units per acre
- 20.) Area U: 2.07 Acres
Office/Commercial
- 21.) Area V: 20.45 Acres
(a) Golf Course
- 22.) Area W: 14.68 Acres
Golf Course
- 23.) Area X: 3.85 Acres
Golf Course
- 24.) Area Y: 3.44 Acres
Golf Course
- 25.) Area Z: 13.72 Acres
Golf Course
- 26.) Area AA: 15.61 Acres *Island*
(a.) Single Family detached housing
(b.) Maximum Density - 5 dwelling units per acre
- 27.) Area BB: .46 Acres
Conservation preservation
- 28.) Area CC: 6.09 Acres

- (a.) The 3.25 acres as shown on a plat of the Combination of A Portion of area P and A Portion of Area CC, dated January 22nd, 1990, is combined with the northern 8.51 acres of Area P as shown on the same plat.
- (b.) Multi-Family
- (c.) Maximum Density - 20 dwelling units per acre
- (d.) The remaining 2.84 acres to the north and south is zoned Single Family Attached Housing with a maximum density of five (5) dwelling units per acre.

Dully passed this 8th day of May 1990, by the Hanahan City Council.

Public Hearing: 4-10-90

Introduction: 4-10-90

First Reading: 4-10-90

Kathryn Basha

From: Kathryn Basha
Sent: Monday, July 19, 2010 1:04 PM
To: 'longbayc@comcast.net'
Subject: Eagle Landing Clubhouse

Leroy,

The Eagle Landing Type "B" concept plan specified use of Area Q for a golf course/clubhouse. Per the Standard Industrial Classification system in effect at the time, a clubhouse falls within SIC 79, Amusement and Recreation. Within the subcategories of this group are:

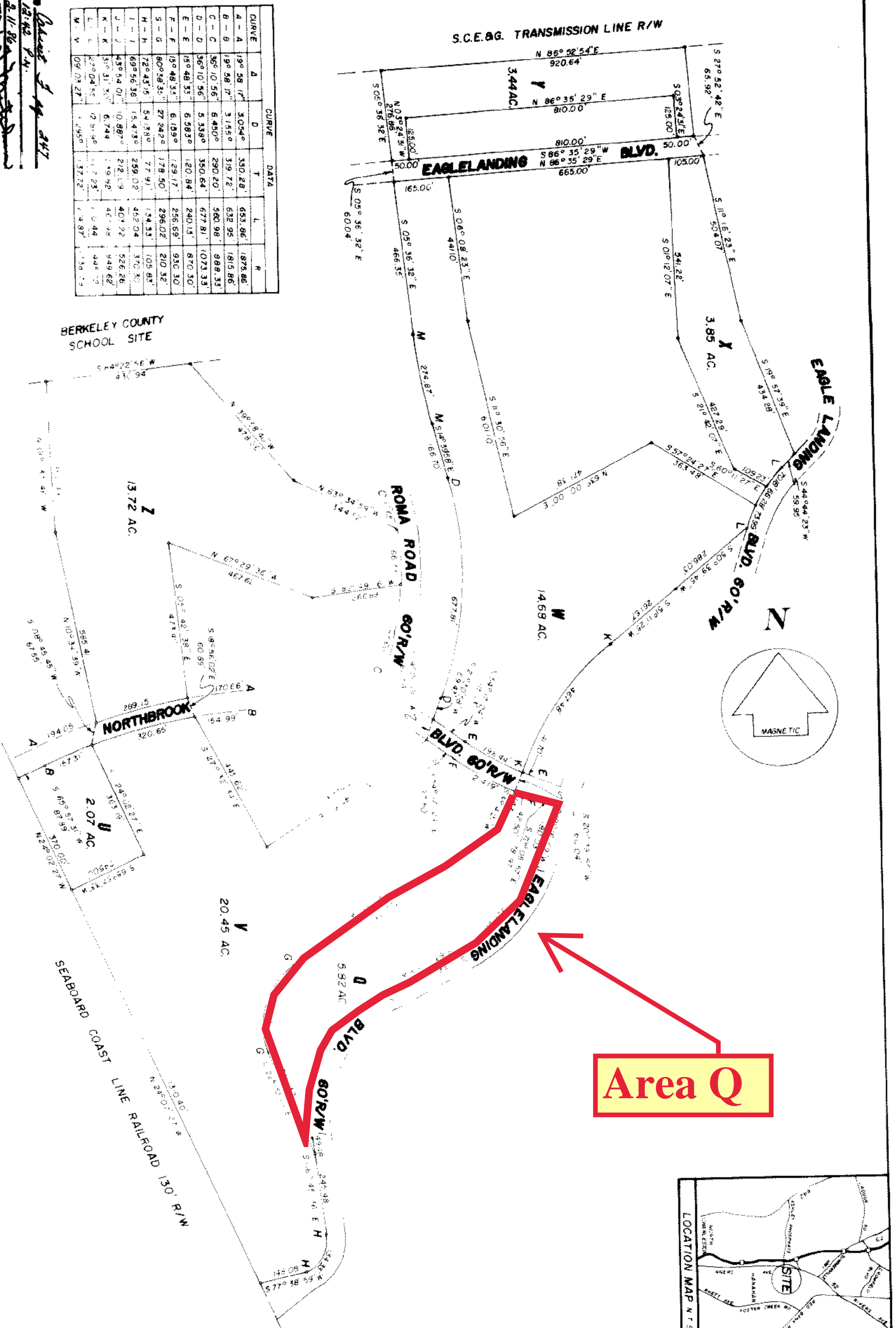
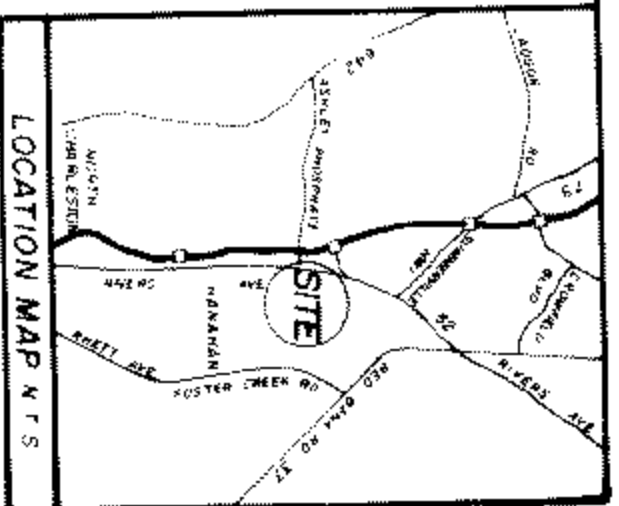
- Dance Studios, Schools and Halls
- Theatrical Producers (except motion pictures)
- Bowling Centers
- Commercial Sports, professional sports clubs and promoters
- Physical Fitness Facilities
- Coin-operated Amusements
- Amusement Parks
- Membership sports and recreation clubs (a long list of specific ones can be provided for you)

