

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

Staff Report

To: The Hanahan Planning Commission
Cc: Fred Skipper (Bowen), Kevin Coffey (Lowcountry Land Development), Larry Sturdivant, Building Official
From: Jeff Hajek, Planner/Economic Development Director
Date: June 1, 2021
Re: Preliminary Plat Approval for Bowen Greenway

Applicant/Owner: The Wrenn Group
Location: Northeast of the Evening Tide Drive-Caisa Alley intersection
Tax Map Number(s): 259-00-00-170; 259-00-00-125
Approval Requested: Preliminary Plat Approval
Existing Zoning/Land Use: PD Development, Type B

Background and General Application Overview

Bowen (formerly known as Foster Creek Village) is bounded by Tanner Ford Boulevard to the south, Tanner Hall subdivision to the east, the Goose Creek Reservoir to the west and north of Goose Creek, a tributary of the Cooper River. The subject site plan is located within the FCV-MF (Multifamily) District of the Bowen Development, immediately north of the Estuary district (Single-family homes) and south of the 100' Santee Cooper right-of-way easement.

This is the second application for the "Bowen Greenway," as last meeting (April 6, 2021), the developer pulled their application because the proposed lot sizes were not in accordance with the "Land Use Chart" (page 12) within the "Type B, Planned Development for Foster Creek Village" document.

The applicant is proposing to create a subdivision of 35 single-family lots, ranging from 1,035 SF to 1,740 SF in area on approximately 4.13 acres of land. These housing typologies are permitted under the PD guiding document's land use table.

It is the City's understanding that the applicant is proposing the lots for development of narrow single-family dwellings, both single-family detached homes and townhomes, in the style of Ladbrooke Square (Notting Hill, London), applying the minimum setbacks required per the approved Planned Development (PD) document. At this time, proposed

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homes will range approximately from 2,000 SF to 3,000 SF. The housing units will surround a common green space (“Greenway”) and will also have a “Spa Area” centrally located within the development. The unit mix of these typologies has not been shared by the developer.

In addition to the 35 single-family lots, the applicant was proposing a “multi-purpose building,” of which, the size and the housing mix was yet to be determined, in their previous April submittal. Among the uses proposed for this building were office or retail on the ground floor, with multifamily units above. There was also, what appeared to be, a small swimming pool and basketball court, immediately to the west of the proposed building. The developer has removed the proposed structure from the scope of this development.

General Conformance Analysis

The following analysis utilized the “Type B, Planned Development for Foster Creek Village” document, the 1993 City of Hanahan Zoning Ordinance and the 1984 Subdivision Regulations (the zoning regulations in effect when the PD was approved) in order to analyze the submitted preliminary plat for the proposed “Greenway” project.

Per the approved Planned Development document, staff finds the following:

1. The proposed minimum lot size ***does not*** conform to the PD required minimum for FCV-MF of five (5) acres. The proposed acreage stated on the plat that the “Total Site Area” is 2.37 acres.

Additionally, if looked at through the FCV-TH (Townhome) district on a “by use” basis, the minimum lot size required is 2,500 SF. None of the 35 proposed lots do not meet this minimum either.

- a. For the second Planning Commission application, no changes were made to the proposed lot sizes, only the labels for each parcel were changed from “Lot” to “Unit.”
2. Lots appear to conform to the PD’s minimum 20-foot lot width requirement.
2. Density for the development is limited to 12 units per acre for the entire PD and open space requirements are calculated for the overall development.

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Preliminary Plat Approval Requested Corrections (1984 Subdivision Regulations)

The following corrections below are requested to ensure that the preliminary plat meets the standards of the 1984 Subdivision Regulations, under Section IV-2.1 (Contents of the Preliminary Plat). Each subheading and number correspond with the Subdivision Regulations requested contents. Page numbers have been provided for convenience:

Existing Site Data

(4) [Page 8]: Contours, showing the topography of the site at a vertical interval of one (1) foot, will need to be shown on the site plan.

