

AGENDA
HANAHAN PLANNING COMMISSION MEETING
Tuesday, April 2, 2024
6:00 P.M.

1. **Call to Order by Chairman Phil Strobe**
2. **Determination of a quorum.**
3. **Pledge of allegiance to the Flag.**
4. **Read and approve the special meeting minutes from March 5, 2024**
5. **Read and approve the meeting minutes from March 5, 2024.**
6. **Old Business:**
None
7. **New Business:**
 - A. **Text Amendments (Public Hearings).**
 - 1) **PC Resolution 3-2024:** An amendment to Zoning Ordinance Section 4.3 Land Use Table to allow accessory dwelling units to be accessory to Single-Family Residences in Residential Districts. **Applicant: City Staff**
 - 2) **PC Resolution 4-2024:** An amendment to Zoning Ordinance Section 4.3 Land Use Table with the following: 1) Add Pet or Pet Supply store as a permitted use in the Town Center (TC) and General Commercial (CG) Districts 2) add Animal and pet services as a permitted use in the General Commercial (CG) District, and 3) Remove Pet and Animal Sales as a listed use. **Applicant: City Staff**
 - B. **Preliminary Plat.**
 - 1) **The Greenway at Foster Creek Village:** A preliminary plat for a proposed subdivision in Foster Creek Village Planned District. The proposal contains nine single-family residential lots and an alley. The 1.057-acre site is located on the easterly side of Caisa Alley. The property is zoned Foster Creek Village PD and is in the FVC-MF zone. **Applicant Fred Skipper, Foster Creek Village, LLC.**
8. **Citizen Comments.**
9. **Next Meetings:** Tuesday, May 7, 2024
10. **Adjourn.**

CITY OF HANAHAN
1255 YEAMANS HALL ROAD
HANAHAN SC 29410

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

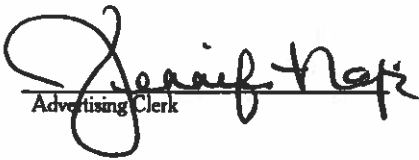
County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of appeared in the issues of said newspaper Post and Courier on the following day(s):
03/18/24

MAR 18 2024

Subscribed and sworn to before me this:

18th day of March, 2024


Advertising Clerk




NOTARY PUBLIC, SC
My commission expires

Hanahan Planning Commission meets Tuesday, April 2, 2024, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for:
1. PC Resolution 3-2024: An amendment to Zoning Ordinance Section 4.3 Land Use Table to allow accessory dwelling units to be accessory to Single-Family Residences in Residential Districts.
2. PC Resolution 4-2024: An amendment to Zoning Ordinance Section 4.3 Land Use Table with the following: 1) Add Pet or Pet Supply store as a permitted use in the Town Center (TC) and General Commercial (CG) Districts, 2) add Animal and pet services as a permitted use in the General Commercial (CG) District, and 3) Remove Pet and Animal Sales as a listed use.
3. PC Resolution 5-2024: An amendment to the Foster Creek Village PD to allow two restaurants in the FCV SFI/ Maritime Overlay District.
4. PC Resolution 6-2024: An amendment to the Foster Creek Village PD to use Hanahan Land Development Ordinance Section 5.9 (Parking) for parking standards within the district.
5. PC Resolution 7-2024: An amendment to the Foster Creek Village PD to use the standards for the Foster Creek Village Single-Family 2 Zone for single-family lots in the Foster Creek Village Multifamily Zone and the standards for the Foster Creek Village Townhouse Zone for townhouse lots in the Foster Creek Village Multifamily Zone.
For more information, contact the Building & Codes Dept. 843-576-5259.
AD# 2065496

HANAHAN PLANNING COMMISSION SPECIAL CALLED MEETING
March 5, 2024, 5:00 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.

A Special Called meeting to enter into an Executive Session of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on March 5, 2024. Chairman Strobe presided over the meeting. Commissioners Butch Thrower, Chris Brace, Matt Weatherford, and Pat Eckstine were in attendance. Commissioners Hamilton was not present. 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), and Mac McQuillan (City Attorney).

1. CALL TO ORDER:

Chairman Strobe called the meeting to Order at 5:06pm.

2. DETERMINATION OF A QUORUM:

Chairman Strobe made the determination that a quorum was present.

3. EXECUTIVE SESSION:

The Planning Commission needs to go into Executive Session in accordance with S.C. Code Section 30-4-70(a)(1). The purpose will be to receive legal advice covered by the attorney-client privilege concerning ex parte communications to the Planning Commission.

Chairman Strobe asked if there was a motion to enter into an Executive Session. Commissioner Eckstine made a motion. Commissioner Weatherford seconded the motion. Motion passed after a Roll Call Vote. The Commission then entered into the Council conference room for the Executive Session.

Chairman Strobe asked for a motion to exit out of the Executive Session. Commissioner Weatherford made a motion. Commissioner Eckstine seconded the motion. Motion passed after a Roll Call Vote. The time was 6:05pm.

4. ADJOURNMENT:

Chairman Strobe asked for a motion to adjourn the special meeting. Commissioner Weatherford made a motion. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote. The time was 6:08pm.

Chairman Strobe

ATTEST:

Larry Sturdivant, Secretary

HANAHAN PLANNING COMMISSION REGULAR MEETING
March 5, 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 March 5, 2024. Chairman Strope presided over the meeting. Commissioners Butch Thrower, Chris Brace, Brian Hamilton, Matt Weatherford, and Phillip Strope 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), Mac McQuillan (City Attorney), Cam Spencer (Asst. to the City Administrator), and Ken Boggs (City Council). Visitors present were Amanda Colvin, Bill Colvin, Nadine Copeland, Janet Krol, Kyle Dyson, Gary Greenman, Bill Healy, Traci Fort, Sarah Wrenn, Wes Smith, Tim Crowley, Angela Chambers, Gregory Brown, Johnnie Harkness, Keith Day, Lisa Day, Mark Folkert, Jennifer Folkert, Coley Snowden, Paul Ferrara, Niegel Drayton, N. Long, Julia Grimm, and Carlos Stokes.

1. CALL TO ORDER:

Chairman Strope called the meeting to Order at 6:08pm.

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. READ AND APPROVE THE MEETING MINUTES FROM FEBRUARY 6, 2024:

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 February 6, 2024. Commissioner Brace seconded the motion. Motion passed after a Roll Call Vote

5. OLD BUSINESS:

There was no new business.

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.

Lee Lawson presented to the Commission the proposed sketch plan. He stated the project would be a multiplex with all the units located on one lot and there would not be any subdividing of the lot. The units will be townhouse style apartments and could be renter occupied or condominium style ownership. Lee stated the request met all the requirements

for parking, building heights, number of units. Also, the density was met because the density requirement for the district is 1 unit per 1,500 square feet and the proposal is below the maximum allowed. Lee stated that the sketch plan did meet several of the goals and policies of the comprehensive plan that were listed in the staff report. He said that the important goals of redevelopment efforts in the Charleston Farms and Port Park areas and increasing the housing stock in the City were met. Lee stated that staff gave a favorable recommendation.

Chairman Strope asked if the applicant wanted to speak. The applicant declined. Commission Eckstine asked a question concerning the location of the project. Lee explained and showed a map of the property to the commission. Commissioner Eckstine asked if this was the first phase which consisted of three buildings. Lee answered with a yes. Chairman Strope asked if there was a motion. Commissioner Thrower made a motion to approve the sketch plan. Commissioner Eckstine seconded the motion. A Roll Call Vote was taken. Motion was approved.

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 FCV-SF1 area with a Commercial/Office Overlay. Applicant: Fred Skipper, Foster Creek Village, LLC.

Lee Lawson made a correction to the introduction read by Chairman Strope that the overlay area was a Maritime Overlay which was a typographical error. Lee then presented it to the commission members. He displayed the slides of the proposed project. Lee commented that staff had reviewed the project and stated that this was a good project for the City with the mixed-use building and the addition of the restaurants in the area, as well as for the community. He stated that unfortunately the proposed project was located in the Single-Family District of the PUD which meant that the use was not allowed. This included the multi-family and the restaurants as not allowed in the district. Lee stated that he hoped to be able to meet with the developer to discuss an amendment to the PUD, but at this time staff could not give a favorable recommendation.

Ray Wrenn and Fred Skipper, Bowen Development and Foster Creek Village, LLC. came to the podium. Ray mentioned that the current use allowed for a 55-foot-tall dry boat storage facility. He said that this proposal would be de-intensifying the use from what is almost an industrial operation that is allowed currently. He said they have done market research on boat storage facilities and have never felt comfortable with the area being an ideal location. He said maybe later on possibly when Bowen is more built out.

Ray presented reasons for allowing the proposal. He presented statistics for restaurants in relation to the number of people, as well as listing various locations in the tri-county area where key restaurants are located. Ray stated that Cam Spencer had set him up with a potential restaurant. In addition, he stated that he had read the staff report and did not

agree with it. Ray stated that he believed the Planning Commission had the authority to approve the proposal. He then asked if there were any questions.

Chairman Strope mentioned the statement that Ray made regarding the Planning commission approving the proposal and he did not agree with the statement. Chairman Strope then asked the City Attorney, Mac McQuillan the question about if they could approve. Mac stated the Commission could not approve it. Commission Eckstine agreed that the Commission could not approve it.

