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KEVIN HEDGPETH
ADAM SPURLOCK

AGENDA

HANAHAN PLANNING COMMISSION MEETING

Thursday, April 25, 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. **Executive Session:** *Executive Session to receive legal advice covered by the attorney-client privilege (S.C. Code Ann. § 30-4-70(2)) concerning annual legal training and pending/potential claims concerning the Foster Creek Village PD.*
5. **Old Business:**
None
6. **New Business:**
 - A. **Text Amendments (Public Hearings).**
 - 1) **PC Resolution 6-2024:** An amendment to the Foster Creek Village PD to use the City of Hanahan's currently adopted Zoning and Land Development Ordinances for the following: procedures for all petitions, site plans, subdivisions, definitions, applications, road standards, and development standards not specifically addressed within the planned district. Applicant: City Staff
 - 2) **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. Applicant: City Staff
 - 3) **PC Resolution 8-2024:** An amendment to Zoning Ordinance Section 4.7.7 Amendments to Type "B" PDs (Planned Development Districts). Applicant: City Staff
7. **Citizen Comments.**
8. **Next Meetings:** Tuesday, May 7, 2024
9. **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):
04/10/24

APR 10 2024

Subscribed and sworn to before me this:

10th day of April, 2024



Advertising Clerk



NOTARY PUBLIC, SC
My commission expires



Hanahan Planning Commission meets Thursday, April 25, 2024, at 6:00 pm in the Debbie Lewis Municipal Chambers, 1255 Yeamans Hall Rd. A public hearing will be held for:
1. PG Resolution 5-2024: An amendment to the Foster Creek Village PD to allow two restaurants in the FCV SFI/ Maritime Overlay District.
2. PG Resolution 6-2024: An amendment to the Foster Creek Village PD to use the City of Hanahan's currently adopted Zoning and Land Development Ordinances for the following: procedures for all petitions, site plans, subdivisions, definitions, applications, road standards, and development standards not specifically addressed within the planned district.
3. PG 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.
4. PG Resolution 8-2024: An amendment to Hanahan Zoning Ordinance Section 4.7.7 to change the procedures for amending a Type "B" Planned District.
For more information, contact the Building & Codes Dept. 843-576-5259. AD # 2067549

Staff Report

Agenda No.:	6.A.2
Resolution:	6-2024
Staff:	Lee Lawson, AICP City Planner
Applicants:	Staff
Request:	For the Planning Commission to conduct a public hearing and act on Planning Commission Resolution 06-2024.

Background Summary:

The city staff requests text amendments to the Foster Creek Village Planned Development District Regulations. These amendments would require new developments to adhere to the regulations and procedures in the currently adopted Hanahan Zoning and Land Developments Ordinances. Currently, the FCV Planned District operates under the standards of the repealed 1993 Zoning Ordinance and the repealed 1984 Subdivision Regulations. These regulations were created before the current State Planning Act was adopted in 1994

The Land Development Ordinance allows developers to use off-site and on-street parking spaces toward the number of required spaces if the spaces are within a minimum distance of the building. The Land Development Ordinance parking regulations also allow a reduction in parking space counts for shared parking areas.

Key Issues:

The 1993 Zoning Ordinance and 1984 Subdivision Regulations were created under repealed state planning laws from the 1960s and 1970s. South Carolina adopted the current Comprehensive Planning Enabling Act in 1994. All local governments were required to update their Zoning and Subdivision regulations by 1999 to be consistent with the new Planning Act. It appears city officials never updated the 1993 Zoning Ordinance and 1984 Subdivision Regulations. The current Zoning and Land Development Ordinances were adopted in 2008 and are consistent with the 1994 Planning Act.

The 1993 Zoning Ordinance and 1984 Subdivision Regulations are based on outdated planning and engineering practices that mandate 1980s suburban land use trends of automobile-orientated developments and are inflexible. The 1993 Zoning Ordinance, for instance, requires spillover parking stalls for retail that are only used during the Christmas shopping season. Using the current parking standards in the Land Development Ordinance would reduce the number of stalls per land use and allow the developer to count off-site parking and on-street parking toward allocation minimums. This would decrease the amount of impervious areas and help with water quality and drainage.

The current road standards allow more options for widths of travel lanes and right-of-ways. The road standards in the Land Development Ordinance are more suited to mixed-use and high-density developments than the 1984 Subdivision Regulations. The Land Development Ordinance will require roads within the planned district to be designed and built to a standard to move internal traffic circulation efficiently and safely. The current standards require roads (public or private) to meet or exceed all design and construction standards provided in the most recent edition of the AASHTO Green Book.

Text Amendment contains changes to the Foster Creek Village Planned Development District Regulations. The following is the proposed text change:

1. Chapter 6 Service Facilities.

All proposed primary and secondary private roadways are to be constructed to comply with the design standards of the City of Hanahan's ~~Zoning and Subdivision Ordinances~~ **Zoning and Land Development Ordinances**.

