

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Tuesday, March 5, 2024
6:00 P.M.

1. **Call to Order by Chairman Phil Strope**
2. **Determination of a quorum.**
3. **Pledge of allegiance to the Flag.**
4. **Read and approve the meeting minutes from February 6, 2024.**
5. **Old Business:**
None
6. **New Business:**
 - A. **Sketch Plans.**
 - 1) **Oakview Multiplex Project:** A sketch plan for three townhouse-style apartment buildings with landscaping and parking. The 0.77-acre parcel is located at 1231 Dickson Avenue in the Port Park Neighborhood and is zoned Town Residential (TR). The project will have 16 units, and the buildings will have a total area of 10,940 square feet. Applicant: Kyle Dyson, KD-COM Construction, LLC.
 - B. **Foster Creek Village PD Preliminary Plan.**
 - 1) **Bowen Waterside Mixed-Use Project:** A preliminary plan for a proposed mixed-use community in Foster Creek Village Planned District. The proposal contains two mixed-use buildings with parking and landscaping. The +/- 1.3-acre site is located between the Cooper River and the Estuary at Bowen. The property is zoned Foster Creek Village PD and is in the FVC-SF1 area with a Commercial/ Office Overlay. Applicant Fred Skipper, Foster Creek Village, LLC.
7. **Citizen Comments.**
8. **Next Meeting: Tuesday, April 2, 2024**
9. **Adjourn.**

HANAHAN PLANNING COMMISSION REGULAR MEETING

February 6, 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 February 6, 2024. Chairman Eckstine presided over the meeting. Commissioners Butch Thrower, Chris Brace, Brian Hamilton, Matt Weatherford, and Phillip Strobe were in attendance. Commissioner Lackey was not present as her term had expired and she was retiring from the Commission. 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), Cam Spencer (Asst. to the City Administrator), Ken Boggs (City Council) and Tyler Dempsey (City Facilities/IT). The visitors present were Marc Copeland, Kam Shah, , Andy Patel, Tui Patel, Frances Anderson, Dennis Anderson, William Colvin, Angela Chambers, Christian Leon, Gregory Brown, Micah Swanson, Greis Swanson, and Tim Crowley.

1. CALL TO ORDER:

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

2. DETERMINATION OF A QUORUM:

Chairman Eckstine made the determination that a quorum was present.

3. Election of Officers:

Chairman Eckstine asked if the agenda could be amended in moving the election of officers to the end after the new business to Section 8A. Vice Chairman Strobe made a motion to amend the agenda by moving item #3 to the end. Commissioner Hamilton seconded the motion. Motion passed after a Roll Call Vote.

4. PLEDGE OF ALLEGIANCE TO THE FLAG:

The pledge was recited.

5. Approval of Minutes, January 2, 2024

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 Thrower made a motion to approve the Minutes of January 2, 2024. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote. Chairman Eckstine abstained.

6. OLD BUSINESS:

Chairman Eckstine announced to the Commission and the audience that the applicant had withdrawn **Item 6B ZTA 3-2024 (Public Hearing)** on Monday February 5, 2024, and it would not be discussed.

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.

Lee Lawson presented to the Commission the purpose behind the proposed text amendment. The applicant originally only wanted to provide separation between existing gasoline service establishments and those proposed to prevent over competition and over saturation. Lee said that if they were going to pursue this, then development standards would need to be established to help mitigate problems with gasoline establishments such as convenience stores. Issues such as high traffic and litter are common, and the standards would help to control in the GC or ID Districts. The spacing requirement would only apply to the GC district and not the ID District. Lee said that they would have to change those to conditional uses instead of permitted uses in the industrial and commercial districts to require additional standards for anyone opening a business in these districts. This would only cover those businesses in the city and not outside the city limits.

Lee said that the request was viewed according to the Comprehensive Plan and was in compliance. He said that staff gave it a favorable recommendation with the condition of reducing the separation distance from 5,280 feet to 1,056 feet. Also, the condition of implementing the developmental standards and operation stands for the gasoline establishments in the general commercial district and industrial district. Chairman Eckstine asked if the applicant was present and would like to speak. The applicant stated he was good with the proposal.

PUBLIC HEARING:

Chairman Eckstine asked for a motion to enter into a public hearing. Vice Chairman Strobe made a motion. Commissioner Hamilton seconded the motion. A Roll Call Vote was taken. Motion was approved.

Chairman Eckstine asked if there were any comment.

- 1) Bill Colvin (1005 Wheeler Dr) . . . Asked if there was any concerns with the fire department regarding the distance. Larry Sturdivant was asked to comment. He stated that the building and fire codes govern each location separately.

Chairman Eckstine asked if there were any other comments. There were none. She then asked for a motion to close the public hearing. Commissioner Thrower made a motion. Vice Chairman Strobe seconded the motion. A Roll Call Vote was taken. Motion was approved.

PUBLIC HEARING CLOSED:

Chairman Eckstine asked if there were any other questions. She then asked for a motion. Commissioner Hamilton made a motion to approve staff recommendations and conditions. Commissioner Brace seconded the motion. A Roll Call vote was taken. Motion was approved.

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.