Will Austin, representing Ray Wrenn, came to the podium to speak. He wanted to speak about the authority of the Commission regarding state law as to what they can and cannot approve. He read the staff report pertaining to Section 704. He said that the letter interpreted the state law incorrectly and said that the word "major" was not listed in the SC Code. Mr. Austin then stated that the ordinances gave the guidance and reiterated that the changes were minor, and the commission could approve them. He also said the items in the staff report were made up. He encouraged the Commission to reread and make the right decision.

Chairman Strope asked the City Attorney, Mac MacQuillan to respond. Mac commented on the topic and the different authorities. He said first there is the State Statute, next there is the PUD which is the applicable zoning ordinance for this particular property, then there is the underlying 1993 Zoning Ordinance, and last the guidance from the Municipal Association of South Carolina (MASC). Mac stated with the top authority which was the State Statute. The State Statute 6-29-740 was read which stated "amendments to a planned development district may be authorized by ordinance of the governing authority after recommendation from the Planning Commission. These amendments constitute zoning ordinance amendments and must follow the prescribed procedures for amendments." Mac stated the Planning Commission could not just make a decision and allow for a use that is not permitted under the PUD zoning ordinance without recommendation from you, two readings, a public notice and City Council.

Mac said #2, the 1993 Zoning Ordinance in Section 601.1 states "the list of approved uses shall be binding on the applicant and any successor in title so long as the PD Zoning applies to the land unless otherwise amended by ordinance." Mac then stated finally the Municipal Association says "only the governing body (SIC meaning City Council) may authorize amendments after receiving recommendations from the Planning Commission. The governing body must follow all prescribed procedures for zoning ordinance amendments." Mac then stated that we have State Law, the PD, the Zoning Ordinance, and the Municipal Association all saying the Commission did not have the authority to approve this.

Mac stated that the applicant was relying on a section from the 1993 Zoning Ordinance which was 601.9. He stated that the section starts out with "except as provided below, approved PD plans shall be binding upon the owner." Also, he read from the section "minor changes in approved PD site plans (SIC not the PD document itself, but site plans) can be made by the Building Official in determining whether a change is major or minor." Mac said it then lists all of the criteria, one of which the applicant is relying on is Section 5. Mac read that section that stated, "any change in use from one use group to another shall constitute a change requiring Planning Commission approval."

Mac said it would be one thing if this was a multifamily where single-family homes were also allowed. In the original plan the applicant submitted had just multifamily but then later wanted to change the use to allow single-family residential. As long as the change was a permitted change allowed in the PD, then the Commission could make the change if it was a permitted change. He said in this case the applicant was wanting to add restaurants in the single-family zone and the PD did not allow the use in that district. Max stated the PD did allow restaurants in other districts, just not in the single-family or Maritime Overlay district. Mac stated that the restaurants would be good for the City. It is just the process that needs to be followed correctly and be legally valid. This is important so the City does not get sued, the Developer does not get sued. Just have to follow the correct process. Mac said he has talked with Ray and one of his lawyers, and he believes the City has a plan to amend.

Ray Wrenn asked if he could speak again. He said he did not come to have a legal debate. He stated that at the January Planning commission where he came in with four minor PD amendments. Commissioner Eckstine asked Ray if there were amendments or revisions. Ray said to call them minor amendments. Ray stated the staff report that was done by the BCDCOG mentioned and referenced Section 601.9 that the changes were considered a minor review. He said that they worked with the BCDCOG representative for 6 months and the report stated it was allowed.

Chairman Strobe asked if the Planning Commission had any other questions. Commissioner Weatherford stated he liked the restaurants, but it seems there are legal issues that need to be worked out. Commissioner Eckstine stated there are differences in revisions and amendments she would like to see this worked out too. She stated the commission did not have the authority to approve. Ray Wrenn stated it sounded to him like Mac would like for this to be taken through two rounds of City Council. He said he would be ok with this. He just wanted to talk about his position to make it known. He was ok with the condition of going back through City Council.

Commissioner Thrower asked if his understanding was that the changes would need to come in as a request for a change in the ordinance. Chairman Strobe said yes, it was a major change. He stated that it would also have to come back to the Planning Commission and if it received a favorable recommendation, then it would go for two readings of City Council. Lee Lawson reminded the Commission that they would have to make a vote. They would have 60 days to act. Chairman Strobe asked for a motion. Commissioner Weatherford asked how the motion was to be made. Mac MacQuillan suggested the cleanest way would be to make a motion to deny subject to the resubmittal to the Planning Commission and Council. Commissioner Eckstine made a motion to deny the current request as the changes proposed are major and ask for a resubmittal of the application for changing the ordinance after working with the City. Commissioner Thrower seconded the motion. A Roll Call Vote was taken. Motion was approved.

7. CITIZEN COMMENTS:

Chairman Strobe asked if there were any citizen comments. Commissioner Eckstine asked if there were any emails received for comments.

- 1) Jacob Young (1819 Crossbill Tr) . . . He stated that the vision of the development will keep him in Hanahan. He praised Ray Wrenn for his development. He encouraged the Commission to approve.

Commissioner Thrower reminded the audience that this section of the meeting was not a public hearing in favor of the development. He stated he voted no because there is a procedure that has to be followed. He said that there will be an opportunity for people to speak at a later time if the applicant chooses to resubmit.

- 2) Mike Oliver (7344 Suncatcher Dr) . . . He said that Hanahan was the best place to live, and that Ray Wrenn was very helpful to him. He hoped that this would work out.

Chairman Strope stated that there was procedure and policy that must be followed. He was looking forward to the future. Commissioner Eckstine stated that this was a major change. The Commission wanted to do right by the developer and the Planning Commission had to follow the procedures.

- 3) David Quint (3006 Evening Tide Dr) . . . He said that this is a fork in the road and the City cannot allow the developer to do what they want. He spoke about the 55 feet to 75 feet height increase. A quote was read from the developer. He stated that the developer has not had proper engineering. People moved to Hanahan because of the small bedroom community. He suggested that Remount Rd be redeveloped instead.

- 4) Nigel Drayton (Nigel's Good Food, 7000 Bowen Pier Dr) . . . He was in favor of having apartments and restaurants in the same area. Said that this will help keep traffic down. Suggested the Planning Commission take this into consideration.

- 5) Bill Colvin (1005 Wheeler Dr) . . . He stated there were problems with traffic in the Tanner Plantation area. Also stated were problems with school overcrowding. He referenced other complaints such as construction activity and the noise ordinance, etc.

Commissioner Eckstine clarified the status of the schools regarding the population in the schools. She also referenced the new temporary location for the middle school.

- 6) Amanda Colvin (5817/5819 Moore St) . . . She talked about the increase in traffic, concern about the safety of the residents. She stated that Hanahan did not need any more growth until issues are fixed. Also talked about seeing kids on golf carts.

- 7) Angela Chambers (2006 Codorus Ln) . . . She expressed concern about the lack of transparency with the City. Suggested those that wanted to have a Shem Creek, etc. type of environment, then they should move there.

Commissioner Eckstine asked her to explain the transparency issue. Commissioner Eckstine explained how the meetings are posted and agendas are on the website.

Angela Chambers continued saying she wished they would have known 3 years ago when they moved into the neighborhood. She said a restaurant is needed but also needs planning.

Commissioner Thrower mentioned the Comprehensive Plan that was worked on and approved. Commissioner Eckstine stated that 2022 was spent working on it.

- 8) Anthony Magno (7503 Stargazer) . . . Said the growth is helping his property values. More homes and businesses help. He stated he was in favor of the development and that Ray's legacy would continue. Ray contributes to the community. He asked that the Planning commission give Ray a chance.
- 9) Milan Turner (3101 Channel Park Dr) . . . He stated he was the head football coach for Hanahan High School. He met Ray and said Ray was very generous. He helped to outfit the weight room at the high school. He asked the Planning Commission to give Ray a chance.

Lee Lawson distributed copies of emails that were received by staff that would be added to the record. Ray Wrenn also distributed a paper to the Commission members.

Commissioner Eckstine said there was one letter of support and one letter of not supporting.

8. NEXT MEETING: TUESDAY, April 2, 2024

Chairman Strobe stated the next Planning Commission meeting would be held on April 2, 2024, at 6pm.

9. ADJOURNMENT:

Chairman Strobe asked for a motion to adjourn. Commissioner Thrower made a motion to adjourn. Commissioner Eckstine seconded the motion. A Roll Call Vote was taken. Motion passed unanimously. The meeting was adjourned at 7:26pm.

Chairman Strobe

ATTEST:

Larry Sturdivant, Secretary

Staff Report

Agenda No.:	7.A.1
Resolution:	3-2024
Staff:	Lee Lawson, AICP City Planner
Applicants:	Staff
Request:	For the Planning Commission to conduct a public hearing and act on Planning Commission Resolution 03-2024.

Background Summary:

The purpose of PC Resolution 03-2024 is to amend Hanahan Zoning Ordinance Section 4.3 (Land Use Table) to allow accessory dwelling units in all residential districts as an accessory use to single-family dwellings. Currently, the Zoning Ordinance allows accessory dwelling units only in the Town Residential (TR) and Town Center (TC) districts.