2. Chapter 8 Conclusion.

The current ~~zoning and planning regulations~~ **Zoning and Land Development Ordinances** of the City of Hanahan ~~as of July 2006~~ shall govern any zoning and planning item not specifically addressed within this Planned Development application.

3. Land Use Table.

Both parking columns will be removed from the table.

Hanahan 2040 Comprehensive Plan Consideration(s):

The Future Land Use Map in the 2040 Comprehensive Plan designates Foster Creek Village as Neighborhood Mixed-Use. The designation intends to promote residential development with supportive and compatible commercial use and to enhance the walkability of the neighborhood. Commercial development should prioritize retail and service-based businesses, while residential development should allow for a mix of single-family, single-family attached, second-story apartments, and multi-family structures. If part of a planned development, multi-use structures should be encouraged to have commercial uses on the ground level, while residential units are located on the second and/or third stories. Common areas such as plazas, parks, and open spaces are promoted, as well as trails and paths connecting the neighborhood to these common areas.

The proposed text amendment meets the following policy and goals of the Hanahan 2040 Comp Plan:

1. **Guiding Principle 3:** Facilitate responsible and sustainable growth management practices while encouraging affordable housing options.
2. **Guiding Principle 4:** Improve the desirability and value of land for residents, investors, and proprietors.
3. **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.
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. D:** Ensure current and future infrastructure needs are met before the approval of large-scale developments.

Planning Consideration(s):

In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

1. **Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.** There are no condition changes or errors in the ordinance.

2. **Whether or not the requested amendment is consistent with the Comprehensive Plan;** The amendment is consistent with the Comprehensive Plan’s Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1.B, 1. B. 2, and 2.D.
3. **The precedents and the possible effects of such precedents that might result from approval or denial of the petition.** The precedent is that the Planning Commission only gives favorable recommendations for zoning text amendments consistent with the policies and goals of the city’s comprehensive plan.
4. **The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.** The city and county already provide services to the area.
5. **Effect of approval of the petition on adopted plans and policies of the City of Hanahan.** Allowing the FCV PD to use the current Parking and Road Standards is consistent with the Hanahan 2040 Comprehensive Plan.
6. **Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.** The amendment is consistent with Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1.B, 1. B. 2, and 2.D.

Planning Commission Alternatives:

1. Approve Resolution 6-2024.
2. Deny Resolution 6-2024.

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

The amendment meets the 2024 Comprehensive Plan’s Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1.B, 1. B. 2, and 2.D.

Attachments:

1. Application
2. Resolution No. 6-2024
3. Exhibit “A”
4. Exhibit “B”
5. Exhibit “C”

RESOLUTION NO. 6-2024

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING
COMMISSION TO RECOMMEND TO CITY COUNCIL
CONSIDERATION AND ADOPTION OF AMENDING THE
REGULATIONS OF THE FOSTER CREEK VILLAGE PLANNED
DEVELOPMENT DISTRICT IN ORDINANCE 14-2006**

WHEREAS, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2023 and Ordinance 14-2006 to establish Foster Creek Village Planned District in 2006; and

WHEREAS, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the Ordinance 14-2006; and,

WHEREAS, the City of Hanahan Planning Commission has recommended changes to Ordinance 14-2006 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 25, 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 ORDINANCE 14-2006 by adopting the text amendments as described in the attachments EXHIBIT “A,” EXHIBIT “B,” and EXHIBIT “C.”

This the 25th day of April, 2024.

Philip Strobe, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT "A"

6. SERVICE FACILITIES:

Foster Creek Village shall include, but not necessarily be limited to, the following services and providers:

- A. Police Protection -To be provided by the City of Hanahan. The City of Hanahan can request the Developer to reserve 300 square feet within the Project for use as a satellite police station for the purpose of increasing the level of service to Foster Creek Village.
- B. Fire Protection - To be provided by the City of Hanahan.
- C. Water - To be provided by Charleston Water System. The Developer will construct a looped water main system which will tie into the existing water mains located along Foster Creek Road, Tanner Ford Boulevard, and the existing water main within the 100' Santee Cooper Public Service Authority Easement.
- D. Sanitary Sewer - To be provided by Berkeley County Water and Sanitation Authority. The Project will be served by a gravity system and a minimum of one new pump station. The new pump station will be connected to an existing gravity system located near Tanner Ford Boulevard via a force main. Ultimately, waste will be processed at the central Berkeley Wastewater Treatment Plant.
- E. Electric - To be provided by South Carolina Electric & Gas Company.
- F. Telephone - To be provided by BellSouth or other provider.
- G. Cable - To be provided by Comcast or other provider.
- H. Drainage and Storm Water Management - To be constructed by the Developer and maintained by the MHOA.
- I. Roads -To be installed by the Developer and maintained by the MHOA.
- J. Mail Service - To be provided by the United States Post Office - Goose Creek. Mail shall be collected and distributed through the use of architectural mail kiosks located within each individual community. The design and architecture of the mail kiosks shall conform to the architectural design standards adopted by the Developer and to be enforced by the MHOA.
- K. Trash Collection - To be provided by the City of Hanahan or a private collection company. Districts FCV-SFI, FCV-SF2, and FCV-TH will be serviced by the City of Hanahan through the use of roll-out containers on specific days to be coordinated with the City of Hanahan. Districts FCV-VC and FCV-MF shall be serviced by a private collection agency coordinated through respective CHOA. Collection areas shall be heavily screened either through landscape or architectural features.