Lee presented to the Commission. He stated that this was a conceptual plan. He clarified that the square footage listed was for the proposed footprint of the building and not the total square footage of the building. He stated that he believed it was still being worked on as to the design by the architect. The purpose was to get conceptual approval or confirmation from the Planning Commission that the intention of the development meets the so the intent of the Foster Creek Village Planned District.

Lee stated the plan is conceptually based and is fluid to a certain degree as far as things can change from the landscaping to the parking. There will be development requirements that will have to be met when the applicant applies for the permit. Staff will be looking at a more site-specific site plan to make sure it meets all of the regulations in the planned district, the 1993 Zoning Ordinance, and the 1984 Subdivision Regulations since those are the regulations the development falls under. The development regulations and the Planned District require sidewalks on both sides of the arterial streets. The building height is 55 feet maximum, and it meets that requirement. The proposed setbacks are 2 feet in the side and the rear. There is no setback requirement for the front. Staff will look to make sure the sidewalks are shown, and the landscaping is shown.

Lee stated that the conceptual plan is consistent with the Comprehensive Plan. After reviewing, he said staff gave it a favorable recommendation since it is conceptual. Vice Chairman Strobe asked if the Planning commission would see this only at this time. Lee stated yes. Commission Thrower asked if there was a preliminary plat. Lee answered no and explained why. Chairman Eckstine asked if this was on approximately one acre. Lee answered with a yes.

Chairman Eckstine asked if there was a motion. Commissioner Thrower made a motion to approve the Conceptual Plan based on staff's recommendation. Commissioner Hamilton seconded the motion. A Roll Call vote was taken. Motion was approved.

8. CITIZEN COMMENTS:

There were none.

8A. Election of Officers:

Chair

Chairman Eckstine stated that she did not want to continue as the Chairman for the upcoming year. Commissioner Thrower nominated Phillip Strobe for Chairman. Commissioner Hamilton seconded the motion. A Roll Call vote was taken. Motion passed unanimously for Phillip Strobe to be the new chairman.

Vice-Chair

Commissioner Thrower nominated Matt Weatherford as Vice-Chair. Pat Eckstine seconded the motion. A Roll Call vote was taken. Motion passed unanimously for Matt Weatherford to be the Vice-Chairman.

9. NEXT MEETING: TUESDAY, March 5, 2024

Chairman Strobe stated the next Planning Commission meeting would be held on March 5, 2024, at 6pm.

10. ADJOURNMENT:

Chairman Strobe asked for a motion to adjourn. Vice chairman Weatherford made a motion to adjourn. Commissioner Eckstine seconded the motion. A Roll Call Vote was taken. Motion passed unanimously. The meeting was adjourned at 6:25pm.

ATTEST:

Chairman Strobe

Larry Sturdivant, Secretary

DRAFT

Staff Report

Agenda No.	6.A.1
Project Title:	Oakview Sketch Plan
Staff:	Lee Lawson, AICP City Planner
Applicant:	Kyle Dyson, KD-COM Construction, LLC
Request:	For the Planning Commission to approve a Sketch Plan for Multiplex Development.
Zoning:	Town Residential (TR)
Project Area:	+/-33,541.2 square feet (0.77 Acres)
Location:	1231 Dickson Avenue
TMS:	265-16-02-045

Background Summary:

The applicant proposes a multiplex development with sixteen residential units. The property is at 1231 Dickson Avenue in the Port Park Neighborhood and is zoned Town Residential (TR). The lot has 100 linear feet of road frontage along Dickson Avenue. The parcel is deep and narrow in character, with a depth of more than three times its width. The lot is undeveloped. The property does not have any wetlands or topography issues. The sketch plan shows the first phase of the total development. The second phase will be on the westerly adjoining lot that fronts on Allison Avenue. The proposed development is perpendicular to the street due to the shape of the lot. The development will have 16 units with parking, landscaping, and a one-way driveway that extends between Dickson Avenue and Allison Avenues. The development will provide a dumpster for refuse.

Key Issues:

The lot shape created the need for the development to be at a right angle to the road to be feasible. The narrowness of the lot also created the need for a single-lane driveway connecting Dickson Avenue and Allison Avenue for on-site traffic circulation that could accommodate cars and emergency and service trucks.

Current Property Information	
Land Use:	Multiplex
Site Features:	Undeveloped.
Flood Areas:	The site is not in a special flood hazard area.
Vehicle Access:	Dickson Avenue and Allison Avenue are classified as Local Streets and maintained by SCDOT

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Town Residential (TR)	Multifamily
South:	Town Residential (TR)	Daycare
East:	Town Residential (TR)	Single-family residential
West:	Single-family Residential Moderate Density (RSM)	Single-family residential

Zoning District Summary			
Zoning District Intent:	Town Residential (TR). This zone intends to provide housing in attached and detached units in a highly interconnected, pedestrian-scale environment near shops, schools, recreation, emergency services, and other public and private services typically provided in a full-service community. This district is to provide opportunities for development and redevelopment that contributes to neighborhood and town atmospheres without unduly burdening public infrastructure. To further this intent, very light commerce may also occur in or adjacent to housing units to provide additional services to residents and guests of the Town Residential District.		
Permissible Uses:	Single-family dwellings, Row Houses, Duplexes, Townhouses, Bed and Breakfast Inns, Boarding Houses, House of Worship, etc.		
Water and Sewer Service:	Public water is available through CWS, and BCWS provides the public sewer.		
	Required	Provided	
Lot and/ or Density Requirements:	two units per 3,000 sq ft (16 units = 24,000 sq. ft.)	33,541 sq. ft.	
Impervious Ratio	75%	65%	
Lot Width	50 feet	100 feet	
Building Height	35 feet	26 feet	
Parking Stalls	24 stalls	27 stalls	
Setbacks:	Front	15 feet from edge of pavement	15 feet from edge of pavement
	Side	None	5 to 11 feet
	Rear	25 feet	25 feet