Accessory dwelling units are independent housing units created on single-family lots as a detached dwelling. They may be freestanding or incorporated into another structure, mostly a garage. Accessory dwelling units serve multiple purposes for their owners, purposes that may change over time. They assist older homeowners in maintaining their independence by providing additional income to offset property taxes and maintenance and repair costs or by providing housing for a caregiver. An accessory dwelling unit can also become the residents' home if they wish to downsize, allowing them to rent out the main house or to have a family move into it.

Key Issues:

Accessory dwelling units can be a cost-effective means of increasing the supply of affordable rental housing in a city and accommodating new growth without dramatic changes to the character of a neighborhood. Allowing accessory dwelling units in single-family districts will increase the permitted density of the district. If a significant number of accessory dwelling units were conglomerated in a small area, it could create traffic congestion and parking shortages.

Hanahan Comprehensive Plan 2040 Consideration(s):

The amendment affects land use in single-family residential designated areas by allowing accessory dwelling units. The city lacks developable land, housing, and affordable housing options. The 2040 Comp Plans states in the Responsible, Sustainable, and Resilient Growth Chapter:

The recent housing boom in the BCD Region has left Hanahan in a near complete build-out situation. With limited vacant or underutilized developable land remaining, compromises are needed to accommodate future population and housing needs. The impacts of the multiple phases within the Tanner Plantation development are just now being fully realized as residents are experiencing the cumulative effects that large-scale developments can have on traffic, school capacity, emergency service response time, and the natural environment.

Hanahan finds itself in the classic case of a supply and demand struggle. The limited amount of available land for new development, the low supply of available housing, and the increasing demand for housing in the Hanahan area are causing a rise in prices and, therefore, a decline in affordability.

According to the Charleston Trident Association of Realtors 2021 Annual Report, the median sales price in Hanahan in 2017 was approximately \$240,000. By 2021, the median sales price increased 33% to approximately \$320,000.² The affordability of Hanahan was one of the many pull factors that the community offered potential residents, therefore, curbing the rise in prices and retaining affordability is crucial for ensuring housing attainability for various income households and attracting the next generation of residents. As Hanahan is a desirable community, rejecting growth could potentially risk the city's financial and economic stability in the long run. However, through calculated, responsible, and sustainable growth, Hanahan has the capacity to flourish while preserving its community character. 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. In walkable neighborhoods with high connectivity to activity centers, allowing for a mixture of housing options can enhance community character, diversify the community, and increase affordable options.”

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

1. **Guiding Principle #1:** Protect the small-town character of the community and maintain a high quality of life for its residents.
2. **Guiding Principle #3:** Facilitate responsible and sustainable growth management practices while encouraging affordable housing options.
3. **Guiding Principle #4:** Improve the desirability and value of land for residents, investors, and proprietors.
4. **Growth Management Goal 1.A:** Ensure the ordinance allows for a range of housing types and addresses current housing trends.
5. **Growth Management Goal 1.A.3:** Evaluate provisions for accessory dwelling units in various single-family residential zoning districts as a means of increasing affordable housing options.
6. **Growth Management Goal 2:** Encourage the use of sustainable development practices and green infrastructure.
7. **Growth Management GM2. B.1:** Identify appropriate areas for infill development and incentivize affordable housing options as an option for infill areas

Planning Consideration(s):

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

1. Amending Zoning Ordinance Section 4.3 Land Use Table to allow accessory dwelling units in the Residential Districts will align the land use regulations to the goals and policies of the 2040 Comp Plan.
2. Allowing accessory dwelling units in more areas of the city will increase the number of dwelling units and housing options for citizens.
3. The effects of accessory dwelling units will have minimal impact on the characteristics of neighborhoods.

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:

The amendment meets three of the four Guiding Principles and Growth Management Goals: 1.A, 1.A.3, 2, 2.B.1, of the 2040 Comprehensive Plan.

Attachments:

- 1.PC Resolution 03-2024
- 2.Exhibit A

RESOLUTION NO. 3-2024

**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 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 April 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 April 2024.

Philip Strobe, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT "A"

Land Use Codes	CP	RSL	RS	RSM	RM	RM-N	RT	RO	CG	ID	TR	TC
Residence or Accommodation Functions												
Accessory dwelling unit	-	A	A	A	A	A	A	A	-	-	A	A

Staff Report

Agenda No.:	7.A.2
Project Title:	PC Resolution #4-2024
Staff:	Lee Lawson, AICP City Planner
Applicants:	Staff
Request:	For the Planning Commission to conduct a public hearing and act on Planning Commission Resolution 04-2024.

Background Summary:

PC Resolution 03-2024 amends Hanahan Zoning Ordinance Section 4.3 (Land Use Table) by removing **Pet and Animal Sales or Service (Land Use Code 2700)** and adding **Pet or Pet Supply Store (Land Use Code 2710)** and **Animal and Pet Service (Land Use Code 2720)** to it. Pet and Animal Sales or Service is permissible in the General Commercial District (CG) and Town Center District (TC). This category comprises establishments retailing pets and other animals (except for farming purposes) and pet supplies, as well as establishments providing animal services, such as grooming, training, and caretaking. The amendment splits the category into two separate ones: Pet or Pet Supply stores retail pet, pet food, and other pet supplies. Animal and Pet Services provides animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training.

The category was divided to allow the retail uses within the designation to be in the Town Center District (TC) but remove the animal boarding and kennels. Both proposed categories will be permitted by right in the General Commercial District (CG).

Key Issues:

Animal boarding is not compatible with mixed-use areas in a town center. The establishments create nuisances like loud noises and offensive odors, discouraging people from residing, eating, and shopping in the town center. Animal and Pet Services offer benefits to their clients and are better suited in commercial and rural areas.

Hanahan Comprehensive Plan 2040 Consideration(s):

The amendment affects land use in the Town Center (TC). The Comprehensive Plan states, “The Town area is focused around the intercept of Yeamans Hall and Remount Roads. Similar to the 2012 Downtown Mixed-Use designation, 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 proposed text amendment meets the following policy and goals of the Plan:

1. **Guiding Principle #4:** Improve the desirability and value of land for residents, investors, and proprietors.
2. **Growth Management Goal 1:** Review and update the Zoning and/or Land Development Ordinance(s) to reflect the city’s land use, environmental, housing, and economic goals.
3. **Growth Management Goal 1. B:** Assess regulations for each Zoning designation to ensure compatibility between permissible land uses.

4. **Growth Management Goal 1.B.2:** Review bulk, area, and use regulations in each zoning district for conformity with land use goals.
5. **Growth Management Goal 2:** Encourage the use of sustainable development practices and green infrastructure.
6. **Growth Management GM2. B.1:** Identify appropriate areas for infill development and incentivize affordable housing options as an option for infill areas

Planning Consideration(s):

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

1. Amending Zoning Ordinance Section 4.3 Land Use Table to separate the use function Pet and Animal Sales and Services into two categories will align the land use regulations to the goals and policies of the 2040 Comp Plan.
2. Removing animal boarding and kennels from the Town Center (TC) will eliminate an incompatible land use with residential or hospitality that has the potential to create nuisances.

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:

The amendment meets three of the four Guiding Principles and Growth Management Goals: 1. A, 1.A.3, 2, 2.B.1, of the 2040 Comprehensive Plan.

Attachments:

1. PC Resolution 04-2024
2. Exhibit A

RESOLUTION NO. 4-2024

**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 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 April 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 April 2024.

Philip Strobe, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT “A”

Land Use Code	Uses	CP	RSL	RS	RSM	RM	RM-N	RT	RO	CG	ID	TR	TC
2000	General Sales, Services, Rental, & Leasing												
2700	Pet and animal sales or service (except veterinary)									P			P
2710	Pet or pet supply store	-	-	-	-	-	-	-	-	P	-	-	P
2720	Animal and pet services	-	-	-	-	-	-	-	-	P	-	-	-

Staff Report

Agenda No. 7.B.1

Project Title: The Greenway at Foster Creek Village Preliminary Plat

Staff: Lee Lawson, AICP
City Planner

Applicant: Fred Skipper, Foster Creek Village, LLC

Request: For the Planning Commission to approve the Greenway Subdivision preliminary plat in the Foster Creek Village Planned District

Zoning: Foster Creek Village PD Multifamily (FVC-MF)

Project Area: 1.057 Acres

Location: Caisa Alley in Foster Creek Village PD

TMS: 259-00-00-170 & 259-00-00-125

Background Summary:

The applicant requests approval of a preliminary plat for a 9-lot subdivision on Caise Alley in the Foster Creek Village Planned District. The site is on the northeast side of Caise Alley across from the Estuary Subdivision, on portions of two lots. The development site has an area of 1.057 acres and is undeveloped. The zoning classification is Foster Creek Village-Multifamily (FCV-MF). The FCV-MF zone allows single-family residences and requires a minimum lot size of 5 acres. Along with nine lots, a new alley with an 18-foot private right-of-way is being proposed for access that will wrap around the new lots, beginning on the stub out for Conestoga Drive and terminating on Caisa Alley. The travel lane in front of the lots will be eleven (11) feet wide, with on-street parking along the westerly side of the alley. The parking stalls are seven (7) feet wide and twenty-two (22) feet long. The two alley sections parallel to Lots 1 and 9 are twelve (12) feet wide. The radii for both curves and the intersection with Caise Alley are approximately 20 feet.