Utility locations will be designed to be underground and take advantage of the Project's site opportunities. Utilities will be in easements of varying width, located within front yard, side

yards, and/or rear yard setbacks. All utilities will be designed and approved by appropriate agencies. Utility companies will avoid grand trees to the extent practicable. Removal of any grand trees shall be subject to the provisions of the applicable tree ordinance adopted by the City of Hanahan effective July 2006.

Roads and drainage shall be designed to manage the impact of the Project while preserving the natural beauty of the Project's site. Care will be given to protect and retain specimen trees 10" and greater through careful design and location of the roads and drainage features. All proposed preliminary and secondary private roadways are to be constructed to comply with the design standards of the City of Hanahan's ~~Zoning and Subdivision Ordinances~~ **Zoning and Land Development Ordinances**. The road layout will be designed to inhibit increased vehicular speed throughout the Project. The road layout will allow the local feeder streets to remain quiet and promote a safe environment within the Development. Maximum speed limit shall be 25 mph. 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. Roads located within the detached single-family district will be required to have a 5' sidewalk along only one side of the street. These roads will be located within private rights of ways. Maintenance for these roadways and sidewalks will be included in the subdivision's covenants and by-laws by the Developer. The MHOA will ultimately be responsible for continued maintenance of the main arterials.

Storm water may be handled by onsite pond features, as well as underground facilities. Storm water conveyance systems shall include open swales and ditches, as well as enclosed piped systems. All drainage systems will be located in private right of ways and dedicated easements to be maintained by the MHOA or individual CHOA.

EXHIBIT “B”

8. Conclusion

The Developer has worked diligently to create a plan combining the twelve (12) tracts included in the Project into a mixed-use residential subdivision featuring pedestrian orientation and amenities. The Developer has sought to preserve the natural beauty of the area, conserve the outstanding resources present while generating pedestrian interaction and community relationships. The Developer intends to maintain the development arrangement as presented in the conceptual plan as much as possible; however, market conditions and permitting constraints may require alteration of the land use lines specifically shown on the Land Use Plan. The Developer reserves the right to move these lines by as much as 100 ft by submitting any changes to the Hanahan Planning Commission for approval. The current ~~zoning and planning regulations~~ **Zoning and Land Development Ordinances** of the City of Hanahan as of July 2006 shall govern any zoning and planning item not specifically addressed within this Planning Development application.

The Developer understands that the PLANNED DEVELOPMENT APPLICATION approval shall be only for this document and that the Developer will need to submit a preliminary plat and/or site plan of each individual community to the Planning Commission for approval prior to any construction or subdivision.

EXHIBIT "C"

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Residence or Accomodation Functions						
Single Family Detached	P	P	P	P	P	P
Townhouses		P	P	P	P	P
Condominiums		P	P	P	P	P
Duplex, Triplex, Quadplex, Patio Homes		P	P	P	P	P
Apartments- for rent units				P	P	P
General Sales or Service						
Retail Sales or Service						
Automotive sales or service establishment						
Car dealer (Showroom only)					P	P
Bus, truck, mobile homes, or large vehicles						
Bicycle					P	P
Boal or marine craft dealer (Showroom only)					P	P
Parts. accessories					P	P
Gasoline service						
Heavy Consumer goods sales or service						
Furniture or home Furnishings					P	
Hardware, home centers, etc					P	P
Lawn and Garden supplies						
Department store, warehouse club or superstore					P	P
Electronics and Appliances						
Lumber yard and building materials						
Heating and plumbing equipment						
Durable consumer goods sales and service						
Computer and software					P	P
Camera and photographic supplies					P	P
Clothing, jewlery, lugguage, shoes, etc.					P	P
Sporting goods, toy ,md hobby, and musical instruments					P	P
Books, magazines, music. stationary					P	P
Consumer goods, other						
Florist					P	P
Art dealers, supplies. sales, and service					P	P
Tobacco or tobacconist establishment					P	P
Mail order or direct selling establishment					P	P

