

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Tuesday, February 6, 2024
6:00 P.M.

1. **Call to Order by Chairperson Pat Eckstine**
2. **Determination of a quorum.**
3. **Election of Officers.**
 - A. Chair
 - B. Vice-Chair
4. **Pledge of allegiance to the Flag.**
5. **Read and approve the meeting minutes from January 2, 2024.**
6. **Old Business:**
 - A. **ZTA 1-2024 (Public Hearing):** A request to amend the Zoning Ordinance Sections 4.3 and 10.3 and add Section 5.15. The purpose is to change Gasoline Service from permitted use to conditional use in the General Commercial District (CG) and Industrial District (ID) and add a condition that requires a separation of 5280 linear feet between Gasoline Service Establishments in the General Commercial District (CG). Applicant: Mr. Akshay Patel
 - ~~B. **ZTA 3-2024 (Public Hearing):** A request to amend the Foster Creek Village Planned District regulations. The amendment entails the following: 1) modifies the development standards (to allow increased building heights, higher impervious surface coverage, and to use Parking Studies for unlisted uses), 2) consolidating the number of land use classifications from 6 to 3, and 3) incorporates additional acreage into the planned district. Applicant: Mr. Fred Skipper, Foster Creek Village, LLC **(Withdrawn)**~~
7. **New Business:**
 - A. **Site Plans**
 - 1) **Bowen Poolside Conceptual Site Plan:** A conceptual plan for a multifamily building with parking. The plan indicates the building will have an area of +/- 14,609.76 square feet and will be located on Bowen Corner Blvd. in the Foster Creek Village Planned District. Applicant: Fred Skipper, Foster Creek Village, LLC.
8. **Citizen Comments.**
9. **Next Meeting: Tuesday, March 5, 2024**
10. **Adjourn.**

The Post and Courier²

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Hanahan Planning Commission meets Tuesday, February 6, 2024, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for:

- ZTA 1-2024:** A request to amend the Zoning Ordinance Sections 4.3, 5.15, and 10.3. The purpose is to change gasoline service to conditional use in the General Commercial Zoning District (CG) with a definition of the use and add requirements for locations, development standards, and operational standards in the CG district.
- ZTA 3-2024:** A request to amend the regulations in the Foster Creek Village Planned District. The amendment includes:
 - Modifying the following in the regulations: Land Use Chart, Development Standards Table, and Land Use/ Parking Table.
 - To allow for a Parking Study for uses not defined in the district's regulations.
 - Change the Land Use Map from 6 districts to 3 districts.
 - To increase the maximum building height in designated areas
 - The clarify maximum number of dwelling units permitted within the Development.

For more information, contact the Building & Codes Dept. 843-576-5259.
AD# 2061281

HANAHAN PLANNING COMMISSION REGULAR MEETING

January 2, 2024, 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 January 2, 2024. Vice Chairman Strope presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Chris Brace, and Brian Hamilton were in attendance. Commissioner Matthew Weatherford and Chairman Eckstine 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), and Tyler Dempsey (City Facilities/IT). The visitors present were Mark Brodeur (BCDCOG), L. Russo, Amanda Colvin, Marc Copeland, Cindy Gaither, Michael Gaither, Uruxa Patel, Andy Patel, Tim Crowley, Debra Odom, David Anderson, and David Quintanilla.

1. CALL TO ORDER:

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

2. DETERMINATION OF A QUORUM:

Vice Chairman Strope made the determination that a quorum was present.

3. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

4. Approval of Minutes, December 5, 2023

Vice Chairman Strope asked if there were any corrections to the minutes. There were none. He then asked for a motion to approve the minutes. Commissioner Thrower made a motion to approve the Minutes of December 5, 2023. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote. Vice Chairman Strope abstained.

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.

Lee Lawson presented to the Commission. He stated that the proposed amendment was brought before the Commission in November of 2023. The City Council wanted some of the language to be revised regarding the fee schedule being provided to the applicants as well as specifying the standards that would be followed. Vice Chairman Strope asked if there any other questions. He then asked for a motion. Commissioner Hamilton made a motion to send a favorable recommendation to Council. Commissioner Thrower seconded the motion. Motion passed after a Roll Call Vote.

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 fee). Applicant: Mr. Akshay Patel

Lee Lawson presented to the Commission. He stated that staff recommended postponing it to February. He stated that staff wanted to keep the convenience stores as a permitted use in the Town Center District. The Town Center District already had development standards that any store that would open would have to follow. Lee said that for the Industrial and the General Commercial districts, staff wanted to look at these districts closer due to lot sizes and establishing proposed guidelines for refuse collection, such as screening or buffering on the street sides. Also, staff wanted to look at standards for the façade, etc. These proposed items would be brought back to the Commission.

Commissioner Hamilton asked Lee about the 528 feet. Lee replied that it was a tenth of a mile. Vice Chairman Strobe asked for a motion to postpone to February. Commissioner Thrower made a motion to postpone to February's meeting. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

- 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

Lee Lawson presented to the Commission. He stated that the parcel was originally the clubhouse for the golf course. The applicants were wanting to operate a church out of the clubhouse building. The use of a church was not listed in the allowed uses in the original ordinance that created Eagle Landing. The area that would be affected is Area Q. This amendment limits where a church could occupy in the district. Lee provided the Commission with the proposed text amendment. He said that staff recommended a favorable recommendation.

Commissioner Hamilton asked Lee what the size of the church was. Lee stated it would fit in the existing building. Commissioner Hamilton asked if the church planned to build. Lee stated he was not aware.

Vice Chairman Strobe asked if there was a motion to enter into a Public Hearing. Commissioner Thrower made a motion. Commissioner Hamilton seconded the motion.

PUBLIC HEARING OPENED:

Vice Chairman Strobe asked for the applicant to speak.

Michael Gaither (1076 Dominion Dr.) representing the church, spoke to the Commission. He said they wanted to be a contributor to the area and were looking for a home for their church. They also would like their church to grow.

Vice chairman Strobe asked if there were any more comments. There were none. Commissioner Thrower made a motion to close the public hearing. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

PUBLIC HEARING CLOSED:

Vice Chairman Strobe asked if there were any more questions or discussion. Commissioner Hamilton stated the property was originally a golf course, then a clubhouse, and now proposed to be a church. He said the people of Eagle Landing have been very tolerant over the years with the changes that have been made to that location. He said that this would be taking away from the Eagle Landing community another place to gather. He was not sure if this would be openly received. He was having problems.