Comprehensive Plan Consideration(s):

The future land use map designates the subject property as Town Center Mixed Use. The Comprehensive Plan states that the intent of the Town Centr Mixed Use area is focused around the intercept of Yeamans Hall and Remount Roads. This land use designation is intended to promote development in a more traditional downtown form that incorporates a mixture of specialty retail, dining, entertainment, higher-density residential, office, and civic/cultural uses. The mix of uses is intended to work together to create a pedestrian-oriented shopping, dining, living, and working experience, with integrated public spaces such as plazas and parks. Buildings are intended to be close to and oriented toward the sidewalk, especially at street corners.

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

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

Planning Consideration(s):

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

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

Planning Commission Alternatives:

1. Approve the sketch plan.
2. Deny the sketch plan.

Preliminary Staff Recommendation:

Staff recommends Alternative #1 for the following:

1. The sketch plan meets the intent of the Comprehensive Plan.
2. The plan meets the standards of the Zoning and Land Development Ordinance

Attachments:

1. Application
2. Oakview Sketch Plan
3. Oakview Architectural Plan
4. Aerial Map
5. Zoning Map



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

9
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: <i>Kyle Dyson</i>		Name: <i>PD Homes LLC</i>	
Phone: <i>843-330-7989</i>		Phone: <i>843-8960452</i>	
Mailing Address: <i>1285 Yeamans Hall Rd</i>		Mailing Address: <i>1285 Yeamans Hall Rd</i>	
E-mail: <i>kyle@kd-com.com</i>		E-mail:	
City Business License # (if applicable):			
Project Information			
Project Name: <i>Oakview</i>		<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
Project Location: <i>1231 Dickson</i>		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: <i>TR</i>		Acreage: <i>0.77</i>	
Tax Map Number(s): <i>2651602045</i>			
Project Description: <i>multiple development</i>			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full-sized copies and .pdf digital files of the Preliminary or Final Development Plans. <input type="checkbox"/> 2. An Application Review Fee. Checks made payable to the City of Hanahan. <input type="checkbox"/> 3. Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?			
Note: A Pre-Application Meeting is recommended before application submittal.			
Disclaimer: The City of Hanahan assumes no legal or financial liability to the applicant or any third party by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Mike Dyer</i>		Date: <i>2/20/24</i>	
Applicant Signature: <i>Kyle Dyson</i>		Date: <i>2/20/24</i>	
For Office Use			
Received by:		Date Received:	
Approved By:		Date Approved:	

#	DESCRIPTION	DATE
1	ARCH. SITE PLAN PREL	09-18-2023
2	PRELIMINARY ARCHITECTURAL SET	10-16-2023
3	SEWER LAYOUT SITE PLAN LAYOUT	12-06-2023