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Antique shops, etc.					P	P
Grocery, food, beverage, dairy, etc						
Grocery Store, supermarket, or bakery					P	P
Convenience store					P	P
Specialty food store					P	P
Fruit and vegetable store					P	P
Beer, liquor, and wine store					P	P
Health and personal care						
Pharmacy or drug store					P	P
Cosmetic and beauty (barber shop, hair saloon, spa)					P	P
Optical					P	P
Finance and Insurance						
Bank, credit union, or savings establishment					P	P
Credit and finance establishment					P	P
Investment banking, securities, and brokerage					P	P
Insurance-related establishment					P	P
Fund, trust, or other financial establishment					P	P
Real estate and rental and leasing						
Real estate services					P	P
Property Management services					P	P
Commercial property related					P	P
Rental housing-related maintenance for Bowen & Affiliates					P	P
Rental and leasing						
Cars						
Leasing trucks, trailers, RVs, etc.						
Recreational goods rental					P	P
Leasing heavy commercial, industrial machinery, and equipment						
Consumer goods rental					P	P
Intellectual property rental (video, music, software, etc.)					P	P
Business, professional, scientific, and technical services						
Professional services						
Legal services					P	P
Accounting, tax bookkeeping, payroll services					P	P

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Architectural, engineering, and related services					P	P
Graphic, industrial, interior design services					P	P
Consulting services (management, environmental)					P	P
Research and development services (scientific, etc.)					P	P
Advertising, media, and photography services					P	P
Veterinary services					P	P
Administrative services						
Office and administrative services					P	P
Facilities support services					P	P
Employment agency					P	P
Business support services					P	P
Collection agency						
Travel arrangement and reservation services					P	P
Investigation and security services					P	P
Services to building and Dwellings						
Extermination and pest control					P	P
Janitorial (office only)					P	P
Landscaping (office only)					P	P
Carpet and upholstery cleaning {office only}					P	P
Packing, crating, and convention and trade show services						
Food services						
Full-service restaurant					P	P
Cafeteria or limited-service restaurant					P	P
Snack or non-alcoholic bar					P	P
Bar or drinking place					P	P
Mobile food service					P	P
Caterer					P	P
Food service contractor					P	P
Vending machine operator						
Pet animal sales or service (except veterinary)						
Pet or pet supply store					P	P
Animal or pet services					P	P

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Transportation, communication, information, and utilities						
Transportation services						
Road, ground passenger, and transit transportation						
Special purpose transit transportation (including scenic, sightseeing, etc.)					P	P
Taxi and limousine service					P	P
Towing and other road and ground service						
Marine and water transportation						
Marine passenger transportation						
Marine freight transportation						
Marine port and harbor operations						
Marine cargo handling and dry dock services						
Marine navigational and other services						
Courier and messenger services					P	P
Postal services					P	P
Pipeline transportation						
Communication and information						
Publishing						
Newspaper, books, periodicals, etc.					P	P
software publisher					P	P
Motion pictures and sound recording						
Motion picture and video recording production, publishing, and distribution					P	P
Motion picture viewing and exhibition services					P	P
Sound recording, production; publishing, and distribution					P	P
Telecommunications and broadcasting						
Radio and television broadcasting					P	P
Cable networks and distribution					P	P
Wireless telecommunications					P	P
Telephone and other wired telecommunications					P	P
Information services, data processing, data centers						
Online information services					P	P
Libraries and archives					P	P
News syndicate					P	
Parking Garage				P	P	P

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Arts, entertainment, recreation and hospitality						
Performing arts or supporting establishment						
Theater, dance, or music establishment					P	P
Sports team or club						
Racetrack establishment						
Promoter of performing arts, sports, and similar events					P	P
Agent for management services					P	P
Independent artist, writer, or performer					P	P
Museum						
Museum					P	P
Historical or archeological institution					P	P
Zoos, botanical gardens, arboreta, etc.					P	P
Amusement, sports, or recreation establishment						
Amusement or theme park establishment						
Games arcade establishment					P	P
Casino or gambling establishment						
Miniature golf establishment					P	P
Skiing						
Marina or yachting club facility operators					P	P
Fitness, recreational sports, gym, or athletic club					P	P
Bowling, billiards, pool, etc.					P	P
Skating rinks, roller skating, etc.					P	P
Camps, camping and related establishment						
Natural and other recreational parks						
Education, public admin., health care, and other institutions						
Educational services						
Nursery and preschool and Daycare					P	P
Grade schools						
Elementary					P	P
Middle					P	P
Senior					P	P
Continuance					P	P
Alternative education services						
Adult education services						
Colleges and Universities					P	P