Proposed Site Data

(1) [Page 8]: Street rights-of-way, pavement widths, grades, and street names will need to be shown on site plan.

(4) Contour changes to be made by grading will need to be shown in a grading plan

(5) Setback measurements will need to be shown on site plan

Preliminary Plat Approval Requested Corrections (FCV PD Type B, Document)

5. Design Standards (F)(1) Streetscape (Pg. 6 of PD Document): "One canopy tree with a 2.5" caliper minimum diameter at breast height (DBH) spaced every 40' on center along both sides of all roadways shall be located within the private rights-of-way." These will need to be shown on the site plan or separate landscape plan.

Preliminary Plat Approval Requested Corrections (1993 Zoning Ordinance)

Tree Protection Survey

A tree protection survey will need to be submitted for the development as this is a wooded, undeveloped piece of property. As included in the PD document and the 93' Zoning Ordinance, should a tree be within the buildable area it may be removed. However, per the Zoning Ordinance all trees 10" DBH or greater are protected. As such, mitigation will be required should the total amount of trees removed be greater than 25% of trees on the parcel. The required mitigation, per Section 903.2, will be a 1:1 ratio of whatever amount of trees are removed (i.e. 20 trees removed, requires 20 replacement trees be planted), with a caliper per tree being 2".

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Parking

Per the PD document's Land Use Table (Pg. 14), each townhome or single-family detached home will be required to have at least two (2) parking stalls. These numbers should result in a total of 70 stalls minimum. Said stalls will need to be shown on site plans when building permits are submitted, or else they will be rejected.

Submittal to Respective Utilities

The applicant will need to ensure that the preliminary plan has been submitted to Charleston Water System (CWS), Berkeley County Water and Sanitation (BCWS) and Berkeley County Engineering for general review and review for stormwater management.

Copies of the eventual construction plans will also need to be submitted to Berkeley County Engineering. Comments received by said agencies may affect changes to the preliminary plan.

Recommendation

This plan constitutes a preliminary plat subdivision submittal. Approval of this plan does not imply approval of permits to begin construction. Approval of this application will enable the developer to seek permits for land disturbance and installation of necessary infrastructure to serve this phase of the project.

Subsequent to approval to install infrastructure, the applicant must submit a final plat that depicts all easements provided for its maintenance, whether by a public agency or property owners association. Such plat must be approved and recorded prior to transfer of individual lots depicted on this plan.

Based upon staff's review, the City recommends that the Planning Commission *defer* the submitted preliminary plat for the Greenway, with strict conditions. Conditions must be corrected and addressed for the next planning commission meeting that the applicant chooses to submit for.

Said conditions include:

1. Applicant must correct all proposed lot sizes to be in accordance with the "FCV-MF" district, as stated in the "General Conformance Analysis" section.