REVISIONS

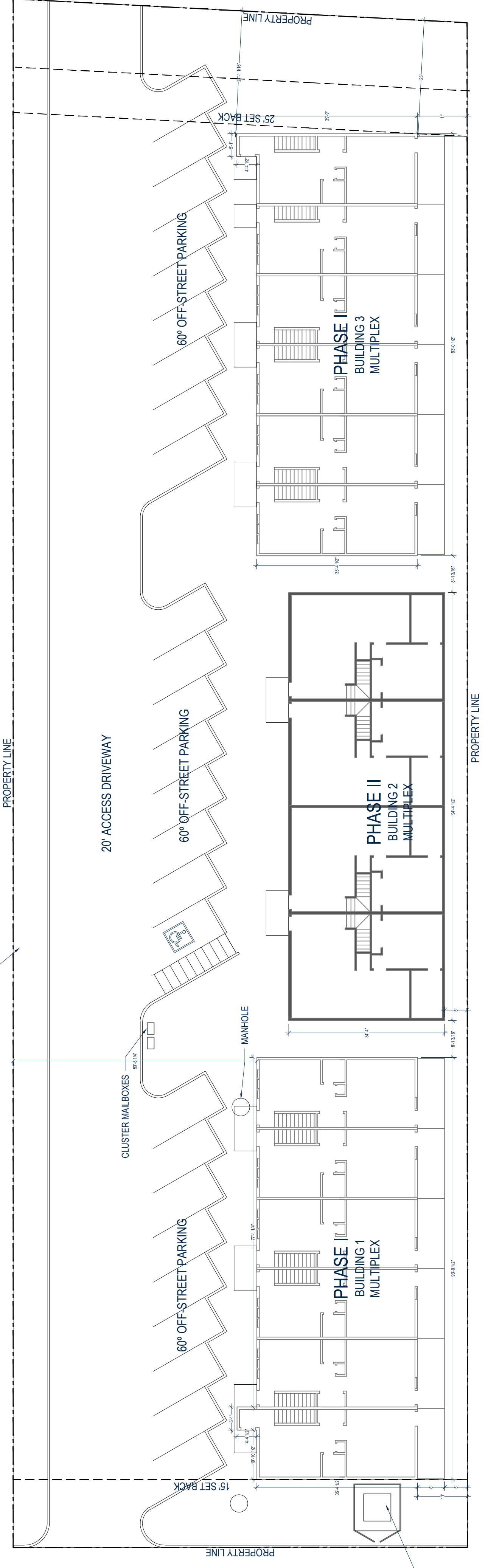
P.E.
MARTY JOHNSON

DRAWN BY:
EFJ

PROJECT TYPE
SITE PLAN REVISION
NOT FOR CONSTRUCTION

DATE
02.06.2024

SHEET TITLE
**PRELIMINARY
SITE PLAN**



1231 DICKSON AVE.
HANAHAN, SC 29410
TMS: 265-16-02-045

ZONING CLASSIFICATION
RT - TOWN RESIDENTIAL

LOT SIZE
33886 SF
0.77 AC

LOT COVERAGE
75%

MAX PER ZONING
DRIVEWAY & PARKING (11910 SF) 32.5%
BUILDING 1 (3850 SF) 11.5%
BUILDING 2 (3240 SF) 9.6%
BUILDING 3 (3850 SF) 11.5%
TOTAL (12041 SF) 65%