Per the 2008 Ordinance, the clubhouse falls within APA function code 5300; Amusement, sports or recreation establishments. "Establishments in this category operate facilities offering activities and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and guiding tours (without transportation equipment)". The following specific uses are considered to fall within this category:

- Amusement or theme park establishment
- Games arcade establishment
- Casino or gambling establishment
- Miniature golf establishment
- Marina or yachting club facility operators
- Fitness, recreational sports, gym or athletic club
- Bowling, billiards, pool, etc.
- Skating rinks, roller skates, etc.

Hopefully this gives a little more flexibility to use of the existing structure. Under both ordinances, any changes in use for this 1.5 acre parcel must go before the Planning Commission for approval.

Kathryn S. Basha, AICP
Assistant Planning Director
BCD Council of Governments
www.bcdco.gov
kathrynb@bcdco.gov



CURVE	Δ	D	T	L	R
A - A	19° 58' 17"	3.024	330.28	653.96	1875.86
B - B	19° 58' 17"	3.159	319.72	632.95	1815.86
C - C	56° 10' 56"	6.430	290.20	580.98	888.33
D - D	56° 10' 56"	5.339	350.64	677.91	1073.33
E - E	19° 48' 35"	6.583	120.84	240.13	870.30
F - F	19° 48' 35"	6.139	129.17	256.69	910.30
G - G	60° 58' 35"	27.242	178.50	296.02	210.32
H - H	72° 43' 16"	54.340	77.91	124.33	105.83
I - I	69° 56' 36"	15.473	259.02	422.04	370.30
J - J	43° 54' 01"	10.887	212.09	407.92	526.26
K - K	30° 31' 30"	6.744	159.92	407.48	549.67
L - L	27° 04' 44"	0.974	117.25	107.44	444.70
M - M	09° 02' 27"	1.450	137.72	134.74	344.70

Approved by
 Date: 1/11/86
 E.M. Seabrook, Jr.
 Surveyor No. 1375

APPROVED BY
 THE CITY OF HANAHAN
 PLANNING COMMISSION

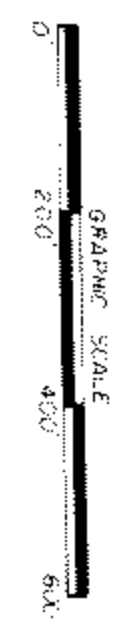
Date: 1/11/86
 E.M. Seabrook, Jr.
 Surveyor No. 1375

I, E.M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina hereby certify that I have surveyed the property herein named, that this plat shows the true dimensions of the property, that all necessary markers have been installed, and the precision is 1/10,000.

E.M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S.C. REG. NO. 1375
 MT. PLEASANT, S.C.

EAGLE LANDING
CITY OF HANAHAN, BERKELEY COUNTY, S.C.
PLAT OF AREAS Q, U, V, W, X, Y AND Z.
OWNED BY OTRANTO, INC.

SCALE: 1" = 200'



JAN. 21, 1986



E.M. SEABROOK, JR., INC.
ENGINEERS - SURVEYORS - PLANNERS

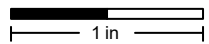
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Berkeley County GIS Online Mapping



1 inch = 167 feet



Date: 12/29/2023
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.

RESOLUTION NO. 2-2024

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING
COMMISSION TO RECOMMEND TO CITY COUNCIL
CONSIDERATION AND ADOPTION OF AMENDING THE
REGULATIONS OF THE EAGLE LANDING PLANNED UNIT
DEVELOPMENT ORDINANCE**

WHEREAS, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2023 and an Ordinance to establish Eagle Landing Planned Unit Development in 1985; and

WHEREAS, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the Eagle Landing Planned Unit District Ordinance; and,

WHEREAS, the City of Hanahan Planning Commission has recommended changes to the Eagle Landing Planned Unit 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 January 2, 2024 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 zoning text amendments as of this date, and respectfully recommends that City Council amend its EAGLE LANDING PLANNED UNIT DEVELOPMENT RDINANCE by adopting the text amendments as described in the attachment EXHIBIT "A."

This the 2nd day of January, 2024.