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Technical, trade, and other specialty schools						
Beauty schools					P	P
Business management, Real Estate					P	P
Computer training					P	P
Driving education					P	P
Fine and performing arts education					P	P
Flight training						
Sports and recreation education					P	P
Public administration						
Legislative and executive functions					P	P
Judicial functions						
Courts					P	P
Correctional institutions						
Other government functions						
Military and national security					P	P
Space research and technology					P	P
Public safety						
Fire and rescue					P	P
Police					P	P
Emergency response					P	P
Health and human services						
Ambulatory or outpatient care services					P	P
Clinics					P	P
Family planning and outpatient care centers					P	P
Medical and diagnostic laboratories					P	P
Blood and organ bank					P	P
Nursing, supervision, and other rehabilitative services					P	P
Hospital					P	P
Social assistance, welfare, and charitable services						
Child and youth services					P	P
Child day care					P	P
Community food services						
Emergency and relief services					P	P
Other family services						

Land Use	FCV-SF1	FCV-SF2	FCV-TH	FCV-MF	FCV-VC1	FCV-VC2
Services for the elderly and disabled					P	P
Veterans' affairs					P	P
Vocational rehabilitation					P	P
Religious institutions					P	P
Death care services						
Funeral homes and services						
Cremation services and cemeteries						
Associations, nonprofit organizations, etc.						
Labor and political organizations					P	P
Business associations and professional membership organizations					P	P
Civic, social, and fraternal organizations					P	P

<p>Maritime Overlay district shall allow only the following uses: Dry storage facility, Boat dockage, boat launch, 200 s.f. store specifically store for boating/fishing :</p> <p>Office Overlay district shall only allow the uses under Professional and Administrative office.</p>

Staff Report

Agenda No.: 6.A.3

Resolution: 7-2024

Staff: Lee Lawson, AICP
City Planner

Applicants: Staff

Request: For the Planning Commission to conduct a public hearing and act on Planning Commission Resolution 07-2024.

Background Summary:

The city staff requests a text amendment to the Foster Creek Village Planned Development District Regulations to allow future single-family development in the Foster Creek Village Multifamily Zone (FCV-MF) to use the development standards in the Foster Creek Village Single-Family 2 Zone (FCV-SF2) and townhouse developments in the FCV-MF Zone to use the standards in the Foster Creek Village Town House Zone (FCV-TH). Currently, the FCV-MF Zone allows single-family houses and townhouses, but the FCV-MF development standards require a minimum lot size of five (5) acres. The FCV-MF Zone makes up approximately 18.8 acres of Foster Creek Village, which is 21.5% of the entire development.

Key Issues:

Single-family and townhouse lots need to be smaller to create denser, more compact developments, which will encourage clustered development patterns, preserve open space, and protect environmentally sensitive areas. It appears the developer has decided to increase the number of single-family neighborhoods instead of multifamily developments in the southerly area of Foster Creek Village. Single-family and townhouse developments are less intense due to decreased residential density than multifamily.

Text Amendment contains text changes to the Foster Creek Village Planned Development District Regulations. The following is the proposed text change:

**³ Single-family lots created in FCV-MF shall use the Development Standards for FCV-SF2.
Townhouse lots created in FCV-MF shall use the Development Standards for FCV-TH.**

Hanahan 2040 Comprehensive Plan Consideration(s):

The Future Land Use Map in the 2040 Comprehensive Plan designates Foster Creek Village as Neighborhood Mixed-Use. The designation intends to promote residential development with supportive and compatible commercial use and to enhance the walkability of the neighborhood. Commercial development should prioritize retail and service-based businesses, while residential development should allow for a mix of single-family, single-family attached, second-story apartments, and multi-family structures. If part of a planned development, multi-use structures should be encouraged to have commercial uses on the ground level, while residential units are located on the second and/or third stories. Common areas such as plazas, parks, and open spaces are promoted, as well as trails and paths connecting the neighborhood to these common areas.

The proposed text amendment meets the following policy and goals of the Hanahan 2040 Comp Plan:

1. **Guiding Principle 3:** Facilitate responsible and sustainable growth management practices while encouraging affordable housing options.
2. **Guiding Principle 4:** Improve the desirability and value of land for residents, investors, and proprietors.
3. **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.
4. **Growth Management Goal 1.A:** Ensure ordinance allows for a range of housing types and address current housing trends.
5. **Growth Management Goal 1. B. 2.:** Review bulk, area, and use regulations in each zoning district for conformity with land use goals.