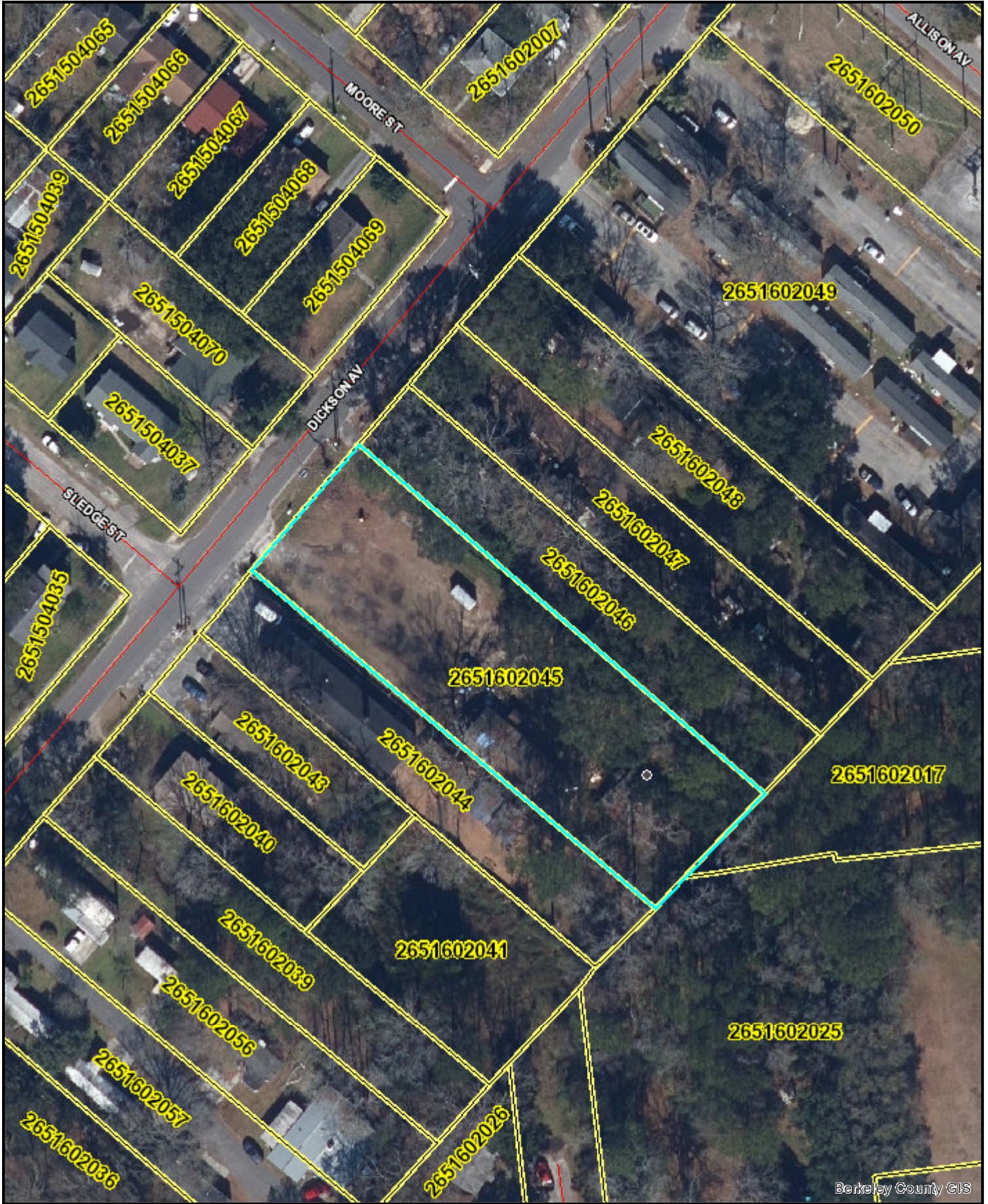
BUILDING HEIGHT
26 FT

1 ARCHITECTURAL SITE PLAN
SCALE 1/16" = 1'-0"



1 VICINITY MAP
SCALE 1" = 500'-0"

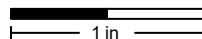
Berkeley County GIS Online Mapping



Berkeley County GIS



1 inch = 83 feet



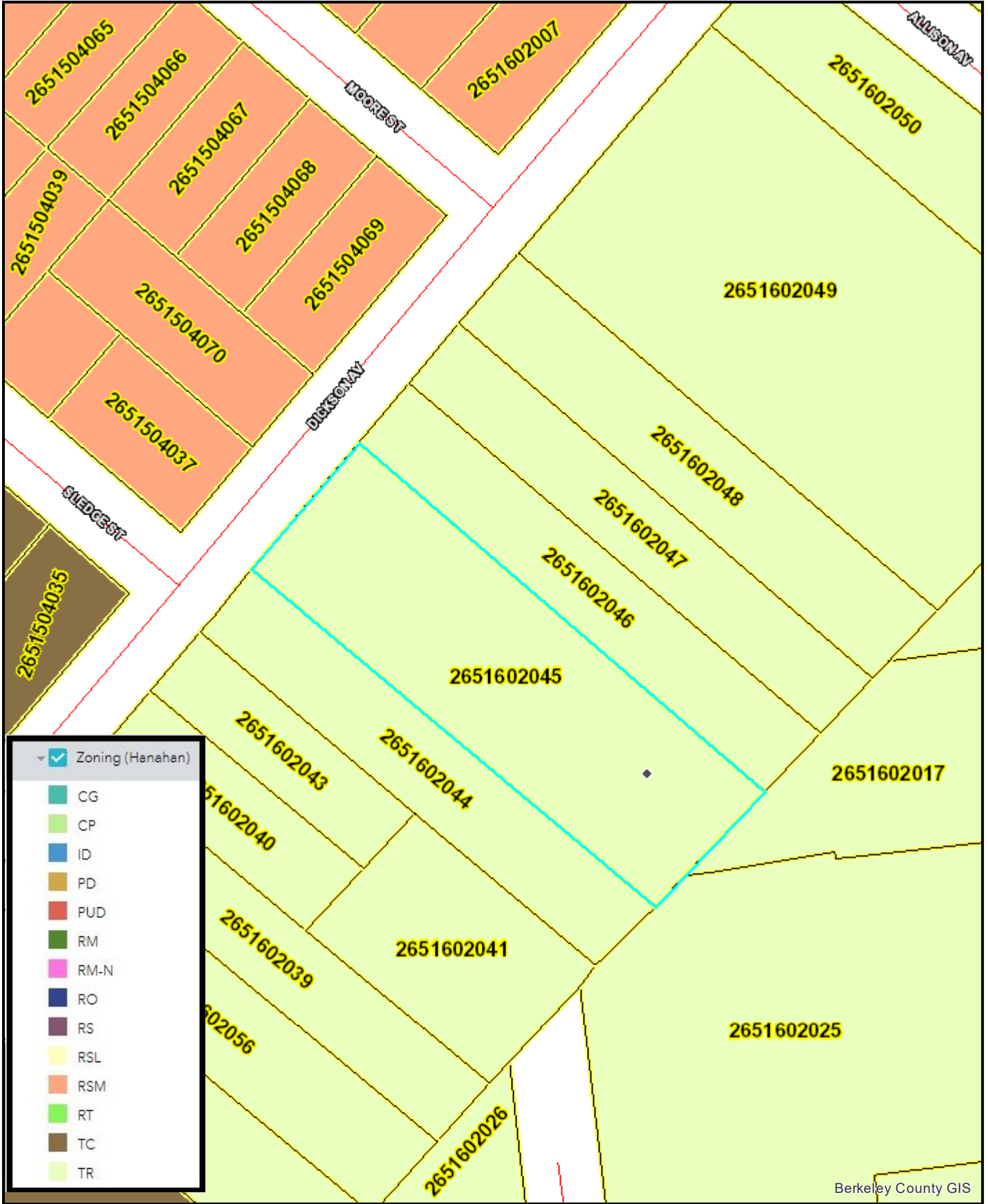
Date: 2/28/2024

Berkeley County GIS



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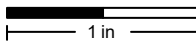
Berkeley County GIS Online Mapping



Zoning (Hanahan)

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



1 inch = 83 feet

 Date: 2/28/2024
 Berkeley County GIS



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Memo

To: Planning Commission
From: Lee Lawson, AICP
Cc: Courtney Soler, Larry Sturdivant, Mac McQuillin
Date: March 5, 2024
Re: Water Side Mixed Use at Bowen Preliminary Plan

The applicant has submitted a preliminary plan for two mixed-use buildings in Foster Creek Village Planned District. The project site is in a single-family residential district (FCV-SF1) with the Maritime Overlay District. The only permitted use in the FCV-SF1 is detached single-family residences. The Maritime Overlay District allows the following in addition to detached single-family houses: dry storage facilities, boat dockage, boat launch, and 200 square-foot stores specifically for boating and fishing (Foster Creek Village PD Land Use Chart). Restaurants and multifamily developments are not permissible uses in either the base district or the overlay district. For the Water Side Mixed-Use Development to be approved, the map or text for the Foster Creek Village Planned District must be amended by the City Council (SC Code of Law § 6-29-740).