Pat Eckstine, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT "A"

II. Permitted Uses and Development Controls

18.) Religious Institutions

- (a.) Religious institutions are only permissible in Eagle Landing PUD Area Q.
- (b.) Minimum lot size: one (1) acre

**City of Hanahan
Planning Commission
Staff Report
January 2, 2024**

Project Title: Proposed Amendments to Planned Development (PD) for Foster Creek Village – A Type “B” Planned Development

Agenda No. (to be determined)

Staff: Mark Brodeur
Consulting Principal Planner / Land Use-Urban Design
Berkeley Charleston Dorchester Council of Governments

Applicant: Foster Creek Village, LLC

Request: For the Planning Commission to conduct a public hearing and make a recommendation to the City Council regarding proposed Amendments to the Foster Creek Village Planned Development.

BACKGROUND SUMMARY:

The Foster Creek Village (Type “B” Planned Development) was adopted on June 15, 2006, with revision dates on December 15, 2006, and August 16, 2010. This document covers most of the rules and regulations for the development of the 95-acre site. For matters not specifically addressed in the PD document, the governing regulations can be found in the 1993 version of the City of Hanahan Zoning Ordinance and the City of Hanahan Subdivision Regulations of 1984. The developer has continued to complete several successful phases of construction and has proven to be mindful of guiding “Traditional Neighborhood Development”(TND) principles ensuring an award-winning, sustainable community.

The Foster Creek Village Planned Development text outlines the procedures for any modifications that are proposed to be made to the document. Some changes, considered minor, may simply be approved by the City’s Building Official. Other, more substantive changes are referred to the Planning Commission, while some changes may be referred by reference to the City Council. It is the Building Official that determines if the proposed amendment is minor or should be referred to the Planning Commission. The Building Official has specific criteria contained in the 1993 Code which help to ascertain if a change is substantial enough to be referred to the Planning Commission.

The amendments outlined in this Staff Report have been determined by the Building Official to be important enough to refer them to the Planning Commission for consideration.

PROPOSED MINOR AMENDMENTS PURSUANT TO 601.9, 1993 ORDINANCE:

The Developer is requesting three specific changes and one clarification to the Planned Development document. They can be summarized as:

- 1.) Much simpler and updated exhibits (three (3) "2.0" Exhibits to interpret. Exhibit: Land Use Exhibit 2.0, Permitted Land Use Usage Chart 2.0 and Development Standards Chart 2.0.
- 2.) A request to utilize a Parking Study (by a licensed Traffic Engineer) whenever the developer is proposing a use or mix of uses not clearly defined in the Planned Development document.
- 3.) A modification to the maximum allowable building height only in certain designated areas
- 4.) A clarification of the maximum number of dwelling units permitted within the Planned Development.

PLANNING CONSIDERATIONS:

#1. Revised Land Use Plan

The Developer is seeking the Planning Commission's approval of Land Use Plan 2.0 which is attached (ATTACHMENT A).

A Traditional Neighborhood Development (TND) such as the one found in Foster Creek is characterized by a diverse range of housing and building types, connected streets, sidewalks, trails, and amenities like stores, schools, plazas, parks, and places of worship, all conveniently located within walking distance of residences.

The existing Land Use Plan (refer to ATTACHMENT B) imposes certain constraints on the allocation of land use in six separate and distinct districts. The proposed NEW Land Use Plan reduces the Land Use Districts to three. However, relocating the smallest use type to another planning area goes against the TND principle of organically integrating various uses across different neighborhood types.

The current Planned Development plan is eight years old, and significant changes have occurred in the realm of community development in general during that time. Proposing a Planned Development of this scale necessitates considering potential shifts in market forces over a 10-20-year horizon, influenced by factors such as transportation modes, workplace norms, demographics, urban planning trends, and financial dynamics.

By endorsing this modification to the Land Use Map, the Planning Commission is facilitating adaptability within the development limits to keep pace with the evolving world around it. It's important to note that, given the overall development intensity is essentially capped, this modification will not exacerbate any environmental impacts on or around the 95-acre parcel. This approach ensures the development remains responsive to changing circumstances while maintaining a balanced and environmentally conscious framework.

#2. A Request to Utilize a Parking Study

The Developer is requesting to allow at its option, a professional parking study to be done on certain future projects contained within the community. Various studies have proven that parking and parking

lots decrease property values as vast amounts of land resources are devoted to parking cars. Further, automotive technology and the “nomad office environment” over the next 10-25 years are bound to change the amount of dedicated off-street parking spaces.

Urban planning practitioners across the United States are rethinking their outdated parking standards to better respond to lower reliance on the automobile. The advent of shopping online instead of the old model of heading to the department store is just one, small example of how Americans are reducing their reliance on daily trips to shop.

Example: The parking requirements for an age-restricted community(55+) are vastly different than those of traditional single or multi-family neighborhoods. Consolidating parking lots and reducing curb cuts along the street frontage can reduce the potential for automobile/pedestrian conflicts.

In addition to fundamental considerations such as site planning, the integration of parking facilities, where deemed indispensable, should be intricately coordinated with landscaping, pedestrian walkways, and amenities. This collaborative design approach aims to aesthetically minimize expansive asphalt surfaces within the overall development. The developer has demonstrated a proclivity for adopting such conscientious practices. Furthermore, specific residential developments, particularly those designated for age-restricted communities, frequently provide residents with convenient services such as shuttles and ride-sharing options. This strategic provision serves to alleviate the demand for extensive parking infrastructure and mitigates potential traffic congestion associated with daily activities.