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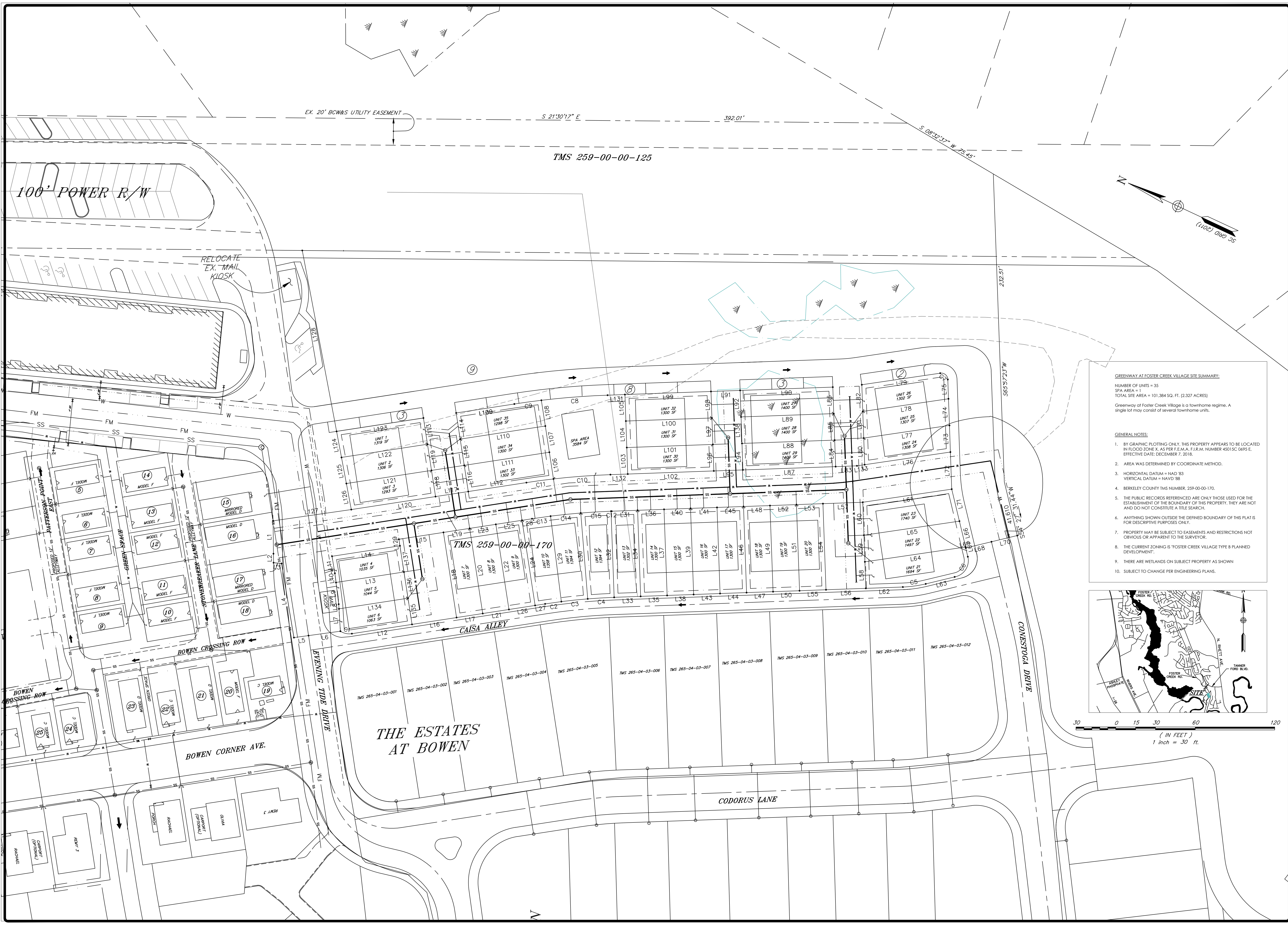
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2. Complete requested corrections under the “General Conformance Analysis,” specifically #1 (minimum lot size)
3. Complete all requested corrections under the “Preliminary Plat Approval Requested Corrections (1984 Subdivision Regulations)” section
4. Complete all requested corrections under the “Preliminary Plat Approval Requested Corrections (FCV PD, Type B Document)” section
5. Complete all requested corrections under the “Preliminary Plat Approval Requested Corrections (1993 Zoning Ordinance)” section
6. Applicant must provide a tree mitigation/protection plan for oaks stated by lot number in the Tree Protection Survey of the report. Completion of this will be contingent upon the receipt of building permit approval.
7. Receipt of recommendation/approval letters from CWS, BCWS and Berkeley County Engineering.