Commissioner Hamilton asked the applicant, Michael Gaither, if his church was open to everyone. Mr. Gaither said yes. Commissioner Hamilton asked again if they were open to all communities. Mr. Gaither said yes.

Larry Sturdivant commented that the existing use has had a number of noise violation complaints over the years and the police department has been to the site numerous times. This is why staff was in favor of this amendment. Lee Lawson commented that this would be consistent with the City's base district in allowing religious uses. All of the residential districts do allow religious institutions in those districts, and this would not be abnormal.

Vice Chairman Strobe asked if there was a motion. Commissioner Brace asked if this was approved, would this be the only use allowed? Lee stated that the use of a church would be added to the already allowed uses for this particular location. Commissioner Hamilton made a motion to approve the amendment with the conditions listed in the staff report. Commissioner Throver seconded the motion. Motion passed after a Roll Call Vote.

- 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

Lee stated that Mark Brodeur, BCDCOG, would be presenting the staff report. He said that the City had contracted with the BCDCOG to perform the review. Mark presented to the Commission. He mentioned that there were four modifications. They were 1) Revised Land Use Plan 2) Request to utilize a parking study 3) Modifications to maximum building height and 4) Total dwelling unit count confirmation. Mark presented each modification separately as he read from the staff report. He mentioned that the current plan was eight years old. Mark listed the Commission alternatives in the report for the Commission to vote on.

Vice Chairman Strobe asked a question concerning the 12 units per acre that was listed in the original PD. He asked if this was increasing. Mark said no, it was a clarification.

Commissioner Hamilton asked about parking and walkability. Mark Brodeur answered the question and said that by decreasing the number of parking spaces, it increases the

walkability. Vice Chairman Strobe asked where the building height is measured from Larry answered the question that it is from existing grade.

Vice Chairman Strobe asked the applicant to come to the podium. Fred Skipper, Bowen Development and Foster Creek Village LLC, spoke to the Commission. He stated he had been with the Wrenn Group for 12 years and was going on his 13th year. During that time, he has worked with various staff members. There have been three different administrators and five different planners along with various Commission members and leaders of the City. He stated each time they would come before anyone, there were different interpretations. Fred stated he wanted to clarify and simplify for themselves so they could project out into the future in a changing economy.

Fred clarified the acreage item to the Commission. He said they were not changing anything from the Tanner Hall side or the approach from Tanner Ford Boulevard. He stated they were trying to make good decisions and wanted to afford people better waterfront views. They wanted to build higher and reduce the parking to underneath. They wanted to adjust the lot sizes accordingly. Fred asked if there were any questions.

Vice Chairman Strobe asked what the plan was for the taller buildings. Fred stated he was not sure yet; however, they just wanted to have the flexibility to decide.

Vice chairman asked for a motion to open the public hearing. Commissioner Hamilton made a motion. Commissioner Lackey seconded the motion. Motion passed with a Roll Call Vote.

PUBLIC HEARING OPEN:

Brian Jessup (3027 Evening Tide Dr) . . . mentioned concerns over the streets, and their size and widths. He was also concerned about the cul-de-sac sustaining a 6-story apartment building.

Louis Russo (7329 Water Thrush Ct) . . . mentioned concern about the number of rental properties, for sale properties, etc. in the development. Also expressed concern about the impact on the schools and traffic. Also was concerned about the homes in the future developments as well as the senior living apartments.

Tim Morton (3014 Evening Tide Dr) . . . He stated that they already have tight drives in and out of the neighborhood. School buses have run into cars. The new buildings with higher heights will block views. Also stated that there is an issue with traffic in the neighborhood.

Marc Copeland (6903 Tanner Hall Blvd) . . . Stated that there should be a new PUD written. There are major changes that were mentioned. He had an issue with the height measured from the floor elevation. Also stated that the applicant was wanting to change the impervious percentage to 100 percent. He stated that the original land use map was not to have higher density next to Tanner Hall and Foster Creek Rd. He mentioned that this type of change could risk the City's ISO rating. Also mentioned were the parking ratio issues.

Louis Russo (7329 Water Thrush Ct) . . . He asked a question about the height of the Fire Department's ladder truck.

David Quintanilla (3006 Evening Tide Dr) . . . Concerned with the issue of parking. Stated that the neighborhood is packed with cars. People working from home, which means there are more cars. He was concerned with the height issues. Suggested that the City be careful how they react.

Brenda Jessup (3027 Evening Tide Dr) . . . stated that they would like to see an aerial of the project.

There were no more comments. Vice chairman Strobe asked for a motion to close the public hearing. Commissioner Thrower made a motion. Commissioner Brace seconded the motion. Motion passed with a Roll Call Vote.

PUBLIC HEARING CLOSED:

Vice Chairman Strobe asked Fred Skipper if he would like to speak to the comments that were raised. Fred Skipper commented that the changes were minor due to the ordinance that the PD fell under, which was the 1993 Zoning Ordinance. He stated that all of the buildings would be sprinklered. The height was proposed to increase from 55 feet to 75 feet. They were asking to increase the height only in the dotted line area shown to 75 feet. Regarding schools, Fred stated that the trailers/cottages have been around for a long time at the schools. He in fact went to a school that had trailers.

Vice Chairman Strobe asked Fred what flood elevation was. Fred said he did not know at the moment. He said they had three different flood zones that ran through the property. Larry Sturdivant said the zones were an "X" Zone and an "AE" Zone, but he would have to verify with the flood maps.

Commissioner Hamilton asked a question regarding the traffic as to the driving in and out of the development. Fred Skipper responded that they have built the streets in compliance, and they were not asking for an increase in density.

Commissioner Thrower asked a question for clarification of the total number of units of 1,131 compared to 908. Fred responded as to how the determination was made for the calculation of the total number of units allowed. They wanted the clarification in the PD made.

Vice Chairman Strobe asked about the impervious percentage change. Fred responded by listing the impervious percentages in each zone allowed. The design for the development was to be walkable with walkways close to the home. He said that they still have to meet the requirements of Berkeley County Stormwater.

Vice Chairman Strobe asked if there were any other questions. Commissioner Thrower commented about the total number of units. Lee Lawson responded regarding the original document referenced 908 units; however, at the front of the document it did

state that there would be 12 units per acre projected. Vice Chairman Strobe asked what the current number of units was. Sarah Wrenn responded it was about 520. Vice chairman Strobe then asked Lee if this would need to go to Council. Lee responded with a yes. Fred Skipper responded that it did not have to go to Council. Lee stated that the Planning Commission could seek legal interpretation.