Planning Consideration(s): In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

1. **Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.** There are no condition changes or errors in the ordinance.
2. **Whether or not the requested amendment is consistent with the Comprehensive Plan;** The amendment is consistent with the Comprehensive Plan's Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1, 1.A, and 1. B. 2.
3. **The precedents and the possible effects of such precedents that might result from approval or denial of the petition.** The precedent is that the Planning Commission only gives favorable recommendations for zoning text amendments consistent with the policies and goals of the city's comprehensive plan.
4. **The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.** The city and county already provide services to the area.
5. **Effect of approval of the petition on adopted plans and policies of the City of Hanahan.** Allowing single-family residential neighborhoods instead of multifamily developments in the FCV PD is consistent with the Hanahan 2040 Comprehensive Plan.
6. **Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.** The amendment is consistent with Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1, 1. A, and 1. B. 2.

Planning Commission Alternatives:

1. Approve Resolution 7-2024.
2. Deny Resolution 7-2024.

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

The amendment meets the 2024 Comprehensive Plan's Guiding Principle 3, Guiding Principle 4, Growth Management Goals 1, 1.B, and 1. B. 2.

Attachments:

1. Resolution No. 7-2024
2. Exhibit "A"
3. Current FCV PD Development Standards
4. FCV PD Land Use Map

RESOLUTION NO. 7-2024

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING
COMMISSION TO RECOMMEND TO CITY COUNCIL
CONSIDERATION AND ADOPTION OF AMENDING THE
REGULATIONS OF THE FOSTER CREEK VILLAGE PLANNED
DEVELOPMENT DISTRICT IN ORDINANCE 14-2006**

WHEREAS, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2023 and Ordinance 14-2006 to establish Foster Creek Village Planned District in 2006; and

WHEREAS, Section 2.4 (Amendments) of the City of Hanahan Zoning Ordinance provides a procedure for amending the Ordinance 14-2006; and,

WHEREAS, the City of Hanahan Planning Commission has recommended changes to Ordinance 14-2006 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 25, 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 ORDINANCE 14-2006 by adopting the text amendments as described in the attachment EXHIBIT "A."

This the 25th day of April, 2024.

Philip Strope, Chair

Attest:

Larry Sturdivant, Secretary

EXHIBIT "A"

Development Standards

District	Min. lot Size	Min lot front/width	Building Setbacks				Accessory Structure Setback		Maximum building height ²	Maximum impervious (per lot)
			Front	Rear	Size	2 nd street	rear	side		
FCV-SF1	1,350 s.f.	20'	2'	2'	0' with 5' between buildings	2'	2'	2'	55'	90%
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	2'	2'	2'	55'	70%
FCV-MF ³	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'	N/a	N/a	55'	85%

¹This does not include covered stairways.

²Building 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.

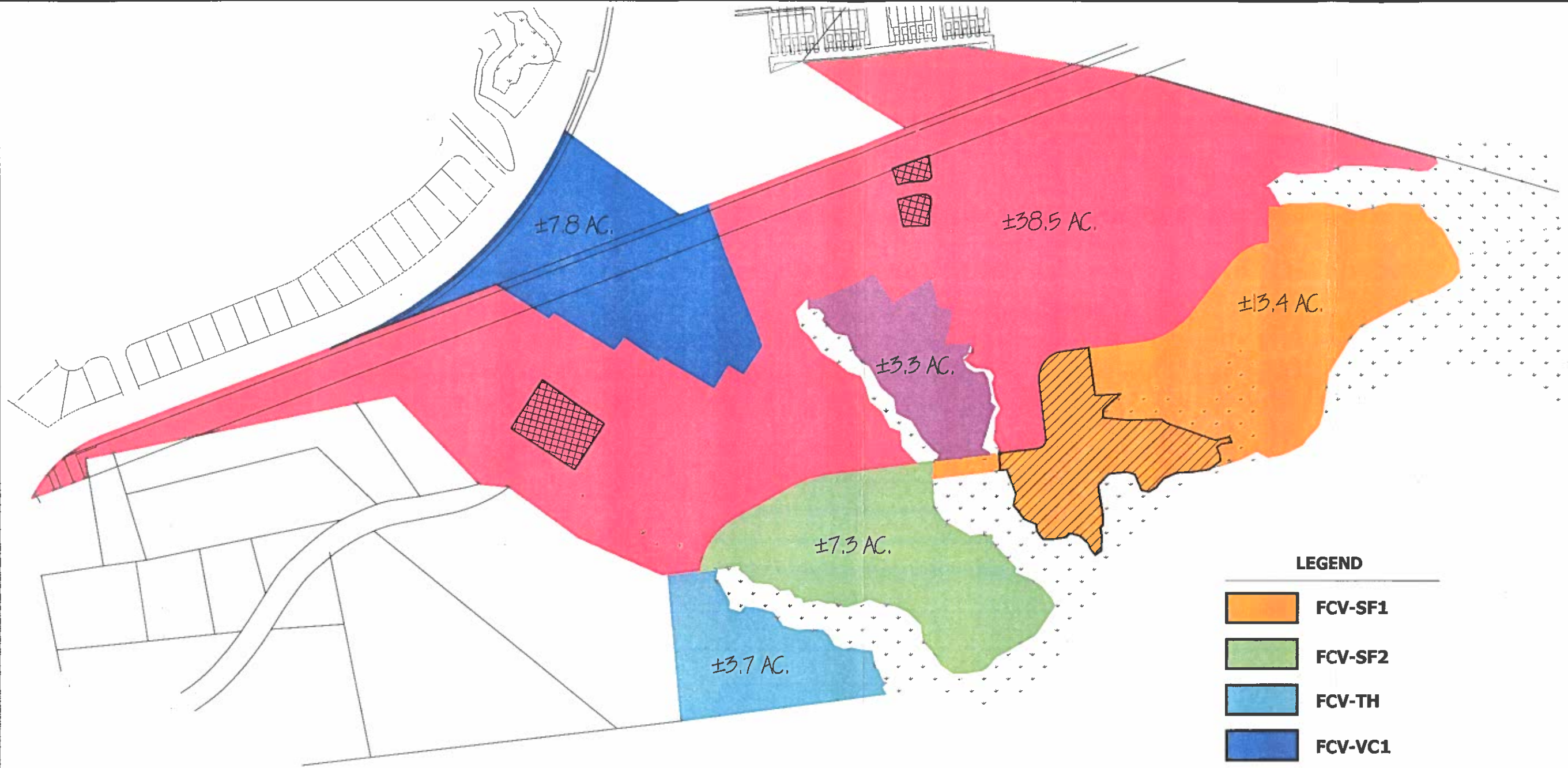
³ Single-family lots created in FCV-MF shall use the Development Standards for FCV-SF2. Townhouse lots created in FCV-MF shall use the Development Standards for FCV-TH.

