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Staff Report

To: The Hanahan Planning Commission

Cc: Larry Sturdivant, Building Official, Cawood South (Anchor Consulting Engineers)

From: Jeff Hajek, Planner/Economic Development Director

Date: August 3, 2021

Re: Request for the Creation of a Type "B" Planned Development ("Tanner Hall Planned Development District") and subsequent rezoning of TMS# 259-00-00-184, 259-00-00-130, 259-00-00-128 and 259-00-00-109 from Residential Office (RO), Single-Family Residential (RS) and General Commercial (CG) to Planned Development (PD), Type B.

General Information

Applicant/Owner: Anchor Consulting Engineers (Cawood South)/Century Development, LLC

Location: Southeast and southwest of the Tanner Ford Boulevard/Tanner Hall Boulevard intersection.

Tax Map Number(s): TMS# 259-00-00-184; 259-00-00-130; 259-00-00-128; 259-00-00-109

Approval Requested: Creation of Type B, Planned Development, and Subsequent Rezoning

Existing Zoning: Residential Office (RO); Single-Family Residential (RS); General Commercial (CG)

Requested Zoning: Type B, Planned Development (PD)

Background and General Application Overview

The proposed Type B, Planned Development (PD) district, "Tanner Hall Planned Development District (THPDD)", is currently a total of four (4) parcels located immediately southeast and southwest of the Tanner Ford Boulevard/Tanner Hall Boulevard intersection. The combined acreage of the four tracts (259-00-00-184=2.82 acres; 259-00-00-130= 17.21 acres; 259-00-00-128=8.64; 259-00-00-109=10.17 acres) is approximately thirty-nine (38.84) acres and currently is comprised of undisturbed wooded uplands, with non-jurisdictional and jurisdictional wetlands (acreages not provided) throughout the parcel.

Applicant is proposing to subdivide and abandon property lines in order lay the district lines for the PDD:

1. Create a new 13.6 acre tract for PRM-West, by abandoning property line between existing RS property (259-00-00-130) and RO property (259-00-00-184)
2. Combine the commercial parcels (Tanner Station) fronting Tanner Ford Blvd. into one 4.5 acre parcel with a “Horizontal Property Regime Line.”
3. Create a new 3.3 acre tract south of Tanner Station (PRM-East)
4. Create a new 12.8-acre tract (Tanner Village) through property line abandonment, south of PRM-East.

It is the intent of the developer to:

“...provide a unified set of standards for the remainder of the developable lands in front of Tanner Hall Subdivision. The regulations outlined below will create the following: two (2) new high density residential districts, one (1) medium density residential district, one (1) low density residential district and the commercial district.



The PD will be divided into a series of districts that make up the entire development:

1. **PRM-Hanahan-West:** Proposed to be a high-density residential, multifamily district, with the following characteristics.
 - a. **Located** southwest of the Tanner Ford Blvd./Tanner Hall Blvd. intersection.
 - b. **District acreage** is 13.6 acres.
 - c. **Dwelling Unit Count:** 269 units
 - d. **Larger setbacks** to retain existing tree canopy.
 - e. **Sewer** will be from new 8” main extension connecting to existing main along Tanner Ford Blvd.

- f. **Access** will be from two (2) locations: primarily, Tanner Hall Boulevard (across from Tanner Station) and secondarily, through an existing ingress/egress easement between the parcels of Bowen and proposed development, connecting to Tanner Ford Blvd. District is proposed to be “access controlled.”
 - g. **Single-story and drive-under** garages will be provided in select locations.
 - h. **Amenities** include: resort style swimming pool, clubhouse with exercise room, yoga area and dog parks, and walking paths.
2. **PRM-Hanahan-East:** Proposed to be the second high-density, residential, multifamily district, that acts as a buffer between Tanner Station and the proposed Tanner Village district. This district proposes the following characteristics:
- a. **Located** southeast of the Tanner Ford Blvd./Tanner Hall Blvd. intersection, south of Tanner Station.
 - b. **District acreage** is 3.3 acres.
 - c. **Dwelling Unit Count:** 90 units
 - d. **Single-story and drive-under** garages are located on the northern part of the site, along the common access drive, to provide a transition in the scale and size of the surrounding buildings.
 - e. **Primary, four-story, multifamily building** will be situated in southern area of district.
 - f. **Sewer** will be from new gravity-fed, 8” main extension connecting to existing main at Tanner Ford Blvd/Tanner Hall Blvd. intersection.
 - g. **Access** will be from Tanner Hall Blvd. District is proposed to be “access controlled.”
 - h. **Amenities** for PRM-Hanahan-East will be shared and located in the PRM-Hanahan-West district.
3. **Tanner Village:** Proposed to be a “medium density,” residential district, Tanner Village will be a “sub-district” of Tanner Hall with single-family detached homes.
- a. **Located** southeast of the Tanner Ford Blvd./Tanner Hall Blvd. intersection, south of PRM-Hanahan East.
 - b. **District acreage** is 7.6 acres.
 - c. **Dwelling Unit Count:** +/- 37 units
 - d. **Sewer** will be from new gravity-fed, 8” main extension connecting to existing main at Tanner Ford Blvd/Tanner Hall Blvd. intersection.
 - e. **Water** will be connected to Tanner Hall Blvd. and looped into Tanner Station Commercial district.
 - f. **Access** will be primarily off Tanner Hall Blvd. after the Tanner Hall entry monuments and roundabout, through a roadway that will loop back to Tanner Station. Additional access will be provided through the Tanner Station commercial area as well.
 - g. No new **Amenities** will be provided, residents will have access to existing Tanner Hall amenities (barn clubhouse, two (2) tennis courts, junior Olympic pool, outdoor patio area, multiple opens space parks, community dock and boat landing).