THE DRAWINGS AND DESIGN THEREON ARE THE PROPERTY OF Lowcountry Land Development Consultants AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



100' POWER R/W

EX. 20' BC&S UTILITY EASEMENT

TMS 259-00-00-125

TMS 259-00-00-170

THE ESTATES AT BOWEN

CODORUS LANE

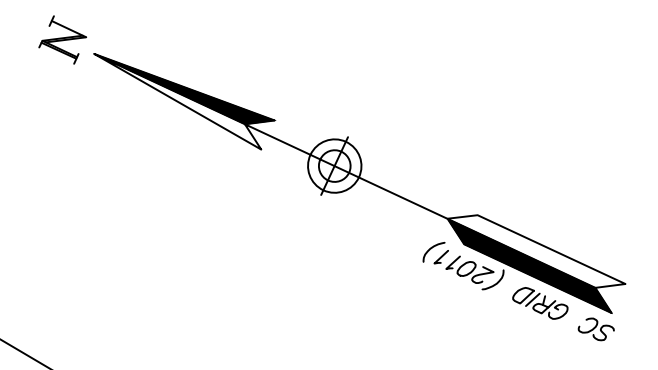
CONESTOGA DRIVE

BOWEN CORNER AVE.

BOWEN CROSSING ROW

CAISA ALLEY

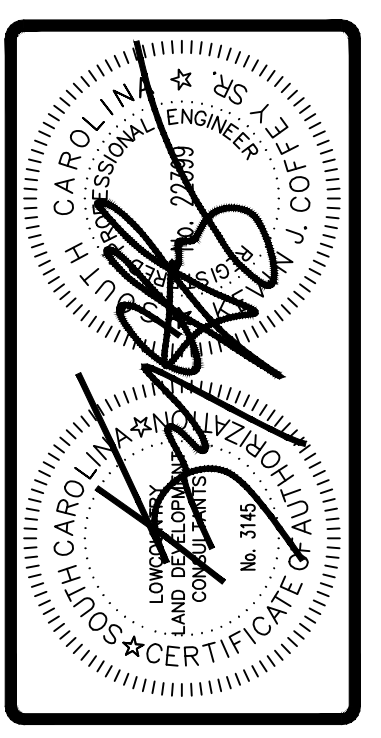
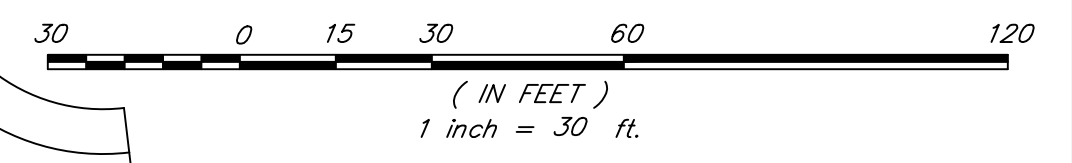
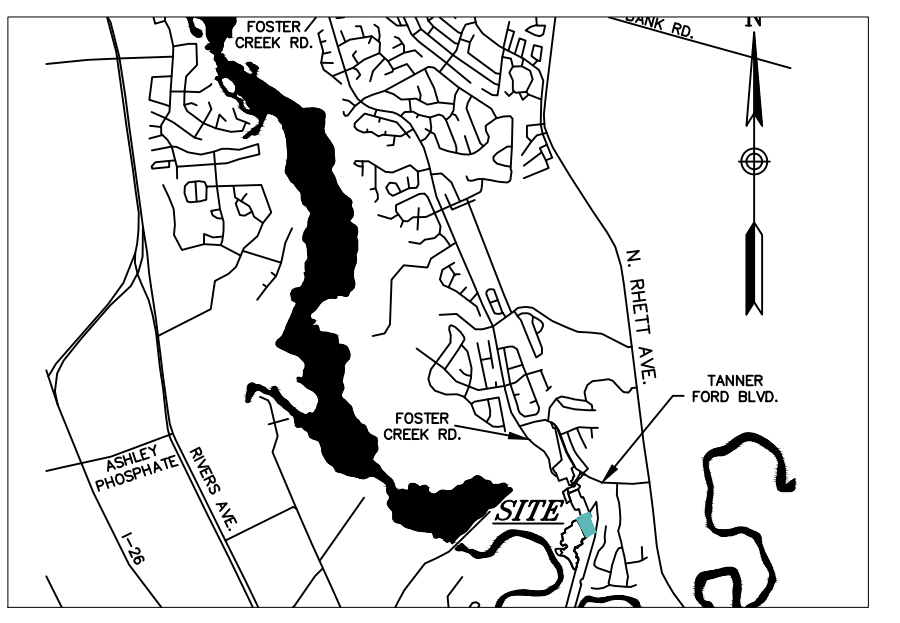
EVENING TIDE DRIVE