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 sf.	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'	N/a	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.



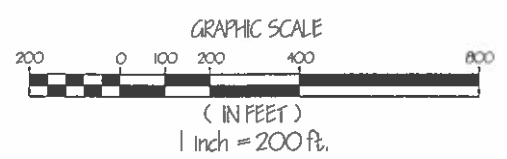
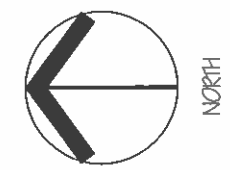
LEGEND

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

COMMERCIAL/OFFICE OVERLAY ARE DEPICTED ON THE MAP BUT SHALL BE ALLOWED AT ALL INTERSECTIONS OTHER THAN THOSE INTERSECTIONS CONTAINED WITHIN FCV-SF1, FCV-SF2, AND FCV-TH

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LAND USE PLAN
 FOSTER CREEK VILLAGE
 HANAHAN, SOUTH CAROLINA

Staff Report

Agenda No.:	6.A.4
Resolution:	08-2024
Staff:	Lee Lawson, AICP City Planner
Applicants:	Staff
Request:	For the Planning Commission to conduct a public hearing and act on Planning Commission Resolution 08-2024.

Background Summary:

The city staff requests a text amendment to Section 4.7.7 of the Hanahan Zoning Ordinance. Section 4.7.7, *Amendments to Type "B" PDs (Planned Development Districts)*, regulates the amending of Type "B" Planned Districts. The Zoning Ordinance follows the *SC Code of Law Section 6-29-740* by dividing amendments into two classifications: major and minor. A major amendment, as defined in subsection 4.7.7(A) of the Zoning Ordinance, must follow the same procedure as an amendment to the Zoning Ordinance (text amendment) or Zoning Map (rezoning). It is a legislative function that requires the Planning Commission to conduct a public hearing and make a recommendation to the City Council for final approval. A minor amendment is a minor modification to a site plan or development provisions that would not require a zoning amendment to the planned district. Minor amendments can be approved administratively by the City Planner or Planning Commission.

The Zoning Ordinance Section 4.7.7(A) provides eight (8) standards that qualify an amendment as major and only one for minor. Section 4.7.7(C) states, "All amendments to the PDD not classified as major amendments shall be minor amendments." Having specific standards for major amendments and one overly broad standard for minors is counterintuitive. A mistake in determining whether a change is a minor amendment instead of a major amendment could create several issues, such as legal challenges, delays, and monetary loss.

A sounder policy is to create specific standards for minor modifications and allow the major amendment (or modification) to be the catch-all. The City Council can approve both minor and major modifications, but the Planning Commission and staff can only approve minor modifications.

Staff is proposing replacing the current Section 4.7.7 with a new Section 7.7.7 that requires a modification to be categorized as major unless it meets at least one of six (6) minor modification standards.