Certainly, it is reasonable to expect that the developer, with a vested interest in the success of the development, would carefully consider the parking provisions for tenants. However, advocating for a flexible and adaptive approach to parking requirements through incremental parking studies goes beyond individual beliefs. It aligns with a forward-thinking urban planning strategy that prioritizes sustainability, efficiency, and the evolving trends in transportation.

Embracing incremental parking studies, rooted in current modes of travel and land use patterns, fosters a more responsive and dynamic urban environment. This approach allows for adjustments based on **actual** demand and utilization, ensuring that parking infrastructure aligns with the evolving needs of the community. By avoiding an arbitrary one-size-fits-all parking mandate, the City and Foster Creek can not only optimize land utilization but also encourage alternative transportation modes, contributing to a more sustainable and livable community.

In essence, this approach is not about risking the success of the development but rather optimizing it by embracing adaptability and responsiveness to the changing dynamics of urban living. It positions the City and Foster Creek as proactive and forward-looking communities that prioritize the well-being of residents, environmental sustainability, and the efficient use of resources.

#3. A Modification to Maximum Building Height – (only at certain locations)

The Developer is seeking a change to the maximum allowed building height for the waterfront portion of Zone 2 shown on the Land Use Map 2.0. The current maximum building height is fifty-five(55) feet. The requested maximum height is seventy-five(75) feet within the dotted line area of Zone 2. This will keep the taller buildings somewhat isolated as well keeping the small town feel of the city as seen from Tanner Ford Blvd.

The construction of taller buildings offers several advantages beyond merely space-saving considerations. One notable benefit lies in the efficient utilization of land, as taller structures inherently

reduce the need for sprawling asphalt parking lots. This is particularly relevant in urban environments where available land is often limited, and maximizing vertical space becomes essential for sustainable development.

Moreover, the incorporation of under-roof parking within taller buildings not only contributes to a more visually appealing streetscape but also addresses environmental concerns. By minimizing the footprint dedicated to parking lots, the development can enhance green spaces, foster walkability, and promote a more aesthetically pleasing urban environment.

In addition to the spatial efficiency gained by taller buildings, the distribution of floors offers distinctive advantages. Higher floors typically benefit from increased ventilation and natural sunlight exposure. This not only enhances the living and working conditions for occupants but also aligns with sustainable design principles by reducing the reliance on artificial lighting and ventilation systems. The provision of ample daylight and fresh air contributes to a healthier and more comfortable indoor environment, positively impacting the well-being and productivity of building occupants.

Furthermore, the efficient use of vertical space allows for the creation of mixed-use developments, integrating residential, commercial, and recreational spaces within a single building or complex. This holistic approach to urban planning fosters vibrant and inclusive communities, where residents can live, work, and engage in recreational activities within close proximity, reducing the need for extensive commuting and promoting a sense of community.

It is important to acknowledge that while taller buildings can offer sustainability benefits and enhance this development's urban design, the introduction of such structures in a suburban setting might understandably stir sentiments among residents. The prospect of towering buildings could evoke a sense of loss, as the familiar suburban scale gives way to a more urban landscape, potentially diverging from their preferred aesthetic.

It is noteworthy to mention that all the higher buildings contiguous or immediately visible from Tanner Ford Blvd shall remain at heights contained in the original PD of fifty-five (55').

In conclusion, while the advantages of 75-foot buildings on a portion of the 95-acre development are evident, it is critical to consider one of the major tenets of the 2040 Comprehensive Plan which is to maintain "Town Character" and Small-Town Feel. It is crucial to approach the building heights introduction into Hanahan with sensitivity, empathy, and a genuine commitment to working collaboratively with the community to ensure that the evolving urban environment aligns with their values and aspirations. Allowing this within the dotted area of Zone 2 affords for the creation a rare and unique waterfront component of the development.

#4. Total Dwelling Unit Count Confirmation

The developer is formally requesting clarification regarding the dwelling unit count stipulated in the Planned Development (PD) documentation, which designates a density of twelve (12) units per acre. The computation of this density involves the multiplication of 94.26 acres by twelve (12), resulting in a total of 1,131 dwelling units. It is imperative to note that this request is not indicative of an increase in density; rather, it seeks explicit confirmation and elucidation of the permissible dwelling units as originally delineated in the PD documents.

It is pertinent to underscore that this clarification aligns with previously granted approvals within the regulatory framework. Specifically, the Planning Commission Chair formally endorsed this dwelling unit count on February 5, 2008, and further specifications were delineated in a Land Development Modification on August 16, 2010. This seeks to affirm adherence to the approved parameters established by regulatory bodies and to ensure transparency and precision in the interpretation of the established development guidelines.

Planning Commission Alternatives:

1. Vote favorable.
2. Vote favorable with modifications.
3. Vote unfavorable.

Preliminary Staff Recommendation:

Staff recommends the above alternative #1 for the following:

1. These minor changes meet the City of Hanahan Zoning Ordinance 1993 section 601.9 page 15 Changes in Approved PD plans whereby minor changes as outlined, require reference back to the Planning Commission for approval. Changes other than as indicated in section 601.9 shall be made only by reference to City Council and the creation of a revised PD or other map amendment.
2. These minor changes will clarify and simplify the document, making regulations easier to understand and more relevant for subsequent reviews of future projects within the Planned Development.