GREENWAY AT FOSTER CREEK VILLAGE SITE SUMMARY:
 NUMBER OF UNITS = 35
 SPA AREA = 1
 TOTAL SITE AREA = 101,384 SQ. FT. (2,327 ACRES)
 Greenway at Foster Creek Village is a townhome regime. A single lot may consist of several townhome units.

GENERAL NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER F.E.M.A. F.I.R.M. NUMBER 4501 SC 0495 E, EFFECTIVE DATE: DECEMBER 7, 2018.
2. AREA WAS DETERMINED BY COORDINATE METHOD.
3. HORIZONTAL DATUM = NAD 83
VERTICAL DATUM = NAVD 88
4. BERKELEY COUNTY TMS NUMBER: 259-00-00-170.
5. THE PUBLIC RECORDS REFERENCED ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
7. PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
8. THE CURRENT ZONING IS FOSTER CREEK VILLAGE TYPE B PLANNED DEVELOPMENT.
9. THERE ARE WETLANDS ON SUBJECT PROPERTY AS SHOWN.
10. SUBJECT TO CHANGE PER ENGINEERING PLANS.



LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS
 3030 ASHLEY TOWN CENTER DR.
 CHARLESTON, SOUTH CAROLINA 29414
 (843) 286-3886; (843) 286-3889 FAX
 WWW.LOWCOUNTRYLDC.COM

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GREENWAY AT FOSTER CREEK VILLAGE
 THE WRENN GROUP
 PO BOX 449
 ISLE OF PALMS, SC 29451

CIVIL
 PRELIMINARY PLAT
 GREENWAY
 CITY OF HANAHAN
 BERKELEY COUNTY
 TMS 259-00-00-170

NO.	REVISION	DATE

DESIGNED	DMB	CHECKED	JAC	APPROVED	KJC
DRAWN	DMB	DATE	MAR 15, 2021	SCALE	1" = 30'
JOB NO.	21-129				

SHEET

SHEET 1 OF 2

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Line Table		
Line #	Length	Direction
L1	24.813	N67° 17' 32.70"E
L2	6.813	N67° 17' 32.70"E
L3	6.022	N16° 14' 27.77"W
L4	56.675	N58° 28' 17.21"E
L5	11.122	N29° 49' 07.89"W
L6	24.262	N29° 49' 07.89"W
L7	16.915	N64° 24' 12.87"E
L8	3.514	N64° 24' 12.87"E
L9	16.507	N60° 56' 53.16"E
L10	7.003	N60° 56' 53.16"E
L11	13.001	N58° 27' 45.18"E
L12	45.911	N30° 45' 26.68"W
L13	51.883	N30° 45' 26.68"W
L14	51.851	N30° 45' 26.68"W
L15	34.026	N30° 45' 26.68"W
L16	34.026	N30° 45' 26.68"W
L17	20.000	N30° 45' 26.68"W
L18	65.000	S59° 14' 33.32"W
L19	20.000	N30° 45' 26.68"W
L20	65.000	S59° 14' 33.32"W