Vice Chairman Strobe asked about getting clarification because it seemed like this was a major change. He asked that clarification be sought regarding the proposal going to Council. Also, he asked how this would affect the City's ISO rating.

Commissioner Lackey expressed concern about the 100 percent impervious percentage. She also mentioned concern that residents would not be able to continue to see the views of the water, etc. Lee Lawson clarified that the Commission wanted to seek clarification on what would go to Council. He also stated that he could talk with Berkeley County to see what their policy was on 100 percent impervious. Lee asked the Commission about the 75-foot height versus a small-town feel.

Fred Skipper stated that they would keep the height at 55 feet as stated in the PD. Sarah Wrenn confirmed that they would keep the height at 55 feet. Mark Brodeur spoke to the Commission about the impervious percentage and read from the Berkeley County documents. He covered some of the common methods for addressing stormwater issues. Mark said he would advise the applicant to not do the 100 percent because of the financial requirements. Sarah Wrenn stated they could live with 90 percent impervious. Mark then read the current impervious percentages of the development allowed. He also mentioned that the height of the Fire Department's ladder truck was 107 feet.

Vice Chairman Strobe asked Lee about the staff recommendation and if there were any other options. Lee stated the Commission had 30 days to make a decision if they decided to postpone their vote.

There was some discussion questioning some of the items. Fred Skipper confirmed that they were keeping the maximum height at 55 feet. Commissioner Thrower expressed some concerns about the impervious percentage and generalizing the three zones. He said he did not have an issue with the 1,131 units since that was what was approved from the beginning. He also said that the height issue was resolved. Fred mentioned that there were over 17 acres of wetlands that could not be disturbed which did not include any of the trails they built, etc. Commissioners Lackey and Thrower did express some concern over the traffic and could a new study be required. Lee said he could look into if the Commission could require a new study.

Commissioner Lackey asked why this proposal was coming to the Commission. Lee answered that this was how the planning law worked and explained the requirements. Vice Chairman Strobe stated he was good with the parking.

Commissioner Lackey asked Larry a question regarding the 1993 ordinance stating the Building Official decides what goes to the Planning Commission. Larry responded that the language was from the 1993 ordinance and that it actually goes through the

Planner. Commissioner Lackey asked why this was even coming to the Commission. Lee explained how the zoning ordinance worked. He stated that originally the Planning Act of 1967 established guidelines and was state law. In 1994, the State created a new section that repealed the previous law. Then all the local governments in the state were supposed to create a new zoning ordinance based on the 1994 law. He further explained the reasons why the changes before them required their review.

Commissioner Thrower suggested that they postpone it to the next month. Vice Chairman Strope asked if there was a motion to postpone. Commissioner Thrower made a motion to postpone until the February meeting the vote of #3-2024. Commissioner Lackey seconded the motion. Motion passed after a Roll Call Vote.

7. CITIZEN COMMENTS:

There were none.

8. NEXT MEETING: TUESDAY, February 6, 2024

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

9. ADJOURNMENT:

Vice Chairman Strope asked for a motion to adjourn. Commissioner Brace made a motion to adjourn. Commissioner Lackey seconded the motion. A Roll Call Vote was taken. Motion passed unanimously. The meeting was adjourned at 7:58pm.

Vice Chairman Strope

ATTEST:

Larry Sturdivant, Secretary

Staff Report

Agenda No.: 6.A

Project Title: Zoning Text Amendment #1-2024

Staff: Lee Lawson, AICP
City Planner

Applicants: Mr. Akshay Patel

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

Background Summary:

The applicant applied only to require a separation distance of 5280 feet (1 mile) between gasoline service establishments in the General Commercial District (CG). According to the applicant, the request is to prevent the over-capacity of Gasoline Service in the city. Staff added development requirements for gasoline services to mitigate common problems caused by the establishments, such as traffic circulation, litter, and vapor emissions. The amendment would change Gasoline Service from permitted use to conditional use in the General Commercial and Industrial zoning districts and add conditions that include development standards, operational standards, a traffic study, and limits on how close new Gasoline Service establishments can be to existing ones (5280 feet) in the General Commercial District (CG). ZTA 1-2024 contains three text changes to the Hanahan Zoning Ordinance. The following are the sections the proposed text changes will be in:

1. **Section 4.3-Land Use Table:** Changing Gasoline Service in the General Commercial District (CG) and Industrial (ID) from permitted use to conditional use.
2. **Section 5.15- Gasoline Service:** Specific development and operational standards for Gasoline Service in the General Commercial District (CG) and the Industrial District (ID). Require new gasoline service establishment location to be 5,280 feet from an existing establishment in the General Commercial District (CG).
3. **Section 10.3-Definitions:** Adding Gasoline Service: Gas stations are establishments that primarily retail automotive fuels (e.g., diesel fuel, gasohol, gasoline), which may or may not be in combination with Gasoline Service or food marts. These establishments may further provide services such as automotive repair, automotive oils, replacement parts, and accessories, or food and beverage sales.

Key Issues:

Several municipalities around the country require the dispersal of Gasoline Service establishments. The most common reasons are the following: 1) Traffic, a Gasoline Service as a land use is a high traffic generator, and restricting the proximity of sites to one another can preserve the level of service for surrounding roads and intersections and reduce traffic accidents. 2) Environmental: Gasoline Service with gas pumps releases 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 gasoline service establishments any area can handle. 4) Crime: According to FBI National Crime Statistics, convenience store (gasoline service) hold-ups accounted for about 13.8 % of all robberies in the United States in 2022. 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 Gasoline Service. 5) Community Character: modern planning philosophy calls for locating gasoline service establishments in neighborhood-scale commercial areas accessible by walking, bicycling, or car. Managing locations to bring Gasoline Service 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 land zoned for nonresidential and mixed-use development is scarce, should the city be more selective of uses along major thoroughfares and intersections?
2. Sites for Gasoline services should be large enough to accommodate the buildings, pump islands, and onsite traffic circulation of private and commercial vehicles.
3. Litter and debris produced by gasoline service establishments is a nuisance and should be contained onsite in a maintained refuse area for collection.
4. Gasoline Service Establishments are high-traffic generators. A gas station 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.)
5. 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 Gasoline Service Establishments in the General Commercial District (CG) 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 5280 feet between Gasoline Service sites does not conflict 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. Reduce the minimum separation requirement between establishments to 1,056 feet and send a favorable recommendation to the City Council for the text amendment.
2. Send a favorable recommendation to the City Council for the text amendment as written.
3. Send a favorable recommendation to the City Council for the text amendment with only the separation distance requested on the ZTA 1-2024 application.
4. Send an unfavorable recommendation to the City Council.