Amendments to the planned development district must take the form of a zoning ordinance amendment. The City Council can authorize amendments after receiving recommendations from the Planning Commission. The City Council must follow established procedures for zoning ordinance amendments (SC Code of Law § 6-29-740).

The Zoning Ordinance includes a method for the Planning Commission and the Zoning Administrator to make minor modifications to an individual site plan. These changes do not require a zoning ordinance amendment. The Zoning Administrator decides whether a proposed change is minor or major. The Zoning Ordinance contains standards on which the Zoning Administrator can base his decisions. Changes materially affecting the plan's basic concept or the **designated general use of land parcels are considered major changes** (SC Code of Law § 6-29-740) and require a zoning ordinance amendment.

The applicant insists that the 1993 Zoning Ordinance Section 601.9(5) allows the Planning Commission to approve projects for uses not listed as permissible in the Planned District regulations. Staff does not agree with the interpretation of Section 601.9. The city accepting the applicant's interpretation would violate SC Code of Law § 6-29-740. The staff's recommendation is for the Planning Commission to deny the request.

DATE: 02/13/2024

TO: Hanahan Planning Commission

C/O Phil Strope, Hanahan Planning Commission
Larry Sturdivant, Building Official
Mark Brodeur, BCDCOG
City of Hanahan

FROM: Enzo Works, LLC
(Contact) Nash Duggins
1503 Badin Lane
Asheboro, NC 27205
336.382.6327 Mobile
nash@enzo.works

By Electronic Mail Only

Reference: Site Plan Submittal for Waterside Mixed-Use Project Titled Bowen Waterside Mixed Use

Mr. Strope, Mr. Sturdivant and Mr. Brodeur,

We are pleased and excited to submit the next phase mixed-use Site Plan for Planning Commission at the meeting scheduled for March 5, 2024. We have letters of intent signed for two reputable local restaurant owners ready to open new businesses on the waterfront. Please place us on the agenda for that meeting as we plan to attend. We also request a meeting with Mr. Brodeur at his earliest convenience so that he can commence the BCDCOG review the Site Plan, as per our signed agreement. This submittal is made in accordance with the required "Type B Planned Development" for "Foster Creek Village."

BACKGROUND:

IN 2006, the Hanahan Planning Commission and City Council voted in the "Foster Creek Village PD" on June 15. This created defined zoning for the subject property. As you know, we have to date submitted with 100% approvals, ten site plans that have all been constructed. The PD (see attached) lays out the primary process – on page 10, "the Developer will need to submit a preliminary and/or site plan... for Planning Commission approval prior to any construction or subdivision." No other requirements are necessary prior to the next steps = which shall be the submittals for construction permitting. The Planning Commission, has the ability and the authority to approve this site plan as submitted. (attached page 11 of the 1993 Ordinance). Please see the following items:

1. Project
 - a. Project title – "Waterside Mixed-Use" at Bowen
 - b. Project Designer ENZO Works, LLC
 - c. Developer – Foster Creek Village, LLC or assigns

2. Boundaries, existing easements, property lines, existing streets, and buildings all in their approximate locations and measurements are shown on the site plan.
3. Existing utilities – Minimal as the property is vacant land. Approximate water & sewer connections are shown on the site plan.
4. Proposed driveways and other items required under this item are indicated on Site Plan.
5. Approximate setbacks shall be a minimum of 2’.
6. The approximate height shall not exceed 55’. A waterfront boardwalk and/or porch structure shall be constructed along the waterfront with all necessary approvals in hand.
7. Buildings area are shown on Site Plan. Total number of dwellings shall be between 22 and 36 dwellings and approximately 10,000 – 12,000 square foot of restaurant/flex/amenity space. Appropriate number of parking spaces shall be a minimum of 1.75 parking spaces multiplied by the total number of dwellings. Estimated number of parking spaces at this time as shown on site plan are 104.
8. Signage shall be placed on the buildings. Additional monument signage may be located on Tanner Ford Blvd or Bowen Pier Drive and/or wayfarer signs such that are currently constructed and located throughout Bowen.
9. Wetlands and wooded areas currently surround the site area, which is located beside the Boat Landing and Community Dock facilities.
10. The site currently consists of approximately +/-1.3 acres.

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 this site plan once approved by Planning Commission 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.