Planning Consideration(s):

Zoning Ordinance Section 2.4(C) requires all proposed amendments to be submitted to the Planning Commission for review and recommendation. In reviewing any petition for a Zoning Ordinance amendment, the planning commission shall identify and evaluate all factors relevant to the request. These facts shall include but not be limited to the following:

- (A) *Whether or not the requested amendment is justified by a change in conditions since the ordinance was adopted or by an error in the ordinance.* The Zoning Ordinance should have listed standards for minor modifications instead of major modifications since minors are administratively reviewed.

- (B) *Whether or not the requested amendment is consistent with the Comprehensive Plan;* The Comprehensive Plan does not address zoning classifications for minor and major modifications to planned districts.
- (C) *The precedents and the possible effects of such precedents that might result from approval or denial of the petition.* Modifications to Type “B” Planned Development Districts will follow the correct procedure by standardizing minor modifications.
- (D) *The capability of the city or other government agencies to provide any services, facilities, and/or programs that might be required if the petition is approved.* The text amendment only affects the classification of Type “B” Planned development District modifications in the Zoning Ordinance.
- (E) *Effect of approval of the petition on adopted plans and policies of the City of Hanahan.* The amendment only affects the classification of Type “B” Planned development District modifications in the Zoning Ordinance.
- (F) *Approving the petition follows the policies of the Hanahan 2040 Comprehensive Plan.* The Comprehensive Plan does not address zoning classifications for minor and major modifications to planned districts.

Planning Commission Alternatives:

1. Approve PC Resolution 08-2024
2. Deny PC Resolution 08-2024

Preliminary Staff Recommendation:

Staff recommends alternative #1 for the following:

1. The amendment makes the Zoning Ordinance user-friendly by clarifying the minor and major amendments for Type “B” Planned Development Districts.

Attachments:

1. PC Resolution 08-2024
2. Exhibit “A”

RESOLUTION NO. 8-2024

**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 MAP**

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

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

WHEREAS, the City of Hanahan Planning Commission has recommended changes to the City's Zoning Map 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 25, 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 map amendment as of this date, and respectfully recommends that City Council amend its ZONING MAP by adopting the map amendment as described in the attachment EXHIBIT "A."

This the 25th day of April 2024.

Philip Strope, Chair

Attest:

Larry Sturdivant, Secretary

4.7.7 Amendments to Type "B" PDs (Planned Development Districts).

Amendments to Planned Development Districts may be proposed by the original or future developers. Amendments shall be classified as "minor" or "major" at the sole discretion of the zoning administrator, who is charged with interpretation of the Zoning Ordinance, per the criteria stated below.

- (A) A major amendment shall be a zoning amendment per Section 2.4 of this ordinance. The original developer, any future landowner, or the City of Hanahan may initiate an amendment. The following changes to the Planned Development District shall qualify as zoning amendments.
 - (1) Any change to the text of the statement of intent or regulatory provisions, except those that clarify the text or correct errors.
 - (2) Any change that would result in a ten (10) percent increase in floor area of structures illustrated on the master development plan.
 - (3) Any change to the PDD that would result in a ten (10) percent increase in the number of residential units in the development.
 - (4) Any change in the PDD that would result in a ten (10) percent increase or decrease in area programmed for one (1) land use or group of similar land uses.
 - (5) Any change to the PDD that reduces the number of vehicular access points to the development.
 - (6) Any substantial relocation of buildings, parking, roads, or bicycle/pedestrian infrastructure illustrated on the master development plan that would unduly negatively impact circulation, access, and safety of the traveling public.
 - (7) Any findings of natural and cultural resources substantially at odds with their illustration on the master development plan.
 - (8) Any other change significantly at odds with the PDD's statement of intent.
- (B) The City of Hanahan may initiate an amendment to the PDD that would decrease its number of residential units or non-residential square footage without infringing on vested rights if the city determines and documents that infrastructure has not been upgraded or provided as required or if a significant error in depiction of natural and cultural resources must be corrected to preserve those resources.
- (C) All amendments to the PDD not classified as major amendments shall be minor amendments. The zoning administrator, city planner, or planning commission may approve the minor amendment in conjunction with review and approval of a preliminary land development plan, final plat, or site development plan.

The provisions of section 2.3.3(B), Variances, shall not apply to Type "B" PDs, and all major changes to a Type "B" PD must be approved by the City Council. The Zoning Administrator shall determine whether a proposed modification affecting one or more Parcels in a previously approved PD Development Plan is considered a minor or major modification;

(A) A minor modifications are categorized as:

- (1) Increase in common open space area;
- (2) Decrease in residential density or number of dwelling units;
- (3) Increase in setbacks;
- (4) Increase in the area, dimensions, and/or density of landscape buffers;
- (5) Decrease in building floor area;
- (6) Decrease in the number or size of signs;

(B) Any modification not considered "minor" pursuant to subsection 4.7.7(A) is considered a major modification. Major modifications require a zoning amendment to the PD development district in accordance with the procedure specified in section 2.4, Amendments.