Line Table		
Line #	Length	Direction
L21	20.000	N30° 45' 26.68"W
L22	65.000	S59° 14' 33.32"W
L23	20.000	N30° 45' 26.68"W
L24	65.000	S59° 14' 33.32"W
L25	20.000	N30° 45' 26.68"W
L26	20.000	N30° 45' 26.68"W
L27	7.633	N30° 45' 26.68"W
L28	7.633	N30° 45' 26.68"W
L29	65.000	S60° 48' 49.67"W
L30	65.000	N63° 21' 17.42"E
L31	19.524	N24° 02' 37.08"W
L32	65.000	N65° 53' 45.17"E
L33	19.524	N24° 02' 37.08"W
L34	65.000	N65° 57' 22.92"E
L35	20.000	N24° 02' 37.08"W
L36	20.000	N24° 02' 37.08"W
L37	65.000	N65° 57' 22.92"E
L38	20.000	N24° 02' 37.08"W
L39	65.000	N65° 57' 22.92"E
L40	20.000	N24° 02' 37.08"W

Line Table		
Line #	Length	Direction
L41	20.000	N24° 02' 37.08"W
L42	65.000	N65° 57' 22.92"E
L43	20.000	N24° 02' 37.08"W
L44	20.000	N24° 02' 37.08"W
L45	20.000	N24° 02' 37.08"W
L46	65.000	N65° 57' 22.92"E
L47	20.000	N24° 02' 37.08"W
L48	20.000	N24° 02' 37.08"W
L49	65.000	N65° 57' 22.92"E
L50	20.000	N24° 02' 37.08"W
L51	65.000	N65° 57' 22.92"E
L52	20.000	N24° 02' 37.08"W
L53	20.000	N24° 02' 37.08"W
L54	65.000	N65° 57' 22.92"E
L55	20.000	N24° 02' 37.08"W
L56	30.067	N24° 02' 37.08"W
L57	30.067	N24° 02' 37.08"W
L58	20.000	N65° 57' 22.92"E
L59	20.123	N65° 57' 22.92"E
L60	24.877	N65° 57' 22.92"E

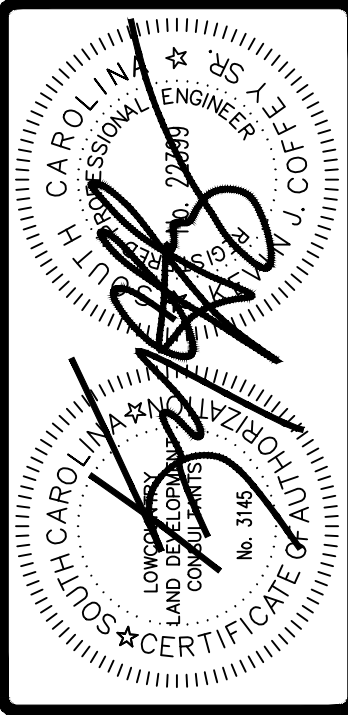
Line Table		
Line #	Length	Direction
L122	65.656	N30° 45' 26.68"W
L123	66.311	N30° 45' 26.68"W
L124	20.011	N57° 21' 53.49"E
L125	20.011	N57° 21' 53.49"E
L126	20.011	N57° 21' 53.49"E
L127	59.640	S30° 09' 50.51"E
L128	128.075	N57° 15' 13.49"E
L129	5.000	N59° 14' 33.32"E
L131	13.091	N24° 02' 37.08"W
L132	13.091	N24° 02' 37.08"W
L133	5.888	N30° 22' 35.93"W
L134	52.690	N30° 45' 26.68"W
L135	20.000	S59° 14' 33.32"W
L136	20.000	S59° 14' 33.32"W
L137	20.000	S59° 14' 33.32"W
L138	20.000	N65° 57' 22.92"E