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

1. Zoning Text Amendment 1-2024 aims to promote public health, safety, and the city's general welfare by establishing standards for the site design and operation of gasoline service stations. The need for such standards is created by the high volume of traffic and the frequency with which vehicles enter and leave the sites.
2. The city only has three areas zoned General Commercial; the largest one is in Tanner Plantation at N. Rhett Avenue. Since the probability of the city being inundated with gasoline service establishments in the other two areas is highly unlikely, the distance between gasoline service establishments should be reduced from 5,280 feet to 1,056 feet.

Attachments:

1. Application
2. Resolution 1-2024
3. Exhibit "A"



**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 1-2024		Acreage: NA	
Project Location: NA		Comprehensive Plan Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Existing Zoning: NA		Proposed Zoning: NA	
Type of Amendment: <input checked="" type="checkbox"/> Text <input type="checkbox"/> Map			
Tax Map Number(s): NA			
Project Description: To require a distance of one mile between Gasoline Service Establishments			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Digital files of the maps and/or plans depicting the subject property. <input checked="" 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: ZTA 1-2024		Date Received: 12-8-23	
Received By: <i>Lee Lawson</i>		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 February 6, 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 6th day of February, 2024.

Pat Eckstine, Chair

Attest:

Larry Sturdivant, Secretary

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												
2116	Gasoline Service	-	-	-	-	-	-	-	-	C	C	-	P

Section 10.3 Definitions.

Gasoline Service: Gas stations are establishments that primarily retail automotive fuels (e.g., diesel fuel, gasohol, gasoline), which may or may not be in combination with Gasoline Service or food marts. These establishments may further provide services such as automotive repair, automotive oils, replacement parts, and accessories, or food and beverage sales.

5.15. – Gasoline Service.

The purpose of this section is to promote public health, safety, and general welfare in the city by establishing standards for the site design and operation of gasoline service establishments. The need for such standards is created by the high volume of traffic and the frequency with which vehicles enter and leave the sites. This is an inherent trait of this land use. By establishing standards, it is intended that the smooth flow of traffic will be facilitated, and greater safety will be provided for the residents of Hanahan and for automobile passengers and pedestrians. (Ord. No. __-2024)

5.15.1 Development standards and criteria.

(A) Development Standards. Development standards and criteria of the zoning district shall apply unless otherwise noted in this section.

1. Location:
 - a. No gasoline service shall be located less than 200 feet from any residence, park, playground, religious institution, public or private school, public library, or other public places of assembly.
 - b. No Gasoline Service Establishment shall be located within five thousand, two hundred and eighty feet (5280) feet of another gasoline service establishment in the General Commercial District (CG) 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.
2. Minimum Lot Size: 12,000 square feet.
3. Minimum Lot Frontage: 200 feet to accommodate ingress and egress to the site.
4. Gasoline pump islands. All gasoline pump islands (of which any canopies shall be deemed a part thereof) shall be set back at least fifteen (15) feet from the right-of-way line, or where a future widening lane has been established, the setback line shall be measured from such line, and where pump islands are constructed perpendicular to the right-of-way line, the pump island shall be located not less than twenty-five (25) feet back of the right-of-way.

5. Dumpsters: The site will need enough dumpsters to reduce on-site and off-site litter. The dumpster must have a lid or cover. Dumpsters shall be in the rear yard and enclosed with an opaque wall or fence with a self-latching gate. The enclosure shall be six inches taller than the dumpster.
6. Trash receptacles shall be located strategically on the site in sufficient numbers to reduce off-site litter.
7. All portions of a gasoline service establishment site not utilized for landscaping or for other open space use shall be paved.
8. On-Site Circulation: A minimum of 70 feet of clear vehicle stacking space (queuing) shall be provided on-site and in line with each row of pump islands.
9. Alleys shall not be used for ingress or egress.

(B) Traffic Study. A traffic impact analysis will be required whenever a gasoline service establishment meets one or more of the following conditions:

1. A new gasoline service establishment is proposed.
2. An existing gasoline service establishment increases pumping capacity by adding hoses and/or pumps.
3. The site of an existing gasoline service establishment is expanded in size or reconfigured to allow such expansion.
4. Existing ingress or egress to a gasoline service establishment is modified.
5. An existing service establishment is reopened for business after a closure of twelve months or more.
6. The traffic impact analysis shall contain, at a minimum, the following information:
 - a. Analyze future or horizon year (year of opening and five years from opening) level of service (LOS) conditions with and without project.
 - b. Analyze proposed driveway level of service for proposed projects; check sight distance.
 - c. Evaluate potential queuing problems or parking problems.
 - d. Determine the percentage of project traffic to total future traffic.
 - e. Signal warrant analysis if appropriate.

(C) Operational Standards.

1. The operation of a gasoline service establishment shall require permit approval and a business license from the city of Hanahan.
2. All vehicle service activities shall be conducted within a building designed so that these activities are not visible from residential districts and arterial or collector streets.
3. No operation, service, or activity shall be permitted which would constitute a legal nuisance problem.
4. A formal litter control program, as approved by the city, shall be implemented.
5. Accessory trucks, trailers, and vehicle rentals or sales shall be permitted where allowed by zoning. Additional parking stalls will be required to accommodate company and rental vehicles.
6. Gasoline fueling operations shall be operated in accordance with the current edition of the International Fire Code with South Carolina modifications.
7. A policy manual for managing hazardous materials incidents is to be submitted to the city for review and approval prior to occupancy of the facility.

Staff Report

Agenda No.: 7.A.1

Project Title: Bowen Poolside Multifamily Building

Staff: Lee Lawson, AICP
City Planner

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

Request: For the Planning Commission to review a conceptual site plan for a multifamily building.