On January 6, 2022, the Planning Commission conditionally approved a site plan titled “The Greenway at Bowen Site Plan Sketch,” consisting of a 12-lot single-family development with a two-lane road (29 feet wide) connected to Evening Tide Drive. Following this, the developer’s engineer submitted a revised site plan that addressed the conditions set by the Commission. The staff reviewed and approved this revised plan on January 18, 2022. The changes in the revised plan include [specific changes], which were deemed necessary for the successful implementation of the project. A conditional approval letter was sent on January 7, 2022, and an approval letter for the revised site plan were sent to the developer, both of which stated:

Approval of this plan does not imply approval to begin land disturbance, installation of necessary infrastructure to serve this phase of the project, and approval to begin construction. Subsequent to approval for land disturbance and approval to begin construction, the applicant must submit a preliminary plat for review by Planning Commission that meets the requirements set forth in the 1984 Subdivision Regulations, Article IV Subdivision Plat Requirements and Review Procedures

On March 21, 2024, the city inspected the site on-site. Apparently, the applicant had cleared all the trees off the site and begun land disturbance. Per the 1984 Subdivision Regulations and the plan approval letters, the Planning Commission was to approve the preliminary plat and a tree plan before clear-cutting the site and beginning land disturbance activities.

Key Issues:

The preliminary plat has two key issues. First, the site is in the FCV-MF zone per the Foster Creek Village PD Appendix A: Land Use Map. The FCV-MF zone allows single-family homes but requires lots to be 5 acres or greater. The requirement is noted in the Development Standards Chart in the FCV PD Document. The city staff determined that the standards for the FCV-SF2 (Single-Family 2) could be used for single-family development in the FCV-MF and recommended that the site plan be approved in 2022. This recommendation was made by error. The City Attorney has advised staff that SC Code of Law Section 6-29-740 does not grant the Planning Commission the statutory power to approve a plan that creates lots with less area than the required minimum lot size in a planned district. If the developer desired a smaller lot size, they should have applied for a zoning text amendment to request a change in the regulation. The city staff will present a text amendment to the Foster Creek Planned District to allow smaller lot sizes for single-family and townhouse developments in the FCV-MF zone later in the agenda.

Lastly, the proposed traffic circulation for the project. The two-lane road the lots were to front along on the Site Plan Sketch was eliminated on the preliminary plat. The lots will front along a one-way alley (Blooming Alley) that will circle the nine (9) lots. Lots will share access to Caisa Alley with the Estuary. The proposed alley width does not meet the standard for a residential alley in the 1984 Subdivision Regulations Section V-2.2. Section V-2.2 requires residential alleys with on-street parking to be at least twenty (20) feet in width. A licensed civil engineer must design the alley to allow a curb-to-curb turning radius for fire trucks and meet the city’s standards.

Current Property Information	
Land Use:	Undeveloped
Site Features:	Natural with trees
Flood Areas:	The site is not in a special flood hazard area.
Vehicle Access:	Caisa Alley, a Privately maintained 13’ alley

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	FCV-Multifamily	Park
South:	FCV- Multifamily	Single-family residential
East:	FCV- Multifamily	undeveloped
West:	FCV- Multifamily	Single-family residential

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 (the "Developer") 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

Zoning District Summary 2		
Maximum Height Restrictions:	55 feet	
Off-Street Parking Requirements:	18 stalls	
Maximum Density Requirements:	12 units an acre	
Maximum Impervious Surface Ratio:	75%	
Minimum Setback:		
	Front	2 feet
	Side	None
	Rear	2 feet
	Required	Provided
Minimum Lot Size:	5 Acres	The average lot size is 3,748.99 sq ft
Minimum Lot Width:	None	The average lot width is 42.7 feet

Planning Consideration(s):

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

1. The nine lots do not meet the minimum lot standard for the FCV-MF Zone.

2. The proposed alley's geometric design and width are substandard. A decrease in internal roads through the development could cause congestion, vehicle-related accidents, and delays for first responders responding to emergencies.

Planning Commission Alternatives:

1. Postpone the vote until the meeting on June 4, 2024.
2. Deny the preliminary plat and the final plat.

Preliminary Staff Recommendation:

Staff recommends Alternative #1 for the following:

1. The proposed lots do not meet the minimum lot size of the zoning district.
2. The proposed alley does not meet the minimum design requirement in the 1984 Subdivision Regulations.
3. The staff proposes three text amendments for Foster Creek Village PD. One of the amendments will allow smaller minimum lot sizes for single-family and townhouse developments in the FCV-MF zone. A second will require future developments in Foster Creek Village PD to use the road standard in the Hanahan Land Development Ordinance. The standards in the Land Development Ordinance are more flexible than in the 1984 Subdivision Regulations.

Attachments:

1. Major Land Development Plan Application
2. Preliminary Plat
3. Approved Site Plan (01.06.2022)
4. Conditional Approval Letter (01.07.2022)
5. Approval Letter (01.18.2022)
6. PC Minutes (01.06.2022)
7. FCV Land Use Map
8. FCV Development Standards Chart
9. Aerial Map
10. Future Land Use Map



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

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

Applicant		Property Owner	
Name: GREENWAY, LLC		Name: GREENWAY, LLC	
Phone: 843-532-6413		Phone: 843-532-6413	
Mailing Address: 2103 CHANNEL MARKER WAY HANAHAN, SC. 29410		Mailing Address: 2103 CHANNEL MARKER WAY HANAHAN, SC 29410	
E-mail: FRED.SKIPPER @ GMAIL.COM		E-mail: FRED.SKIPPER @ GMAIL.COM	
City Business License # (if applicable):			
Project Information			
Project Name: GREENWAY		<input checked="" type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
Project Location: FOSTER CREEK VILLAGE		<input type="checkbox"/> New	<input type="checkbox"/> Amendment
Zoning District: TYPE B PD		Acreage: 4.10	
Tax Map Number(s): 259-00-00.170			
Project Description: SINGLE FAMILY DETACHED			
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: [Signature]		Date: 12 FEB 2024	
Applicant Signature: [Signature]		Date: 12 FEB 2024	
<i>For Office Use</i>			
Received by: Lee Lawson		Date Received: 2/12/24	
Approved By: _____		Date Approved: _____	

PROJECT INFO

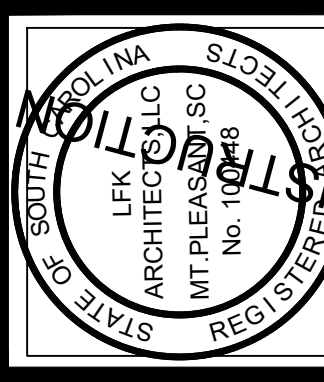
Project Title: The Greenway
 Project Designer: LFK Architects
 Project Developer: Foster Creek Village, LLC

SITE DIAGRAM NOTES

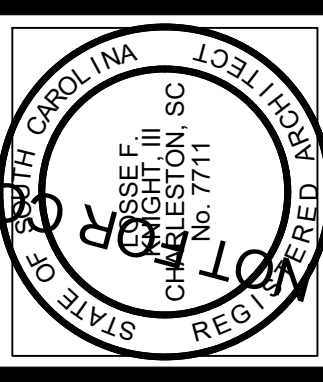
1. Measurements, dimensions, parking counts, areas, locations are all approximate and subject to minor and compliant adjustments.
2. Lots are approximately 37' wide and 60' deep.
3. Approximately 12 dwellings total.
4. Buildings approximately 30'x50' deep - diagonal hatch indicates future general buildable area. Buildings are approximately 35'-50' in height.
5. (P) indicates approximate parking location.
6. Water, sewer, power locations are approximate.
7. Approx 1.3 acres total, single-family residential.
8. District is FCV-MF.
9. Existing TMS 259-00-00-170
10. In general, driveways will be approximately 8'-10' wide by approximately 18'-40' long.
11. Lot owners will retain accessory structure rights, will submit plans to staff at time of construction for necessary approvals.
12. Monument Sign to be approximately 8' wide x 8' long x 8' high.