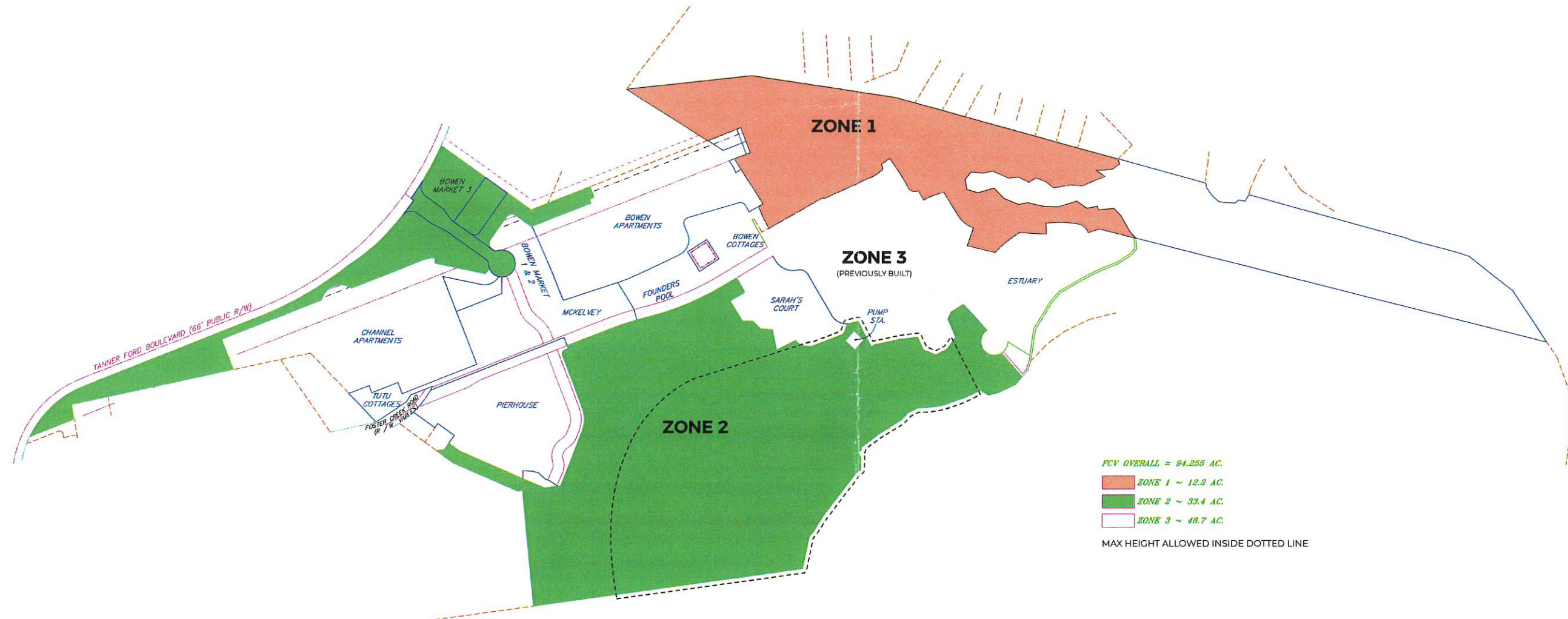
The increased building height issue, after discussion with the developer, has been modified and isolated to the waterfront area where the overall community may also benefit.

Attachments:

- A. Proposed Land Use Plan 2.0
- B. Proposed Development Standards Chart 2.0
- C. Permitted Land Usage Chart 2.0
- D. Existing Land Use Plan
- E. The Planned Development Document (revised)

LAND USE MAP 2.0

ATTACHMENT "A"



FCV OVERALL = 94.256 AC.

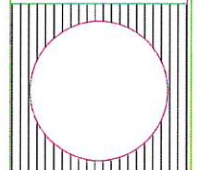
ZONE 1 ~ 12.2 AC.

ZONE 2 ~ 33.4 AC.

ZONE 3 ~ 48.7 AC.

MAX HEIGHT ALLOWED INSIDE DOTTED LINE

TITLE
LAND USE PLAN (2.0)
 FOSTER CREEK VILLAGE
 LOCATED IN
 THE CITY OF HANAHAN,
 BERKELEY COUNTY, SOUTH CAROLINA



DESIGNED :	IMV
DRAWN :	IMV
CHECKED :	IMV
APPROVED :	ACC
SCALE :	N7S
DATE :	11/29/2023
PROJECT NO. :	10046
SHEET :	1 OF 1

NO.	DATE	REVISIONS

Attachment “B”

			Building Setbacks				Accessory Structure Setback			
District	Min. lot Size	Min lot front/width	Front	Rear	Size	2 nd street	rear	side	Maximum building height ¹	Maximum impervious (per lot)
Zone 1	1,350 s.f.	20'	2'	2'	0' with 5' between buildings	2'	2'	2'	55'	90%
Zone 2	975 s.f.	20'	2'	2'	2' with 4' between buildings	2'	2'	2'	55'	100%

All property inside the dotted line may have a building height of up to 75'.

¹. Measurement shall be from the first-floor elevation as shown in the building permit to mid roof.