Zoning: Foster Creek Village Planned District (FCV-Multifamily)

Property Size: 29.66 Acres

Location: Between Channel Marker Way and Bowen Corner Avenue

TMS: 1) 259-00-00-025 and 2) 259-00-00-163

Background Summary:

The applicant is requesting approval of a conceptual site plan for a multifamily building. The building height will be between 45 feet to 55 feet. The plan proposes 45 to 60 dwelling units. The note section states that 70 parking spaces will be provided, but the site plan shows 55 on-site parking spaces and 13 on-street spaces (68 spaces). The plan also offers 29 trees in the parking area and along Bowen Corner Avenue. The site will only be accessible from Channel Marker Way.

Key Issues:

The submission is a conceptual plan and can be subject to change. The building footprint is on two lots of record. The lots must be combined to remove the property line. The minimum number of parking stalls is indeterminable since the specific number of dwelling units has not been established. The landscaping will also be modified because the planned district's standard requires one parking area tree per 2,000 square feet of impervious surfaces. The applicant must provide a 5-foot sidewalk or pathway along Bowen Corner Avenue. The requirement for the sidewalk/ pathway is in Foster Creek Village PD Section 6.

Current Property Information	
Land Use:	3 Storage Buildings, a shed, and a parking lot
Site Features:	Trees and a pathway
Flood Areas:	The property is not located in a special flood hazard area.
Vehicle Access:	Channel Marker Way (Private Road)

Surrounding Zoning and Land Use:		
North:	FCV PD	Multifamily and Recreation
South:	FCV PD	Multifamily and Mixed-Use
East:	FCV PD	Undeveloped
West:	FCV PD	Multifamily

Zoning District Summary							
Zoning District Intent:	Foster Creek Village is an innovative new mixed-use development in the City of Hanahan, which draws from the design principles of historic downtown Charleston. The site is located adjacent to Tanner Plantation between Tanner Ford Boulevard and Goose Creek. Foster Creek Village, LLC desires to create a development that enhances the City of Hanahan by creating a traditional main street neighborhood environment and by providing the residents and community with abundant amenities and social gathering spaces. The development will be divided into separate communities, each having its own distinctiveness but still relating to the overall master planned theme. Utilities, roadways, and stormwater management systems are being designed to minimize the impact to the natural landscape, as care is being taken to conserve existing natural features including, but not limited to, wetlands, views, trees, and topography,						
Permissible Uses:	Single-family Dwellings (attached and detached), Townhouses, and Multifamily						
Water and Sewer Service:	CWS provides water, and BCWS provides sewer						
Maximum Density Requirements:	12 units per acre						
Minimum Lot Width	None						
Maximum Impervious:	75%						
Maximum Height Restrictions:	55 feet						
Off-Street Parking Requirements:	Based on the number of units which have not been determined						
Minimum Setback Requirements:	<table border="1"> <tr> <td>Front:</td> <td>2 feet</td> </tr> <tr> <td>Side:</td> <td>None</td> </tr> <tr> <td>Rear:</td> <td>2 feet</td> </tr> </table>	Front:	2 feet	Side:	None	Rear:	2 feet
Front:	2 feet						
Side:	None						
Rear:	2 feet						

Hanahan 2040 Comprehensive Plan Consideration(s):

The future land use map designates the subject property as Neighborhood Mixed Use. This designation intends to promote residential development with supportive and compatible commercial use and to enhance the walkability of the neighborhood. Commercial development should prioritize retail and service-based businesses, while residential development should allow for a mix of single-family, single-family attached, second-story apartments, and multi-family structures. If part of a planned development, multi-use structures should be encouraged to have commercial uses on the ground level, while residential units are located on the second and/or third stories. Common areas such as plazas, parks, and open spaces are promoted, as well as trails and paths connecting the neighborhood to these common areas.

Guiding Principle 1: Protect the small-town character of the community and maintain a high quality of life for its residents.

Guiding Principle 3: Facilitate responsible and sustainable growth management practices while encouraging affordable housing options.

Guiding Principle 4: Facilitate responsible and sustainable growth management practices while encouraging affordable housing options.

Community Character Goals (CC):

Goal 3. Identify high-priority locations for access management and traffic mitigation measures to be implemented.

Goal 3.B. Improve neighborhood inter- and intra-connectivity.

Goal 3.B.2. Require developers to establish multi-modal connections between new and existing developments and features.

Goal 3.B.3. Evaluate requirements for the provision of sidewalks and trails in developing and existing neighborhoods.

Growth Management Goals (GM):

Goal 1. A. Ensure the ordinance allows for a range of housing types and address current housing trends.

Goal 1.A.2. Allow for multi-family housing options in and around the Town Center and other mixed-use designations on the Future Land Use Map

Goal 2.A. Foster land development patterns that protect community character and natural resources from development-related impacts.

Planning Consideration(s):

The conceptual site plan meets the intent of the Neighborhood Mixed Use designation and the overall principles and goals of the Hanahan 2040 Comprehensive Plan. The final site development plan to obtain a zoning permit will require the applicant to provide the specificities of the proposal so staff can verify all pertinent development requirements are met.

Planning Commission Alternatives:

1. Confirm that the Poolside Conceptual Site Plan meets the intent of the Foster Creek Village Planned District and the Hanahan 2040 Comprehensive Plan.

2. Do not confirm that the Poolside Conceptual Site Plan meets the intent of the Foster Creek Village Planned District and the Hanahan 2040 Comprehensive Plan.

Preliminary Staff Recommendation:

Staff recommends alternative #1

1. The concept plan meets 3 of the guiding principles of the 2040 Comprehensive Plan.
2. The concept plan meets the intent of the Foster Creek Village PD.
3. The plan is conceptual, and the commission may confirm it meets the intent of the FCV Planned District and the Comprehensive Plan, but the confirmation does not constitute final approval for a permit.

Attachments:

1. BCDCOG- Review of design
2. Application
3. Statement of Intent
4. Concept Site Plan
5. Façade Example
6. FCV Land Use Map
7. Aerial Map
8. Zoning Map

City of Hanahan

Design Review Memorandum

BOWEN MARKET POOLSIDE

Project Description: The Project Area is 1.0 Acres. The development proposal appears to be a multi-family. The total ground floor area in the Plan is 10,500 square feet dispersed in one structure arranged in a walkable community village format. Parking fields are located at the periphery of the building cluster having one row of parking under the structure. Site parking is consistent with the Planned Development. It appears the building is a maximum of 55 feet' in height. Staff estimates that no more than 48 dwelling units could be accommodated in the structure. Parking for the dwelling units is approximately 1.75 per unit which is consistent with the Planned Development document. The zoning district in the PD is referred to a VC-1 (Village Commercial 1).