TWO IANR ROAD THAT WAS ELIMINATED IN THE REVISED LAYOUT

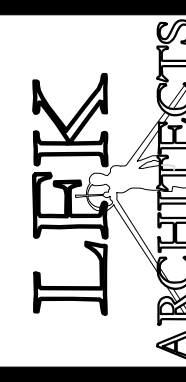
TMS 259-00-00-170



LFK ARCHITECTS, LLC
 ARCHITECTS
 STATE OF SOUTH CAROLINA
 LICENSE NO. 10748



LFK ARCHITECTS, LLC
 ARCHITECTS
 STATE OF SOUTH CAROLINA
 LICENSE NO. 7711



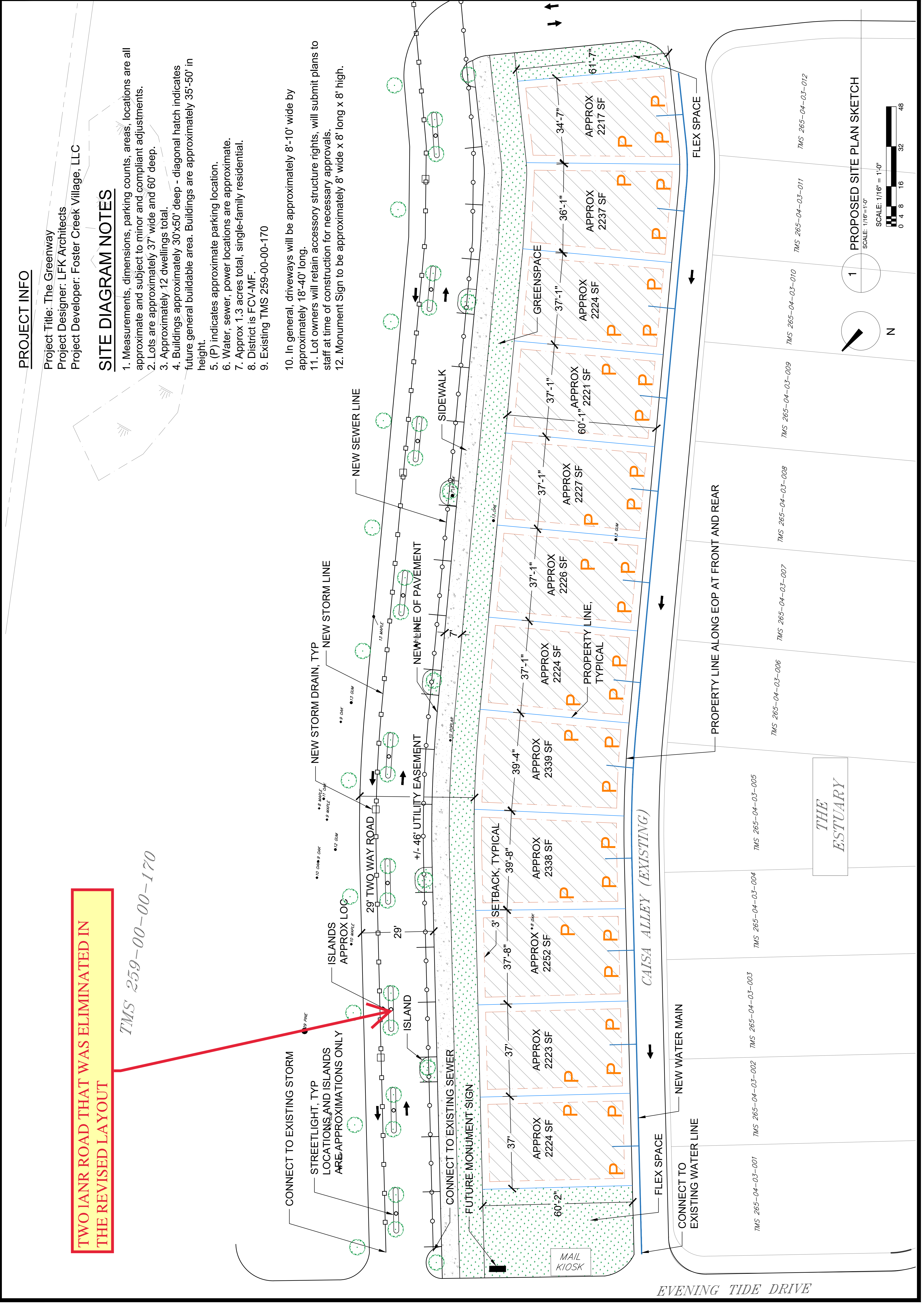
LFK ARCHITECTS
 Land Planning • Feasibility Studies
 Commercial • Residential • Design
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 MOUNT PLEASANT, SC 29504
 TEL: 843.336.8800
 FAX: 843.336.8840
 www.lfkarchitect.com
 phone: 843.336.8840

JOB NUMBER:	
DRAWN:	
CHECKED:	
REVISION NOTES:	

THE GREENWAY AT BOWEN
 BOWEN PIER DR
 HANAHAN, SC
 SITE PLAN SKETCH

SHEET NUMBER & TITLE:
A100
 SITE SKETCH
 12.22.21



PROPOSED SITE PLAN SKETCH
 SCALE: 1/16" = 1'-0"
 0 4 8 16 32 48

1

N

MAYOR
CHRISTIE RAINWATER

CITY ADMINISTRATOR
MIKE COCHRAN



CITY COUNCIL
KEVIN HEDGPETH, MAYOR PRO-TEM
KEN BOGGS
JEFF C. CHANDLER
MIKE DYSON
MICHAEL SALLY
ADAM SPURLOCK

January 7, 2022

Lee Rodriguez
LFK Architects, LLC
CC: Ray Wrenn, The Wrenn Group, Fred Skipper, The Wrenn Group

Re: Conditions for Site Plan Approval for “The Greenway” at Bowen (TMS# 265-00-00-170)

Lee,

Per the Planning Commission’s approval and requests, “The Greenway” development (TMS# 265-00-00-170) is required to meet a strict list of conditions in order to be granted site plan approval. Said conditions include:

1. Complete all requested corrections under the “1993 Zoning Ordinance Site Plan Requirements (Section 601.3) Requested Corrections” section, specifically items discussed in No. 4, 6, and 9, detailed below:
 - a. The general location and dimensions of proposed streets, driveways, curb cuts, entrances and exits, parking and loading areas (including numbers of parking spaces).
 - b. The general location and approximate heights of all principal and accessory buildings and dimensions of structures.
 - c. The site plan indicates a monument sign but does **not** indicate the character, size, or height of said sign.
2. Complete all requested corrections under the “Site plan Approval Requested Corrections (FCV PD, Type B Document)” section, detailed below:
 - a. Service Facilities (Page 8 of PD Document) “Sidewalks”: “All main arterial roadways will have 5’ sidewalks/pedestrian pathways along both sides of the road to ensure and promote safety for pedestrians utilizing the circulation of the community. Rads located within the detached single-family district will be required to have a 5’ sidewalk along one side of the street.”

This plan constitutes a development site plan submittal and must meet the required items described by the FCV PD Document and the 1993 Zoning Ordinance. Approval of this plan does not imply approval to begin land disturbance, installation of necessary infrastructure to serve this phase of the project, and approval to begin construction. Subsequent to approval for land disturbance and approval to begin construction, the applicant must submit a preliminary plat for review by Planning Commission that meets the requirements set forth in the 1984 Subdivision Regulations, Article IV Subdivision Plat Requirements and Review Procedures.

Staff received a revised site plan on January 5, 2022 addressing the concerns detailed in the staff report and in the approval. Staff will work to review the revised site plan in a timely manner and provide comments on any unresolved issues addressed in the staff report. Once complete a letter will be issued indicating that all conditions have been met.

Should you need any additional information or have any questions regarding the stated conditions, please do not hesitate to reach out.

Sincerely,



Alexis Kiser
City Planner/Economic Development Director
(843) 855-5045

MAYOR
CHRISTIE RAINWATER

CITY ADMINISTRATOR
MIKE COCHRAN



CITY COUNCIL
KEVIN HEDGPETH, MAYOR PRO-TEM
KEN BOGGS
JEFF C. CHANDLER
MIKE DYSON
MICHAEL SALLY
ADAM SPURLOCK

January 18, 2022

Lee Rodriguez

LFK Architects, LLC

CC: Ray Wrenn, The Wrenn Group, Fred Skipper, The Wrenn Group

Mike Cochran, City Administrator, Larry Sturdivant, Building Official

Re: Site Plan Approval for "The Greenway" at Bowen (TMS# 265-00-00-170)

Lee,

The site plan revision submitted to City staff on January 5, 2022 and presented to the Planning Commission on January 6, 2022 for "The Greenway" appears to meet all conditions for approval ascribed by the Planning Commission.

This approval of this plan constitutes a development site plan approval and must meet the required items described by the FCV PD Document and the 1993 Zoning Ordinance. Approval of this plan does not imply approval to begin land disturbance, installation of necessary infrastructure to serve this phase of the project, and approval to begin construction. Before approval for land disturbance and approval to begin construction, the applicant must submit a preliminary plat for review by Planning Commission that meets the requirements set forth in the 1984 Subdivision Regulations, Article IV Subdivision Plat Requirements and Review Procedures.

Should you need any additional information or have any questions regarding the stated conditions, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink that reads "Alexis C. Kiser". The signature is written in a cursive, flowing style.

Alexis Kiser
City Planner/Economic Development Director
(843) 855-5045

Attachment: Approved Site Plan

**HANAHAN PLANNING COMMISSION
REGULAR MEETING
January 6, 2022, 6:30 P.M.**

The meeting of the Hanahan Planning Commission was held in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Rd on January 6, 2022. Chairman Eckstine presided over the meeting. Commissioners Carolyn Lackey, Butch Thrower, Marika Kary, and Michael Moseley were in attendance. Commissioners Craig Bennett and Earl Gurley were absent. A quorum was present. This meeting agenda was posted on the bulletin board at City Hall. Staff members in attendance were Alexis Kiser, City Planner and Economic Development Director, Larry Sturdivant, Building Official, and Mike Cochran, City Manager. Visitors that were present were Fred Skipper, Sarah Wrenn, Marc Copeland, Tim Crowley, Gary Greenman, Leandro Rodriguez, Losse Knight, Pam Hartley, Rob & Meg Spraggis, and Tyler Gratton.

CALL TO ORDER:

Chairman Eckstine called the meeting to Order at 6:34pm. The Pledge of Allegiance was recited.