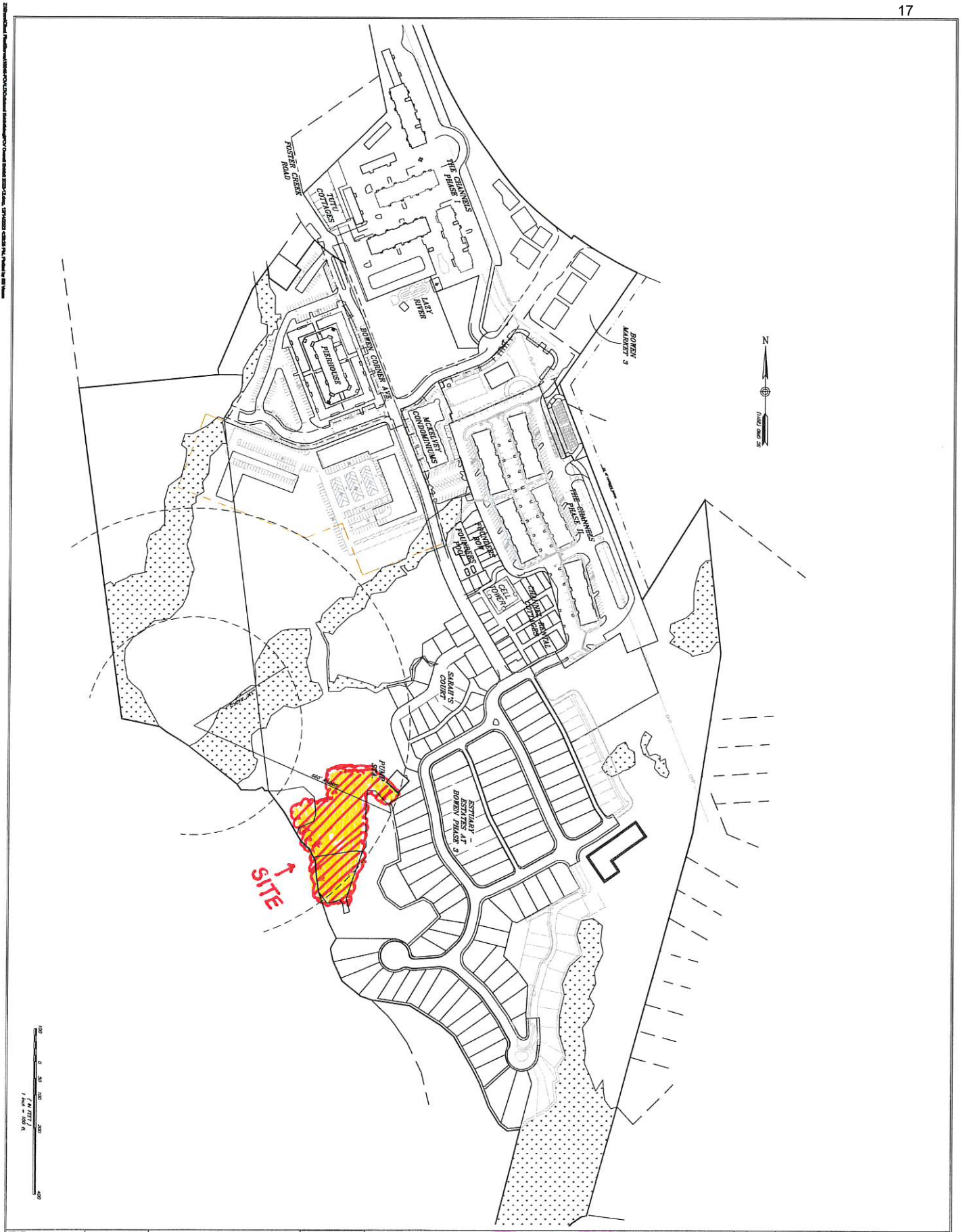
As a reminder, we would like to have a review meeting with Mr. Mark Brodeur at earliest convenience as mentioned above.

Respectfully,

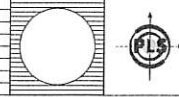
Project Planner
Enzo Works, LLC

Attachments

Overall Bowen Plan
Bowen Waterside Mixed-Use Site Plan
Site Plan Requirements, pg. 11, (601.3) of the 1993 Zoning Ordinance



DESIGNED BY: —
 DRAWN BY: HWY
 CHECKED BY: HWY
 APPROVED BY: AGC
 SCALE: 1" = 100'
 DATE: 12/14/2022
 PROJECT NO.: 10092
 SHEET 3 OF 7



Parker Land Surveying, LLC
 2018 Charles Street
 Bladen, NC 29810
 Phone: (843) 554-7777
 Fax: (843) 554-7779



OVERALL EXHIBIT
 FOSTER CREEK VILLAGE
 LOCATED IN
 THE TOWN OF HANAHAN
 BERKELEY COUNTY, SOUTH CAROLINA

NO.	DATE	REVISIONS

601.3 Site Plan Requirements

A Site Plan showing the proposed development of the area (zone) shall be prerequisite to approval of a D. The Site Plan shall adhere to the requirements of Section 601.4 and 601.5, and shall address or show the following:

- (1) The proposed title of the project, project designer, and the developer.
- (2) The boundaries of the property involved; the general location of all existing easements, property lines, existing streets, buildings; and other existing physical features on the project site.
- (3) The approximate location of existing and proposed sanitary and storm sewers, water mains, street lighting, and other service facilities in or near the project.
- (4) The general location and dimensions of proposed streets, driveways, curb cuts, entrances and exits, parking and loading areas (including numbers of parking spaces).
- (5) The general location of proposed lots, setback lines, easements and a conceptual land use plan.
- (6) The general location and approximate heights of all principal and accessory buildings and dimensions of structures.
- (7) The general location and description of all fences, walls, screens, buffers, plantings and landscaping.
- (8) The general location and number of dwelling units for multi-family projects.
- (9) The general location, character, size and height of all signs.
- (10) The position of the proposed development in relation to its surroundings.
- (11) A tabulation of the number of acres in the project by use.

The Planning Commission may establish additional requirements for Site Plan approval, and in special cases, may waive a particular requirement if, in its opinion, the inclusion of that requirement is not essential to a proper assessment of the project.