Site Plan Comments: The Site Plan concept continues to create a walkable mixed-use village. Parking is pushed out to the periphery of the project area with one row of parking being placed under the proposed building. The building is a continuation of the existing Channel Bowen Phase I community.

The layout of parking varies between parallel and diagonal parking. The street exits on to the exiting Channel Marker Way to the east and Bowen Corner Avenue to the west. A potential trouble-spot is the exit to Bowen Corner Avenue given some grade challenges within the project area along with one way traffic pattern. It is recommended that the access point be from Channel Marker Way in a loop configuration to limit the entry points to the parking area. First, we applaud the inclusion of a pool / amenity expansion to strengthen the town village. The expanse of the parking fields at the periphery of the project needs to be mitigated with considerably more landscaping. All shown islands need to be landscaped and include trees. Buildings, not parking lots should dominate the edges of the project periphery providing a decidedly village appearance.

The width of the sidewalks on the sides of Bowen Corner Ave. should be a minimum of 7 feet wide to give the impression that pedestrians are important and to solidify the Main Street appearance of Bowen Corner Ave. The PD requires a minimum of 5-foot sidewalks but it is felt that this *minimum* width does not meet the larger goal of a pedestrian friendly environment. Please add dimensions of all sidewalks.

Streetscape: Please show one canopy tree, forty feet on center in the sidewalk (with tree grate) on Bowen Corner Ave. to the intersection with Channel Park Drive where parallel parking is proposed.

Tree survey is required pursuant to Article IX, Section 903 (1993 Zoning Code) and should be provided before permits are issued.

Impervious Surface. Please provide calculations for impervious surface of the project making sure not to exceed the PD regulation of 85%. Please provide analysis during civil engineering and permitting.

Parking. A review of the PD parking suggests that there is enough surface parking.



CITY OF HANAHAN ZONING PERMIT 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: <u>Fred Skipper</u>		Name: <u>POWER MARKET 3, LLC</u>	
Phone: <u>843-532-6413</u>		Phone: <u>843-532-6413</u>	
Mailing Address: <u>2103 CHANNEL MARKET WAY HANAHAN, SC 29410</u>		Mailing Address: <u>2103 CHANNEL MARKET WAY HANAHAN, SC 29410</u>	
E-mail: <u>FRED.SKIPPER @ GMAIL.COM</u>		E-mail: <u>FRED.SKIPPER @ GMAIL.COM</u>	
City Business License # (if applicable):			
Project Information			
Project Address: <u>1275 TAMMER FORD BLVD</u>			
Project Location: <u>POWER A WATERFRONT VILLAGE</u>			
Zoning District: <u>RD</u>		Acreage: <u>+/- 1.0</u>	
Tax Map Number(s): <u>25A-00-00-025</u>			
Project Description: <u>one building w/ parking consisting of 42-47 dwelling units.</u>			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Recorded deed and plat showing proof of property ownership. <input type="checkbox"/> 2. A completed and signed zoning permit application. <input type="checkbox"/> 3. An Application Review Fee as determined by the City of Hanahan Fee Schedule. Checks made payable to the City of Hanahan.			
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: <u>[Signature]</u>		Date: <u>10/19/23</u>	
Applicant Signature: <u>[Signature]</u>		Date: <u>10/19/23</u>	
For Office Use			
Received by:		Date Received:	
Approved By:		Date Approved:	

DATE: 10.17.21

TO: Hanahan Planning Commission

C/O Mark Brodeur and Lee Lawson



FROM: **LFK Architects, LLC**

(Contact) **Leandro J Rodriguez, AIA, NCARB**

886 Johnnie Dodds Blvd Blvd, Suite 200

Mt. Pleasant, SC 29464

Ph: (252)-378-0810

lee@lfkarchitect.com

City of Hanahan
Mr. Mark Brodeur and Lee Lawson
1255 Yeamans Hall Road
Hanahan, SC 29410

September 21, 2021

By Electronic Mail Only

Reference: Site Plan Submittal for Multi-family Project titled "Bowen Market III/Poolside" at Bowen

Mark and Lee,

We are pleased to submit the next multi family project "Bowen Market III/Poolside" Site Plan Diagram for approval by the Planning Commission at the meeting scheduled for November, 2023. Please place us on the agenda for that meeting. This submittal is made in accordance with the required Item Number 8 of the "Type B Planned Development" for "Foster Creek Village." We have also reviewed and complied

with item 601.3 "Site Plan" requirements of the 1993 Zoning Ordinance. Please see the following listed by referenced item numbers of the Site Plan requirements:

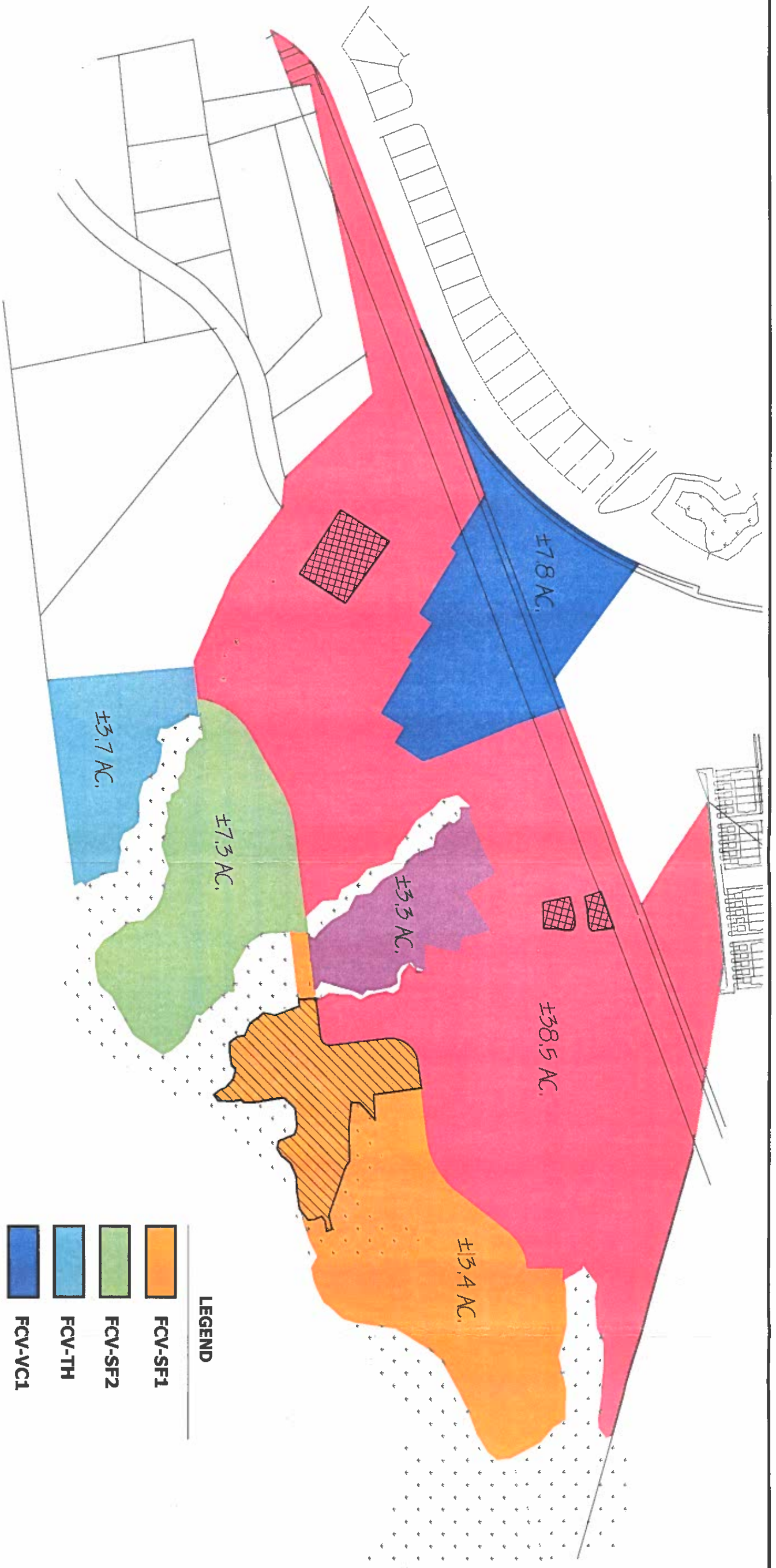
1. Project –
 - a. Project title – "Bowen Market III/Poolside" at Bowen
 - b. Project Designer -LFK Architects, Mt. Pleasant, SC
 - c. Developer – Foster Creek Village, LLC or assigns
2. Boundaries, existing easements, property lines, existing streets, buildings are shown on site plan. Proposed building location has no existing structures.
3. Existing utilities – Minimal as the property is vacant land.
4. Approximate location of proposed streets, driveways, curb cuts and other items required under this item are indicated on Site Plan.
5. These items are indicated on Site Plan.
6. The approximate height shall range between approx. 45' to approx. 55'.
7. Building Area shown on site plan. Total number of dwellings shall be between 42-47 dwellings. Approximate number of parking spaces shall be a minimum of 1.75 parking spaces multiplied by the number of dwellings. Estimated number of parking spaces at this time as shown on this site plan are 88.
8. Approximate number of dwellings is 42-47.
9. Signage shall be placed on the buildings similarly to Brew, Channel Pierhouse and McKelvey previously constructed and completed. Additional signage may be located on Tanner Ford Blvd and/or Wayfarer signs such that are currently constructed and located throughout Bowen.
10. As shown on Site Plan the development is directly across Bowen Corner Ave from the McKelvey and adjacent to The Channel Pierhouse.
11. The site currently consists of approximately 1 acre.

Please note that all dimensions contained on Site Plan including but not limited to heights of buildings, width of buildings sidewalk sizes, drive isles, etc., are materially correct but are subject to adjustment as architecture and engineering are commenced and concluded. It is understood from our interpretation of the PD this site plan once approved by Planning Commission as indicated on item number 8 page 10 of the PD, shall enable architecture and engineering to then be submitted to The City of Hanahan permitting department along with other required county and agency submittals for final permits for horizontal and vertical construction respectively.

Respectfully,


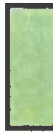






Project Planners
LFK Architects





FOSTER CREEK VILLAGE
HANAHAN, SOUTH CAROLINA

LAND USE PLAN

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

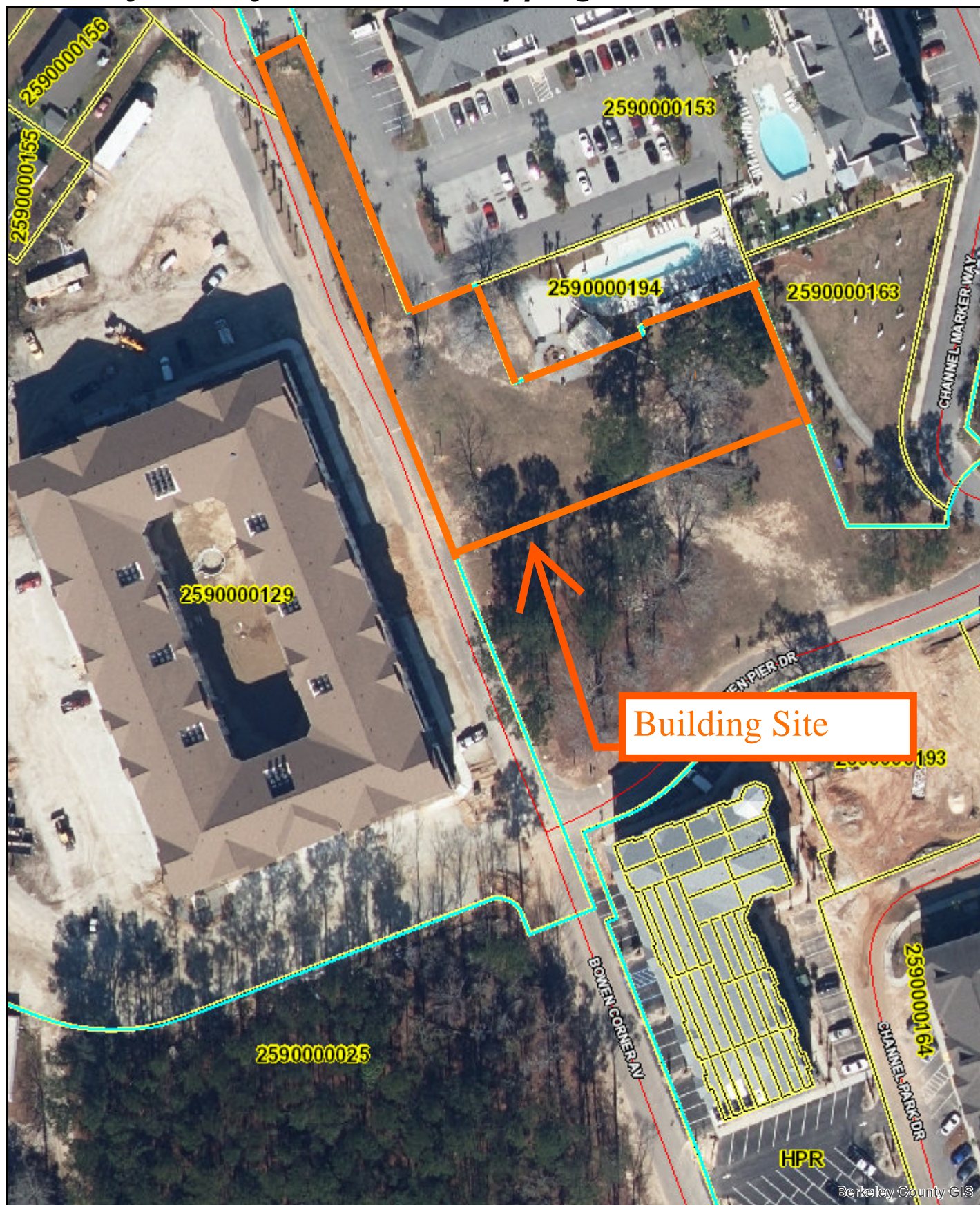
CONVERSION: OFFICE OVERLAY ARE REPORTED ON THE MAP BUT SHALL BE ALLOWED AT ALL INTERSECTIONS GREATER THAN 90 DEGREES INTERSECTION CORNERED WITHIN FCV-1 / FCV-2 AND FCV-4