OLD BUSINESS:

Approval of Minutes, December 7, 2021

Chairman Eckstine asked for a motion to approve the minutes. Commissioner Lackey made a motion to approve the Minutes of December 7, 2021. Commissioner Kary seconded the motion. Motion passed after a Roll Call Vote. Commissioner Thrower Abstained.

Commissioner Thrower asked Chairman Eckstine about the agenda regarding the citizen comments after each new section. He stated he was concerned that it could appear as if a public hearing was being held. Chairman Eckstine replied that the new format for the agenda was voted on at the previous meeting. There would not be a public hearing but only a chance for citizens to comment. Any voting would take place before the citizen comments. The comments would not impact the vote.

Site Plan Approval Request: TMS #259-00-00-170

Bowen "Greenway" Development

Alexis Kiser presented the background information for the proposed project. She covered the various submittals and dates the Greenway project was presented. Alexis then covered the current proposal before the Commission. The developer was proposing to build 12 single family lots ranging from 2,217 SF to 2,252 SF in the SCF-MF District on approximately 1.3 acres of land. The housing type is permitted under the PD guiding document's land use table. The single-family detached homes would be 35' to 50' in height with varied lot widths ranging from 34'-7" to 39'-4". The lot lengths would be approximately 60'-1".

Alexis showed the site plan to the Commission. Each lot would have three parking spaces according to the site plan. Alexis showed the green space that will be in the front between the sidewalk to create a buffer. The roadway will be two-way and have on street parking. There will also be flex space provided.

Alexis stated that the general conformance analysis for the project. The proposed plan can be reviewed as though the homes are in the FCV-SF2 district which has minimum lot sizes of 975 SF. The lots appear to conform to the minimum 20-foot lot width and the density is conformed to as it is calculated over the entire development.

Alexis covered the site plan requirements. She stated the general dimensions of the driveways were not included. The approximate heights of all principle and accessory buildings were not included. The site plan did not indicate the character, size, or height of the proposed sign. Alexis stated the sidewalk was shown but the width of the sidewalk was not shown.

Alexis stated that the rough landscape plan was included, but the tree protection is always required. She did say that the canopy tree locations were provided. Alexis stated that this plan constituted a site plan submittal. Approval of this plan did not constitute permission to start land disturbance or construction. The applicant would need to provide a preliminary plat to the Commission.

Alexis stated the City recommended the Commission approve the site plan with strict conditions. Those included all the corrections under the section outlined in the staff report items, specifically items #4, #6, and #9. In addition, would be all requested corrections under the Site Plan Approval requested corrections for the type B PD document for Foster Creek. She did state that receipt of the corrections would be reviewed and that before any construction activities could begin, a preliminary plat would need to be submitted to the Planning Commission.

Alexis mentioned to the Commission that she received the revised plat on January 5, 2022, but had not had adequate time to review. She then deferred to the applicant to present.

Losse Knight presented to the Commission. He covered several of the corrections that they were able to make. He stated that item #4, driveways, that they would be 10x18 to 40 feet long. He also stated that for item #6, they would like for the homeowners to retain accessory structure right for future submittals. Losse covered the monument signs. He also covered the canopy trees and site lighting.

Commissioner Kary asked about the road width regarding the on-street parking for fire department access. Losse Knight responded. Commissioner Kary also asked if the Fire Department had been involved in the review. Alexis stated that the Fire Department normally reviews at the preliminary plat stage. Chairman Eckstine asked Larry Sturdivant what the width of Bowen Corner Avenue was near Sarah's Court and Founder's Pool. Larry responded it was 26'-3" when he measured. Chairman Eckstine asked about the original submittal. Alexis said the new proposal was a considerable reduction in density.

Chairman Eckstine asked for a motion. Commissioner Kary made a motion to approve with staff conditions and recommendations. Commissioner Moseley seconded the motion. The motion passed after a roll call vote unanimously.

Chairman Eckstine asked if there were any citizen comments and mentioned that this was not a public hearing.

Marc Copeland, 6903 Tanner Hall Blvd – He stated that the Greenway had come up several times. He said that it did not meet the requirements.

Alexis read comments that came in online.

Tone HOLEMEN, 3034 evening Tide Dr – They commented on concerns about stormwater and having place for the water to drain.

April Breen, 2998 Evening Tide Dr – Concerned that starting this project before others are completed will only create more problems. They stated that bringing in more homes was not a good idea.

Nicole Hairfield, 2023 Codorus Ln – They stated that the area already has issues with standing water. In addition, there is not enough parking for the current development.

Brittany DeLucia, (no address given, just a Bowen resident) – She was concerned about the current alley way and the parking behind Codorus Lane. Also, the navigation through the neighborhood during construction is difficult.

Tyler Gratton, 3033 Evening Tide Dr – He asked how the Planning Commission performed their review and that they seemed like they were subjective.

Chairman Eckstine stated that the different utilities and agencies provide input. Also, the ordinance has specific requirements that have to be met.

Mr. Gratton also stated that he had concerns about the sidewalks and concern about due diligence with storm water and water connection.

Site Plan Approval Request: TMS #259-00-00-125

Bowen "The Landing" Development

Alexis Kiser presented to the Commission. She stated that the proposed development would be located in the SF1 and the MF Districts. The applicant was proposing 21 single family lots that would range from 1,833 SF to 4,767 SF. The site would cover approximately 2 acres of land. The 21 single family detached homes would be 3-4 stories with heights from 35 feet to 50 feet. The lot widths would vary from 20 feet to 35 feet. The lot lengths would be 63 feet to 96 feet. Alexis stated that the applicant indicated in the notes there would be one or more lots that would be utilized at flex space; however, only one lot was notated as flex space on the site plan. She displayed slides to the Commission showing the location for the proposed development. Also noted was that the site plan indicated a flex space or landscape buffer along the rear property line at the east edge of the development. Dimensions for this area were not provided on the plan. The development would be serviced by two one-way alleys. The alley that will have street parking will be 12 feet wide. The rear alley was proposed to have gravel or hardscape material.

Alexis covered the general conformance analysis for the proposed development. The proposed minimum lot size did not conform to the PD required minimum for FCV-SF1 of 3,500 SF. Only one lot met that requirement. The lots appeared to conform to the 20-foot minimum lot width. Also, the density was met as the calculations are for the entire development.

Alexis covered the analysis based off the 1993 Zoning Ordinance Site Plan requirements from Section 601.3. She stated the dimensions for the general parking and driveways were not indicated. It appeared that each lot would be service by two parking spots but the size of that was not shown on the site plan. The general height and locations of all principal buildings and accessory structures were not shown. The buildable area was indicated. The general location, character, size, and height of all signs was not indicated on the site plan. Some site lighting was shown on the plan; however, the 1-foot-wide alley way did not have site lighting shown. Sidewalks need the dimensions shown.

Alexis stated that this plan constituted a site plan submittal. Approval of this plan did not constitute permission to start land disturbance or construction. The applicant would need to provide a preliminary plat to the Commission. She stated that based off the submitted site plan, staff recommended the Commission to disapprove the submittal of the site plan for The Landing. The conditions mentioned must be corrected. Also, the applicant must address the lot size issue. All requested corrections must be completed under the 1993 Zoning Ordinance Site Plan Requirements (Section 301.3) Requested Corrections section, specifically items discussed in No. 4, 6, and 9. In addition, complete all requested corrections under the "Site Plan Approval Requested Corrections (FCV PD, Type B Document)" section.

Alexis stated to the Commission that she received yesterday a revision to the site plan; however, she had not had ample to time to review the revision. She said she was sure the developer would be presenting the revision. Alexis then asked if the Commission had any questions for her. Chairman Eckstine asked Alexis about the direction of the one-way roads. Alexis then invited the applicant to come to the podium to present.

Losse Knight of LFK Architects came to the podium. He handed copies of the revised site plan to the Commission. He stated that had reduced the number of lots down to 16 in order to conform to the minimum lot size square footage. He then went through the staff report showing where the corrections had been made with the revision. Concerning the driveways, Losse stated that they had at least 20 feet

for every lot and could accommodate a 10-foot driveway. He stated that the accessory structures would be subject to the individual owners, so they retain the accessory structure rights. Regarding the monument sign, Losse stated it would be an 8x8 sign. He said that they missed showing the street lighting along the one-way alley and would do a full photometric analysis for the lighting and add it to the next submittal.

Chairman Eckstine stated that the reduction was from 20 lots to 16 lots and the lot sizes increased. Fred Skipper came to the podium and addressed the Commission. He stated that they were asking for the site plan to be approved.

Chairman Eckstine noted that both plans had the same date, and that staff did extend the deadline to aid in working.

Mike Cochran mentioned that City staff had been working with the developer.

Losse knight clarified the flex space issue was to be a walking path. Commissioner Kary asked how that would connect to the other paths. Commissioner thrower also commented that the connectivity of the paths appeared to not be shown. Losse said they would better show the connectivity on the next submittal. Commissioner Kary liked the direction the plan is going but was not comfortable in that staff did not have time to review. Commissioner Thrower stated that if they did approve with conditions, it would be just like the Greenway project that was approved. Chairman Eckstine asked Alexis how long they had been working on this submittal. Alexis gave the timeline. Commissioner Kary asked if they recommended approval based on the second set that was just received. Alexis said the Commission had the right to override staff's recommendations.