Permitted Land Usage Chart 2.0	Zone 1	Zone 2	Parks
I. DWELLINGS			
Single Family Detached	P	P	2 sp Dwelling Unit
Condominiums	P	P	1.25 sp Dwelling Unit
Duplex, Triplex, Quadplex, Patio Homes, and other Dwellings per 1993 City of Hanahan Zoning Ordinance	P	P	1.25 sp Dwelling Unit
Apartments (including all rental residential)	P	P	1.25 sp Dwelling Unit
II. COMMERCIAL			
General Sales or Service			
Retail Sales or Service			
Automotive sales or service establishment			
Car dealer (Showroom only)		P	
Bus, truck, mobile homes, or large vehicles			
Bicycle		P	
Boat or marine craft dealer (Showroom only)		P	
Parts, accessories		P	
Gasoline service		P	
Heavy Consumer goods sales or service			
Furniture or home Furnishings			
Hardware, home centers, etc		P	
Lawn and Garden supplies			
Department store, warehouse club or superstore		P	
Electronics and Appliances			
Lumber yard and building materials			
Heating and plumbing equipment			
Durable consumer goods sales and service			
Computer and software		P	
Camera and photographic supplies		P	
Clothing, jewelry, luggage, shoes, etc.		P	
Sporting goods, toy, and hobby, and musical instruments		P	
Books, magazines, music, stationary		P	
Consumer goods, other			
Florist		P	
Art dealers, supplies, sales, and service			
Tobacco or tobacconist establishment		P	
Mail order or direct selling establishment		P	
Antique shops, etc.		P	
Grocery, food, beverage, dairy, etc			
Grocery Store, supermarket, or bakery		P	
Convenience store		P	
Specialty food store		P	
Fruit and vegetable store		P	
Beer, liquor, and wine store		P	
Health and personal care			

Permitted Land Usage Chart 2.0	Zone 1	Zone 2	Parks
Pharmacy or drug store		P	
Cosmetic and beauty (barber shop, hair saloon, spa)		P	
Optical		P	
Finance and Insurance			1.0 sp 660 GFA
Bank, credit union, or savings establishment		P	
Credit and finance establishment		P	
Investment banking, securities, and brokerage		P	
Insurance-related establishment		P	
Fund, trust, or other financial establishment		P	
Real estate and rental and leasing			1.0 sp 660 GFA
Real estate services		P	
Property Management services		P	
Commercial property related		P	
Rental housing-related maintenance for Bowen & Affiliates		P	
Rental and leasing			
Cars			
Leasing trucks, trailers, RVs, etc.			
Recreational goods rental		P	
Leasing heavy commercial, industrial machinery, and equipment			
Consumer goods rental		P	
Intellectual property rental (video, music, software, etc.)		P	
Business, professional, scientific, and technical services			1.0 sp 660 GFA
Professional services			
Legal services		P	
Accounting, tax bookkeeping, payroll services		P	
Architectural, engineering, and related services		P	
Graphic, industrial, interior design services		P	
Consulting services (management, environmental)		P	
Research and development services (scientific, etc.)		P	
Advertising, media, and photography services		P	
Veterinary services		P	
Administrative services			
Office and administrative services		P	
Facilities support services		P	
Employment agency		P	
Business support services		P	
Collection agency			
Travel arrangement and reservation services		P	
Investigation and security services		P	
Services to building and Dwellings			
Extermination and pest control		P	
Janitorial (office only)		P	
Landscaping (office only)		P	
Carpet and upholstery cleaning (office only)		P	
Packing, crating, and convention and trade show services			

Permitted Land Usage Chart 2.0

Zone 1 Zone 2 Parks

	Zone 1	Zone 2	Parks
Food services			1.0 sp 660 GFA
Full-service restaurant	P	P	
Cafeteria or limited-service restaurant		P	
Snack or non-alcoholic bar		P	
Bar or drinking place		P	
Mobile food service		P	
Caterer		P	
Food service contractor		P	
Vending machine operator		P	
Pet animal sales or service (except veterinary)			
Pet or pet supply store		P	
Animal or pet services		P	
Transportation, communication, information, and utilities			
Transportation services			
Road, ground passenger, and transit transportation			
Special purpose transit transportation (including scenic, sightseeing, etc.)		P	
Taxi and limousine service		P	
Towing and other road and ground service			
Marine and water transportation			
Marine passenger transportation			
Marine freight transportation			
Marine port and harbor operations			
Marine cargo handling and dry dock services			
Marine navigational and other services			
Courier and messenger services		P	
Postal services		P	
Pipeline transportation			
Communication and information			1 sp 660 GFA
Publishing			
Newspaper, books, periodicals, etc.		P	
software publisher		P	
Motion pictures and sound recording			
Motion picture and video recording production, publishing, and distributor		P	
Motion picture viewing and exhibition services		P	
Sound recording, production; publishing, and distribution		P	
Telecommunications and broadcasting			
Radio and television broadcasting		P	
Cable networks and distribution		P	
Wireless telecommunications		P	
Telephone and other wired telecommunications		P	
Information services, data processing, data centers			
Online information services		P	
Libraries and archives		P	

Permitted Land Usage Chart 2.0

Zone 1 Zone 2 Parks

News syndicate			P
Parking Garage			P
Structured Parking			P
Arts, entertainment, recreation and hospitality			1 sp 660 GFA
Theater, dance, or music establishment			P
Sports team or club			P
Hotel, Motel, Inn, Bed and Breakfast (w/ resturant,dining options)	P	P	0.5 per room
Performing arts, sports, and similar events			P
Agent for management services			P
Independent artist, writer, or performer			P
Museum			P
Historical or archeological institution			P
Zoos, botanical gardens, arboreta, etc.			P
Amusement or theme park establishment			P
Games arcade establishment			P
Casino or gambling establishment			P
Miniature golf establishment			P
Water Skiing			
Marina or yachting club facility operators			P
Fitness, recreational sports, gym, or athletic club			P
Bowling, billiards, pool, etc.			P
Skating rinks, roller skating, etc.			P
Education, public admin., health care, and other institutions			1 sp 660 GFA
Nursery and preschool and Daycare			P
Grade schools			
Elementary			P
Middle			P
Senior			P
Continuance			P
Alternative education services			
Adult education services			P
Colleges and Universities			P
Technical, trade, and other specialty schools			P
Beauty schools			P
Business management, Real Estate			P
Computer training			P
Driving education			P
Fine and performing arts education			P
Flight training			