Line Table		
Line #	Length	Direction
L61	67.872	N30° 22' 35.93"W
L62	27.974	N24° 02' 37.08"W
L63	23.177	N35° 32' 28.56"W
L64	76.879	N30° 22' 35.93"W
L65	72.851	N30° 22' 35.93"W
L66	20.082	S54° 27' 31.44"W
L67	0.717	S54° 27' 31.44"W
L68	19.877	N35° 32' 28.56"W
L69	0.123	S35° 32' 28.56"E
L70	20.000	N35° 32' 28.56"W
L71	24.826	S54° 27' 31.44"W
L72	27.987	N65° 57' 22.92"E
L73	20.123	N65° 57' 22.92"E
L74	20.123	N65° 57' 22.92"E
L75	14.537	N65° 57' 22.92"E
L76	65.399	N30° 22' 35.93"W
L77	65.399	N30° 22' 35.93"W
L78	65.399	N30° 22' 35.93"W
L79	59.813	N30° 22' 35.93"W
L80	20.123	N65° 57' 22.92"E

Line Table		
Line #	Length	Direction
L81	20.123	N65° 57' 22.92"E
L82	20.123	N65° 57' 22.92"E
L83	16.106	N24° 02' 37.08"W
L84	20.000	N65° 57' 22.92"E
L85	20.000	N65° 57' 22.92"E
L86	20.000	N65° 57' 22.92"E
L87	70.000	N24° 02' 37.08"W
L88	70.000	N24° 02' 37.08"W
L89	70.000	N24° 02' 37.08"W
L90	70.000	N24° 02' 37.08"W
L91	22.000	N24° 02' 37.08"W
L92	20.000	N65° 57' 22.92"E
L94	20.000	N65° 57' 22.92"E
L95	22.000	N24° 02' 37.08"W
L96	20.000	N65° 57' 22.92"E
L97	20.000	N65° 57' 22.92"E
L98	20.000	N65° 57' 22.92"E
L99	65.000	N24° 02' 37.08"W
L100	65.000	N24° 02' 37.08"W
L101	65.000	N24° 02' 37.08"W

Line Table		
Line #	Length	Direction
L102	65.000	N24° 02' 37.08"W
L103	20.000	N65° 57' 22.92"E
L104	20.000	N65° 57' 22.92"E
L105	20.000	N65° 57' 22.92"E
L106	20.389	S59° 14' 33.32"W
L107	20.000	S59° 14' 33.32"W
L108	19.649	S59° 14' 33.32"W
L109	44.433	N30° 45' 26.68"W
L110	65.000	N30° 45' 26.68"W
L111	65.000	N30° 45' 26.68"W
L112	44.433	S30° 45' 26.68"E
L113	20.000	S59° 14' 33.32"W
L114	20.000	S59° 14' 33.32"W
L115	20.000	S59° 14' 33.32"W
L116	20.000	S59° 14' 33.32"W
L117	25.000	S30° 45' 26.68"E
L118	20.000	S59° 14' 33.32"W
L119	20.000	S59° 14' 33.32"W
L120	64.344	N30° 45' 26.68"W
L121	65.000	N30° 45' 26.68"W

Curve Table			
Curve #	Length	Radius	Delta
C1	9.077	12.500	041.6073
C2	12.368	451.000	001.5712
C3	20.002	451.000	002.5410
C4	20.478	451.000	002.6015
C5	17.458	87.000	011.4976
C6	19.635	12.500	090.0000
C7	8.407	5.000	096.3330
C8	50.158	603.610	004.7611
C9	20.571	603.610	001.9527
C10	43.127	543.610	004.5455
C11	20.572	543.610	002.1683
C12	0.545	516.000	000.0605
C13	14.150	516.000	001.5712
C14	22.884	516.000	002.5410
C15	22.884	516.000	002.5410



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 3030 ASHLEY TOWN CENTER DR.
 SUITE 101 A
 CHARLESTON, SOUTH CAROLINA 29414
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CIVIL

PRELIMINARY PLAT
 GREENWAY
 CITY OF HANAHAN
 BERKELEY COUNTY
 TMS 259-00-00-170

NO.	REVISED	DATE
DESIGNED	DMB	DRAWN
CHECKED	DMB	APPROVED
DATE	21-129	DATE
SCALE	N.T.S.	DATE
JOB NO.	21-129	DATE
DATE	MAR 15, 2021	DATE