Commissioner Kary made a motion to approve the plan that showed the 16 lots pending staff review and recommendations. Commissioner Thrower stated that there were 3 conditions on page 6 of the report that covered everything. Mike Cochran asked Chairman Eckstine if they could set a timeline on the staff review for the next week so staff could review, and the applicant could move forward of possible. Chairman Eckstine asked Alexis what time she would need. Alexis stated that it usually is 2-3 weeks for the review, but she could have it accelerated with a letter from her superior that all other city responsibilities would not have to be done. Mike Cochran stated if the review could be done by the next Friday it would be outstanding. Commissioner Kary asked if the deadline could be the 19th since there would be the MLK holiday. She then restated her motion to approve the 16 lots on the site plan submitted January 5, 2022, pending staff recommendations and reviewed by the 19th, and also including the conditions in the original report. Commissioner Moseley seconded the motion. Commissioner Thrower stated that he did not think the motion was correct because staff's report was to disapprove. He made an amendment to the motion to approve the 16 lots on the site plan submitted January 5, 2022, pending staff recommendations and reviewed by the 19th, and also including the said conditions in the original report dated December 26, 2021. Commissioner Mosely seconded the motion. A roll call vote was taken. The motion passed unanimously.

Chairman Eckstine asked if there were any citizen comments.

Alexis read comments from the online submission.

Tone Holeman, 3034 Evening Tide Dr – They were concerned about the drainage/flooding. Also concerned that the tall and skinny homes would not be consistent with the homes in the Estuary. Another concern was regarding the alley ways being narrow and not enough green space proposed.

Tyler Gratton, 3033 Evening Tide Dr – He stated that he would like to see more walking paths. He also asked about the 15-foot HOA wide buffer. He stated that was part of the conditions of the approval for the Estuary.

Chairman Eckstine asked Alexis to look into the 15-foot HOA section.

New Business

Chairman Eckstine asked Alexis for the update on the Comprehensive Plan. Alexis stated that Kathryn Basha would be at the February Planning Commission meeting and would update the Commission on the new dates, etc. and the procedures for the Comp Plan.

Commissioner Kary asked about short-term rentals.

Citizen Comments

Alexis Kiser read the comments that were received from the online submittals to the Commission.

Adjournment

Chairman Eckstine asked for a motion to adjourn. Commissioner Kary made a motion to adjourn. Commissioner Moseley seconded the motion. A roll call vote was taken. Motion passed unanimously. The meeting was adjourned at 7:46pm.



Chairman Eckstine

ATTEST:


Larry Sturdivant, Secretary

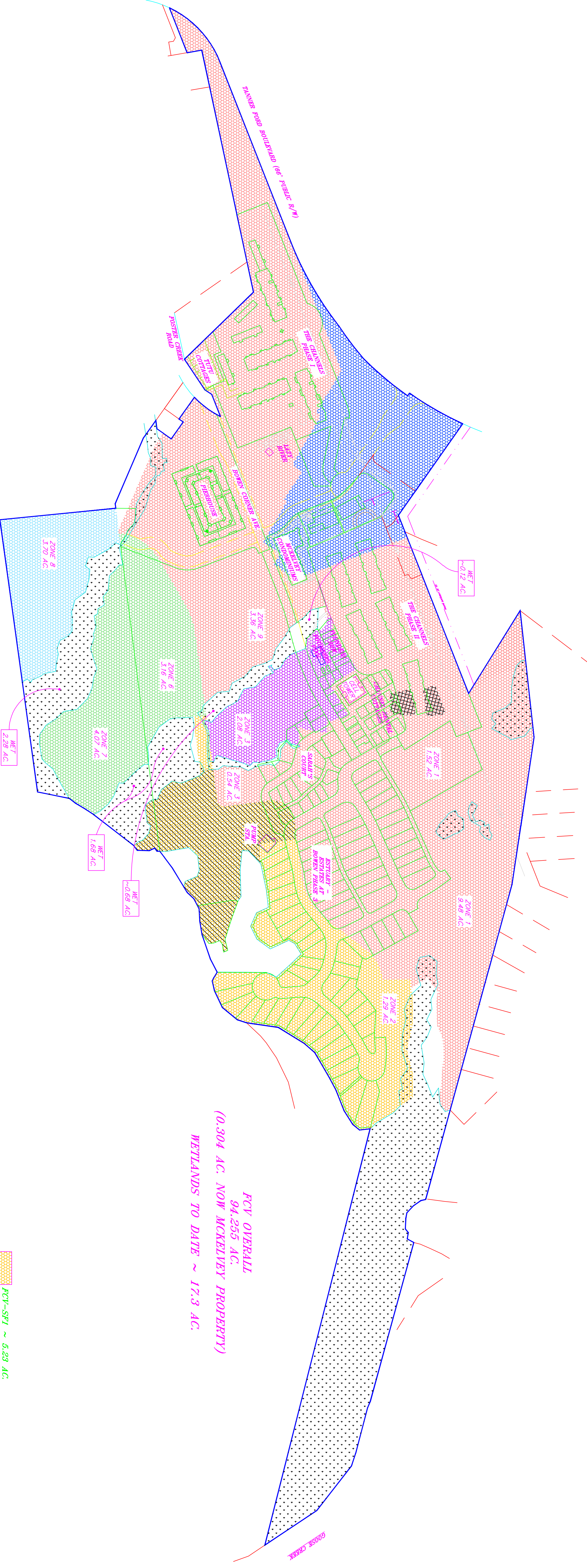
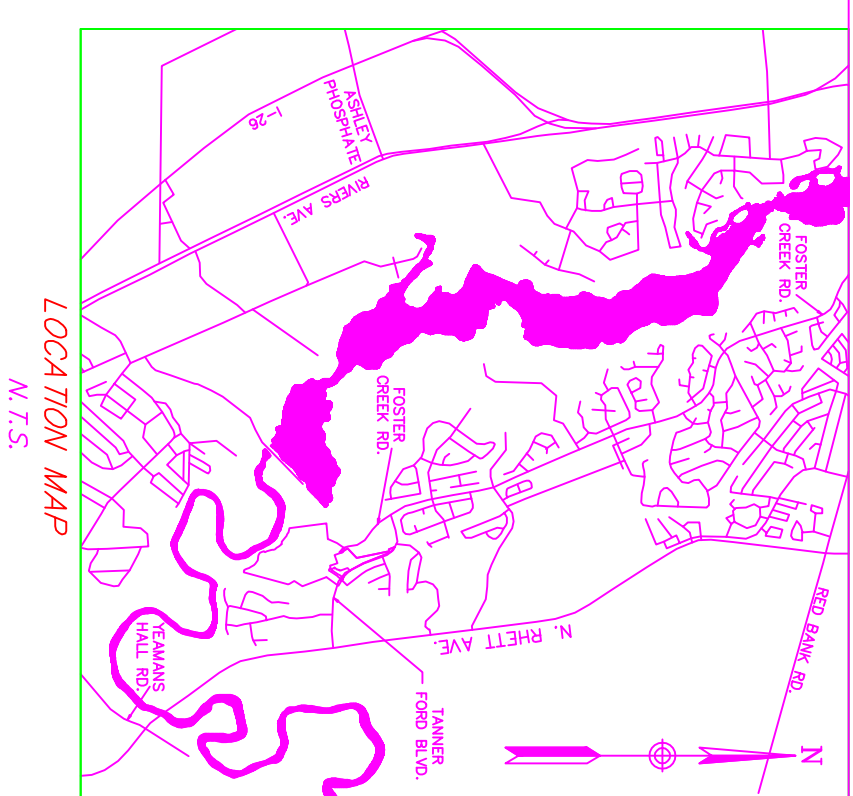
Development Standards

District	Min. lot Size	Min. lot front/width	Building Setback				Accessory Structure setback		Maximum building height ²	Maximum impervious
			Front	Rear	Side	2 nd street	rear	side		
FCV-SF1	3,500 s.f.	35' or 20' at front setback in a curve	2'	2'	0' with 5' between buildings	2'	2'	2'	55'	80%
FCV-SF2	975 s.f.	20'	2'	2'	2' with 4' between buildings	2'	2'	2'	55'	100%
FCV-TH	2,500 s.f.	20'	2'	2'	0' with 10' between buildings ¹	2'	2'	2'	55'	70%
FCV-MF	5 Acres	N/a	2'	2'	0' with 10' between buildings ¹	2'	2'	2'	55'	75%
FCV-VC	3 Acres	N/a	2'	2'	0' with 10' between buildings ¹	2'	2'	N/a	55'	85%

¹ This does not include covered stairways.

² Building Height to be determined at the time the Building Permit is issued. The maximum height is to be the height as defined by the Fire Chief so as not to adversely impact the City of Hanahan's ISO rating. Measurement shall be from grade immediately outside the structure.