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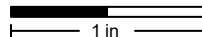
Berkeley County GIS Online Mapping



Building Site



1 inch = 83 feet



Date: 2/2/2024

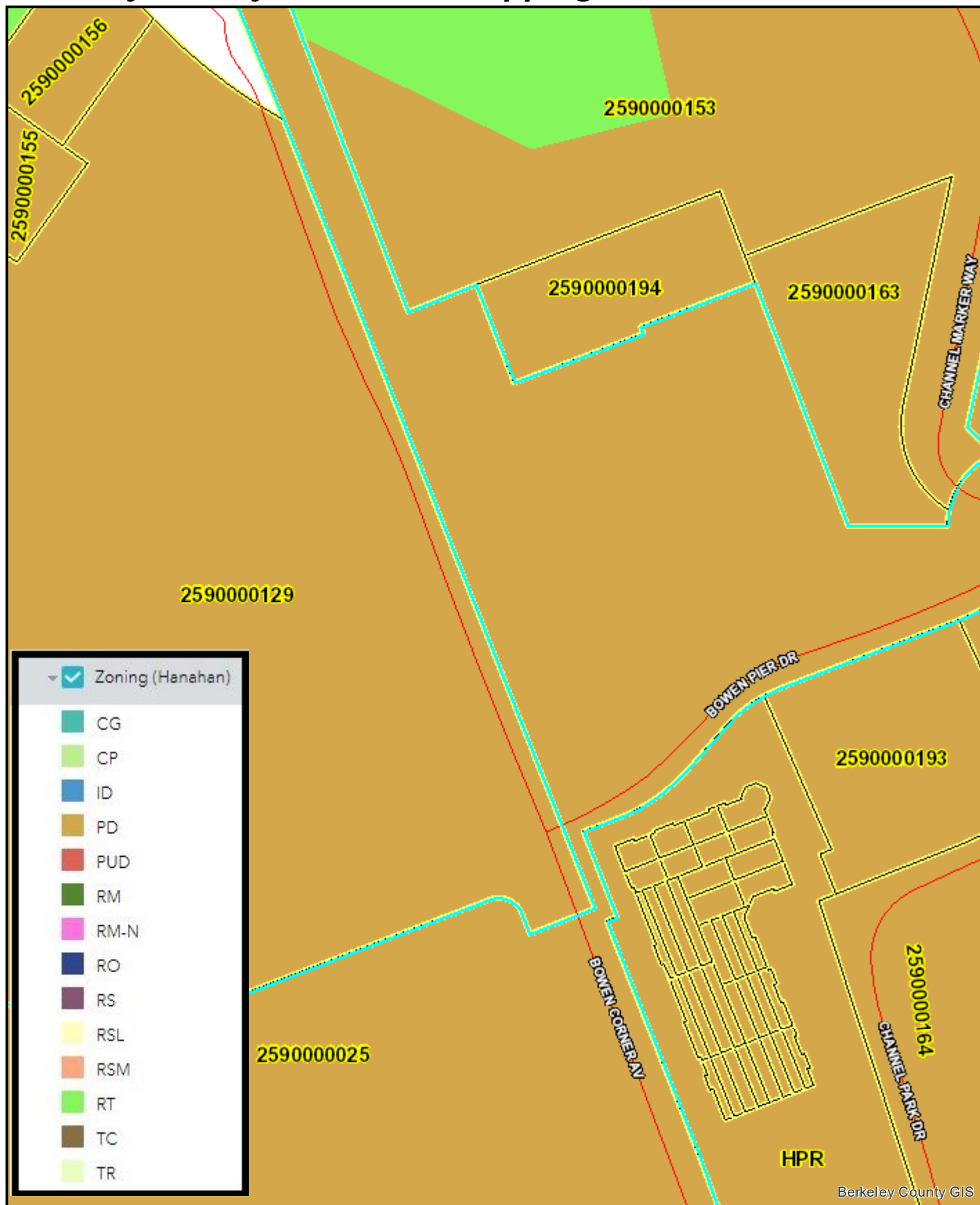
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Berkeley County GIS Online Mapping



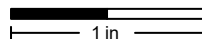
Zoning (Hanahan)

- CG
- CP
- ID
- PD
- PUD
- RM
- RM-N
- RO
- RS
- RSL
- RSM
- RT
- TC
- TR

Berkeley County GIS



1 inch = 83 feet



Date: 2/2/2024

Berkeley County GIS



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