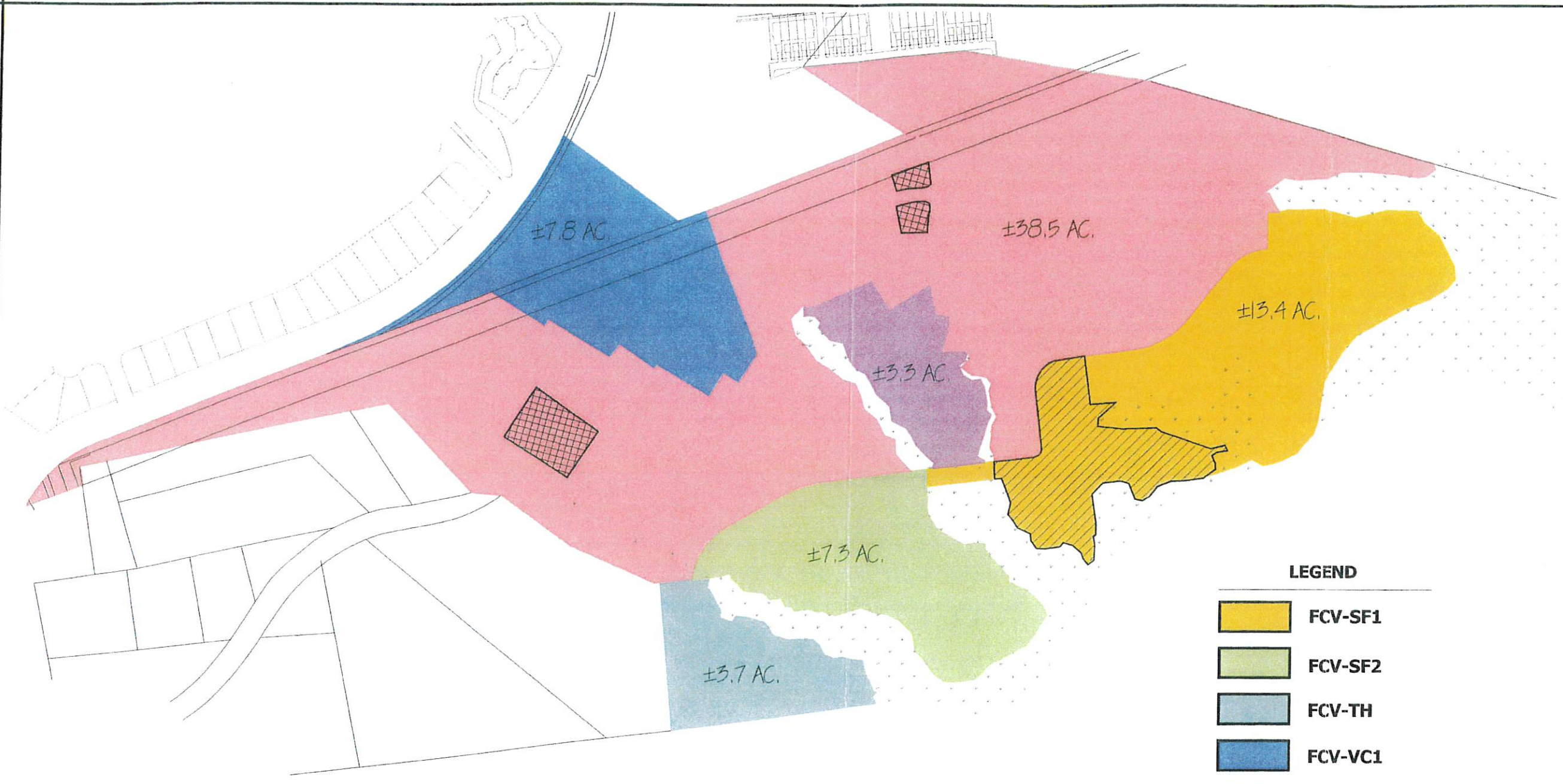
Permitted Land Usage Chart 2.0	Zone 1	Zone 2	Parks
Sports and recreation education		P	
Legislative and executive functions		P	
Judicial functions			
Courts		P	
Correctional institutions			
Other government functions			
Military and national security		P	
Space research and technology		P	
Public safety			
Fire and rescue		P	
Police		P	
Emergency response		P	
Health and human services			
Ambulatory or outpatient care services		P	
Clinics		P	
Family planning and outpatient care centers		P	
Medical and diagnostic laboratories		P	
Blood and organ bank		P	
Nursing, supervision, and other rehabilitative services		P	
Hospital		P	
Age restricted, affordable, and Assisted living Residences	P	P	
Social assistance, welfare, and charitable services			
Child and youth services		P	
Child day care	P	P	
Community food services		P	
Emergency and relief services		P	
Other family services		P	
Services for the elderly and disabled		P	
Veterans' affairs		P	
Vocational rehabilitation		P	
Religious institutions	P	P	
Death care services			
Funeral homes and services			
Cremation services and cemeteries			
Associations, nonprofit organizations, etc.			
Labor and political organizations		P	
Business associations and professional membership organizations		P	
Civic, social, and fraternal organizations		P	

General:


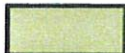






F1. GFA shall be defined as the patron inside climate controlled seatable area on food services usage.

F2. City Staff may approve variations from parking requirements based upon developer submitting a professional parking study.