FOR REFERENCE ONLY

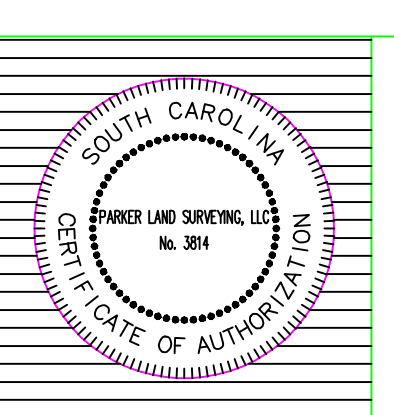


- FCV-SPI ~ 5.23 AC.
- FCV-SP2 ~ 7.23 AC.
- FCV-TH ~ 3.7 AC.
- FCV-VG1 ~ 3.4 AC.
- FCV-VG2 ~ 2.9 AC.
- FCV-MP ~ 18.8 AC.
- MARITIME OVERLAY ~ 3.4 AC.
- COMMERCIAL OFFICE OVERLAY



NO.	DATE	REVISIONS

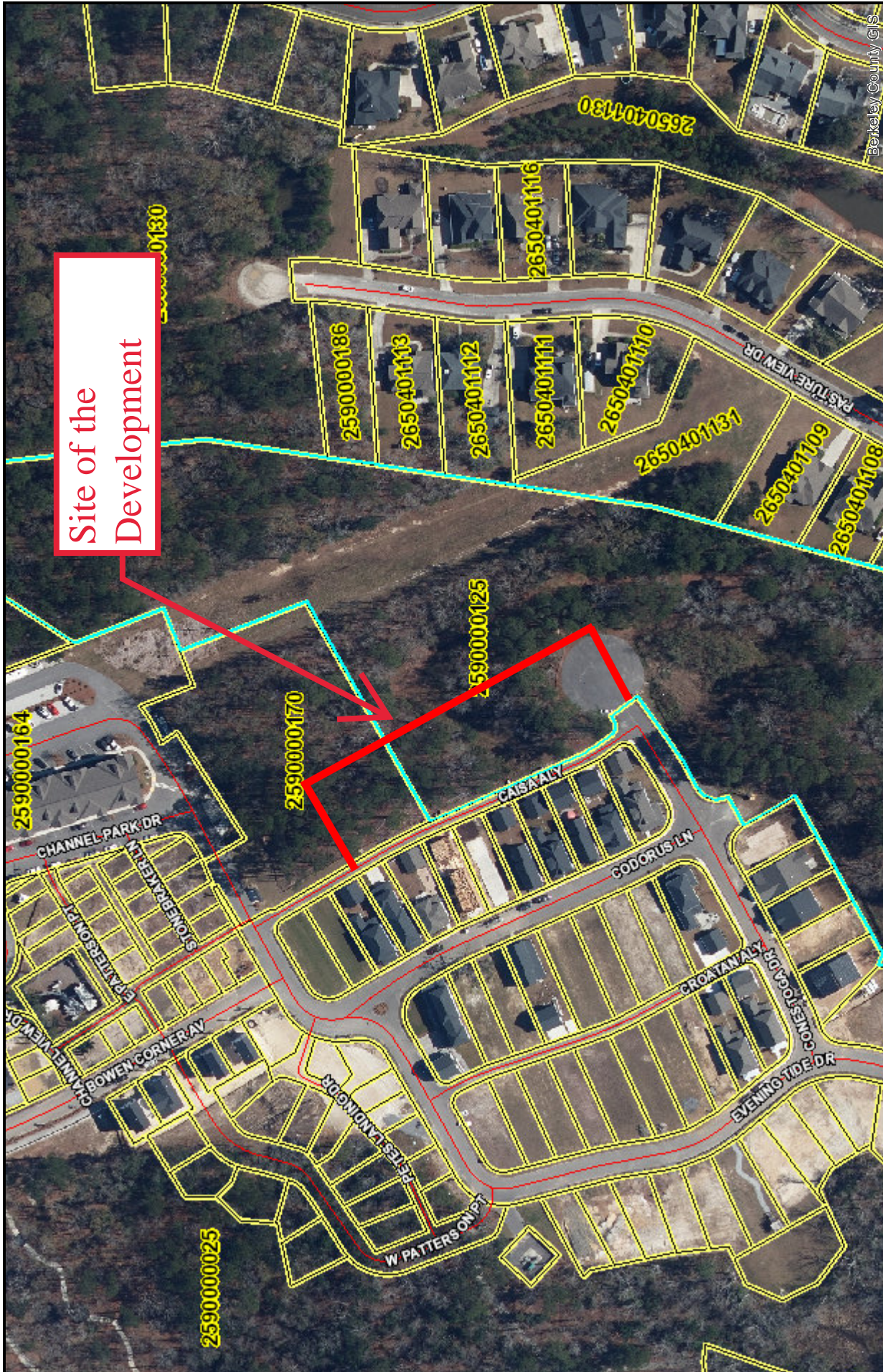
TITLE
**OVERALL EXHIBIT
 FOSTER CREEK VILLAGE
 LOCATED IN
 THE TOWN OF HANAHAN
 BERKELEY COUNTY, SOUTH CAROLINA**



Parker Land Surveying, LLC
 5910 Griffin Street
 Hanahan, SC 29410
 Phone: (843) 554-7777
 Fax: (843) 554-7779

DESIGNED : --
 DRAWN : WMV
 CHECKED : WMV
 APPROVED : ACC
 SCALE : 1" = 180'
 DATE : 8/3/2021
 PROJECT NO. : 10046
 SHEET 1 OF 1

Berkeley County GIS Online Mapping



Site of the
Development

1 inch = 167 feet

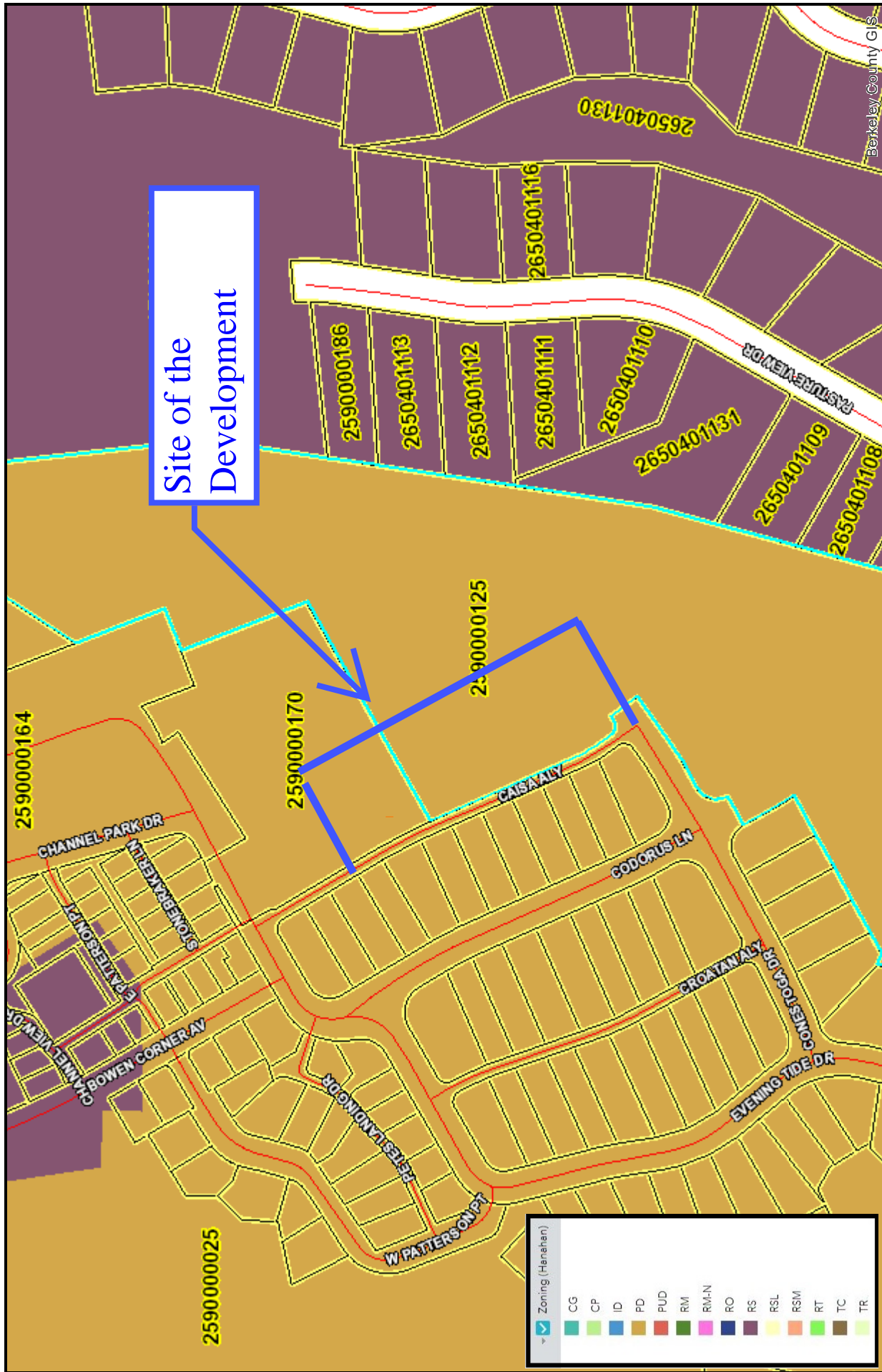
Date: 3/27/2024
Berkeley County GIS



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.

Berkeley County GIS

Berkeley County GIS Online Mapping



Site of the Development

Zoning (Henahan)	
	CG
	CP
	ID
	PD
	PUD
	RM
	RM-N
	RO
	RS
	RSL
	RSM
	RT
	TC
	TR

1 inch = 167 feet

Date: 3/27/2024
 Berkeley County GIS



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