~~601.4 Minimum Area Required.~~

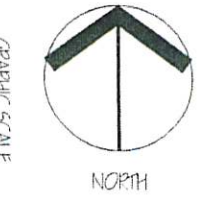
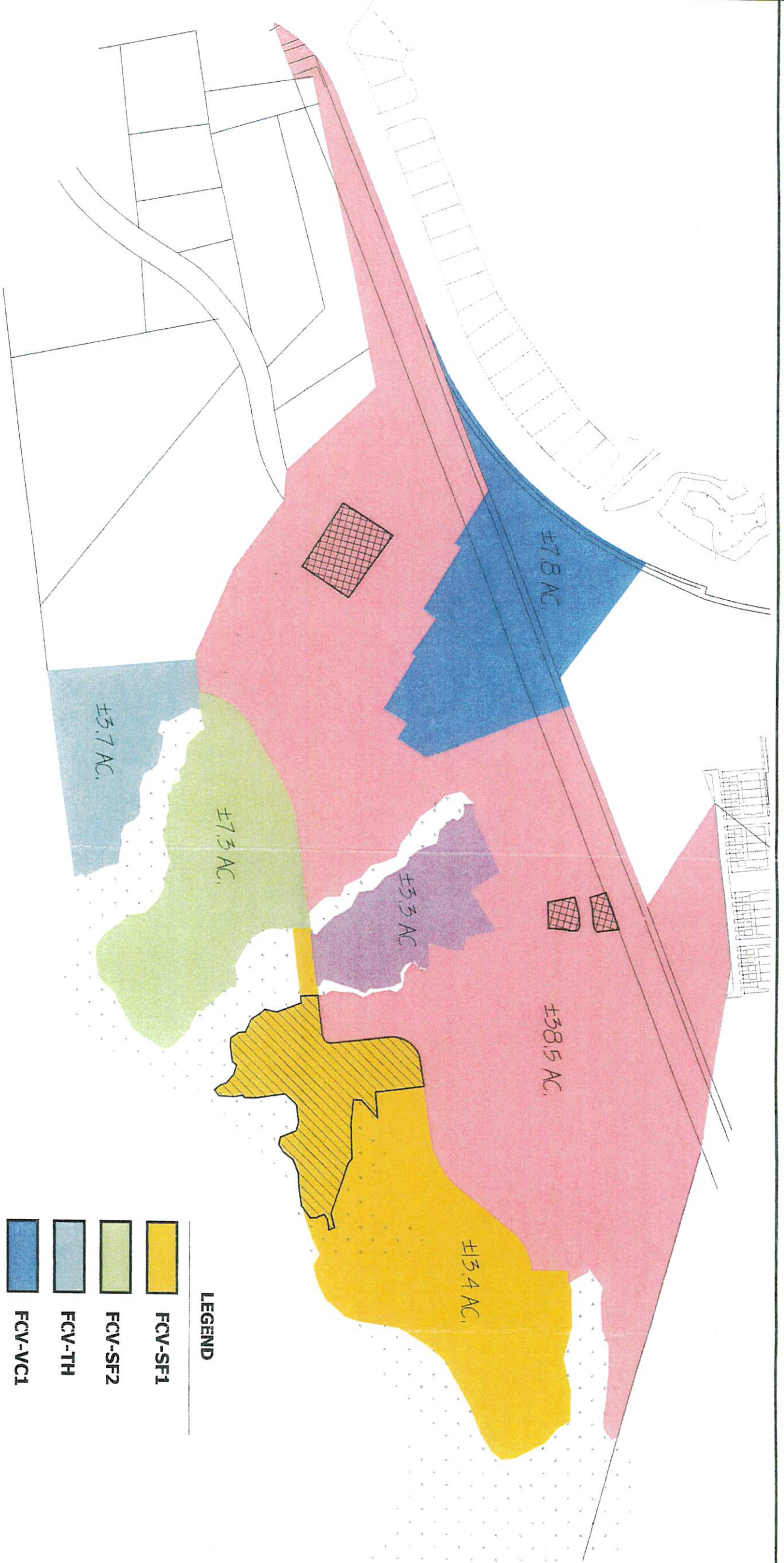
~~Minimum area requirements for establishing a PD shall be two acres.~~

~~601.5 Development Standards.~~

~~601.5.1.1 Density and Height Requirements.~~

~~(1) Type "A" PDs~~

- ~~Residential density, impervious surface ratios, front yard setbacks, floor area ratios, and building heights shall not exceed the limits for the district in which a Type "A" PD is to be located.~~



LAND USE PLAN

FOSTER CREEK VILLAGE
HANAHAN, SOUTH CAROLINA

LEGEND

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

COMMERCIAL OFFICE OVERLAY AND MARITIME OVERLAY ARE SUBJECT TO THE REGULATIONS OF THE SOUTH CAROLINA DEPARTMENT OF MARITIME, TRANSPORTATION AND INFRASTRUCTURE DEVELOPMENT. FOR MORE INFORMATION, VISIT www.scdem.gov.



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Attachment “E”

District	Min. lot Size		Building Setbacks				Accessory Structure Setback		Maximum building height ¹	Maximum impervious (per lot)
	Min lot front/width	20'	Front	Rear	Size	2 nd street	rear	side		
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.