F3. Commercial designations/uses above are not counted as dwellings/dwelling units.



LEGEND

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

CONFLICTING OVERLAYS SHALL BE RESOLVED BY THE OWNER. THIS PLAN SHALL BE ALLOWED AT ALL INTERSECTIONS OVER THE NATIONAL CORPUS COLONIAL WORKING PLAN FOR THE PROJECT.



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

LAND USE PLAN
FOSTER CREEK VILLAGE
HANAHAN, SOUTH CAROLINA



ENGINEERING CONSULTANTS, INC.
4969 Centre Pointe Drive, Suite 200
North Charleston, SC 29418
Phone: 843.740.7700
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www.tricoengineering.com



REVISED: 08/12/10

APPENDIX A

Memo

To: Planning Commission
From: Lee Lawson, AICP
Cc: Courtney Soler and Larry Sturdivant
Date: January 2, 2024
Re: Foster Creek Village PDD Text Amendment (ZTA 03-2024)

The applicant proposes an amendment that contains several text changes to Ordinance 14-2006 (Foster Creek Village Planned Development District).

The first change is to reduce the number of land use designations on the Master Plan (Land Use Map) from six to three and remove overlay areas. Comparing Attachment “A” to Attachment “D,” the proposed Master Plan consolidates all the developed or soon-to-be-developed into Zone 3. The area in Zone 1 is designated as Foster Creek Village Multifamily (FCV-MF). It called for various residential uses, such as single-family residences, townhouses, condos, and apartments. Zone 1 does the same with a limited number of nonresidential uses, for example, churches, restaurants, hotels, and bed and breakfasts. Zone 2 comprises areas currently designated for Multifamily development, single-family residential, townhouse, and Mixed-use. Zone 2 lists all the uses in Zone 1 and an extensive list of nonresidential uses (i.e., retail, medical, offices, services, amusement, and hospitality).

The second modification is to use parking studies to determine the number of parking spaces needed for uses or a mix of uses not explicitly listed in the Foster Creek Village PDD regulations.

The third is to change the development requirements for the two undeveloped zones. The maximum building height increases from 55 feet to 75 feet. Mixed-use buildings must be sprinkled, and an elevator is required per the ADA if the building has four or more stories. The impervious surface ratio increases in Zone 1 to 90% and is 100% in Zone 2. The requirement now ranges from 70% to 100%. The current area’s size that allows 100% coverage is 7.3 acres. The proposed Zone 2 is 33.4 acres.

Lastly, the maximum number of dwelling units was noted. Master Design Standards B in the FCV Regulations states, “Maximum density allowed for the entire Project shall be 12 units per acre to be calculated using the total number of dwelling units within the boundary of the Project divided by the entire property area including high land and wetlands.” On the Land Use Chart, the projected number of units is 908. Using the rate of 12 units per acre, the maximum number would be 1,131 units.

Key Issues:

1. The current language and proposed language for the Foster Creek Village PDD do not set a minimum amount of commercial floor area in the development. In the General Description of the planned district, it states, "Foster Creek Village" (the "Development" or the "Project") is an innovative new mixed-use development in the City of Hanahan..." Proposed Zone 1 allows limited commercial and institutional uses, and Zone 2 allows a wide variety of nonresidential uses, but it also allows residential uses.
2. Conducting an objective parking study for uses not specifically listed in the regulations or for mixed uses could assist in reducing impervious areas and improve off-street traffic circulation. The study would need to be conducted by a licensed engineer with experience preparing such a study. The applicant could use the current edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual.
3. Allowing the increase of impervious surface ratios to 90% and 100% would run counter to the purpose of the city's stormwater regulations of managing non-point source pollution and drainage. Compared to the districts in the Zoning Ordinance, the Industrial District (ID) allows the highest impervious surface ratio of 85%. 15% of the total area of the Foster Creek Village is required to be used as open space, which is 14 acres.
4. Increasing the maximum building height to 75 feet would be approximately 36% of the current standard of 55 feet. The design and materials of the building would determine if it fits into the surrounding area. The increased height could affect the city's ISO rating negatively.
5. Noting the maximum number of units in the FCV regulations. Master Design Standards Section B states the maximum density for the project is 12 units per acre (1,131 units), and the Land Use Table has a projected number of 908 units. A projection is an estimation or a forecast using current data and trends. The former City Administrator sent a letter to the applicant advising him the Planning Commission would determine the maximum number of units allowed per the previously mentioned sections.

RESOLUTION NO. 3-2024

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING
COMMISSION TO RECOMMEND TO CITY COUNCIL
CONSIDERATION AND ADOPTION OF AMENDING THE FOSTER
CREEK PLANNED DEVELOPMENT**

WHEREAS, the City of Hanahan City Council adopted Foster Creek Village Planned Development(Type B) for the City of Hanahan on June 15, 2006 with revision dates on December 15,2006 and August 16, 2010; and,

WHEREAS, the governing regulations for zoning not found in the Planned development text can be found in the 1993 version of the Zoning Ordinance and the Subdivision Regulations; and,

WHEREAS, the City of Hanahan Planning Commission has recommended changes to the Foster Creek Village Planned Development with modifications and has made its findings to City Council; and,

WHEREAS, a public hearing on these proposed changes was held by the Planning Commission on January 2, 2024, 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 amendments to the Foster Creek Village Planned Development as of this date, and respectfully recommends that City Council adopt the amendment as described in the ATTACHMENTS “A, B, AND C.”

This the 2nd day of January 2024.

Pat Eckstine, Chair

Attest:

Larry Sturdivant, Secretary