4. **Tanner 7D:** Proposed to be a “low-density, single-family detached, residential district
 - a. **Located** southwest of the Tanner Ford Blvd./Tanner Hall Blvd. intersection, south of PRM-Hanahan West.
 - b. **District acreage** is 7.5 acres.
 - c. **Dwelling Unit Count:** 22 units
 - d. **Sewer** will be from new gravity-fed, 8” main extension connecting to existing main at Tanner Ford Blvd/Tanner Hall Blvd. intersection.
 - e. **Water** will be connected to Tanner Hall Blvd. and looped into Tanner Station Commercial district.
 - f. **Access** will be primarily off Tanner Hall Blvd., with secondary access through Pasture View Drive.
 - g. No new **Amenities** will be provided, residents will have access to existing Tanner Hall amenities (barn clubhouse, two (2) tennis courts, junior Olympic pool, outdoor patio area, multiple opens space parks, community dock and boat landing).

5. **Tanner Station Commercial:** Proposed district to remain as commercial use to preserve space for “neighborhood services.” Undeveloped land is within said district and will be held for future commercial uses.

In summation, the applicant is proposing to create a planned development district of 359 multifamily units and 59 single-family detached and/or attached units, for a total of 418 dwelling units, with the preservation of existing and future commercial (Tanner Station).

Access and Infrastructure

As stated in the previous section, primary access will be through Tanner Hall Blvd. to access all districts of the Tanner Hall Planned Development District (THPDD). All roads within the development will be built to the City of Hanahan and Berkeley County’s standards and following completion all rights-of-way will be turned over to the County, except those within the PRM-Hanahan-West and PRM-Hanahan-East districts, as they will remain private.

All districts within the PDD will be serviced by 8”, gravity fed, sewer extensions that will connect to existing mains on Tanner Ford Blvd. and Tanner Hall Blvd. Water will be provided from a looped system that will connect twice on Tanner Hall Blvd. and once on Tanner Ford Blvd. Stormwater will be mitigated through a master system of ponds and infrastructure throughout the development that will ultimately discharge into Tanner 7D, the existing ponds in Tanner Hall and eventually into Goose Creek.

The applicant has completed a traffic impact analysis (TIA), as required under Section 4.7.5(D)(1). Given the number of proposed units (418), the TIA has provided five (5) mitigation interventions. Stated proposed interventions would be installed at the developer’s expense:

1. Tanner Ford Boulevard at Tanner Hall Boulevard

- a. Conduct a traffic signal warrant study for the intersection and install a traffic signal upon the traffic volumes meeting MUTCD warrants.
2. Tanner Hall Boulevard at Commercial Driveway/Proposed Driveway #1 (PRM-Hanahan-West District)
 - a. Construct an eastbound shared left/through/right egress lane and a single ingress lane.
3. Tanner Hall Boulevard at Amenity Center/Proposed Driveway #2 (Roundabout drive to Pasture View Road)
 - a. Construct an eastbound shared left/through/right egress lane and a single ingress lane.
4. Tanner Hall Boulevard at Proposed Driveway #3 (Roadway to Tanner Village, Commercial District)
 - a. Construct westbound shared left/through/right egress lane and a single ingress lane.

Given development pressures surrounding the subject site and other macro growth trends, The City has met with and will continue to engage with Berkeley County Roads and Bridges and Berkeley County Engineering to analyze the “big picture” of the immediate area adjacent to the Hanahan Commons Shopping Center (Lowe’s Foods) and other surrounding communities. Depending on the County’s review, dwelling unit counts would potentially need to be reduced to allow for efficient traffic movements onto Tanner Ford Blvd., Henry Brown Blvd. and beyond.

County and City staff may require the applicant, along with other adjacent growing developments, to pay their respective “proportional share” to provide the appropriate mitigation for the impact that the developments will bring. Mitigation efforts may involve a traffic circle or other mitigation measures to provide an appropriate Level of Service (LOS) as required by Berkeley County Engineering. Ultimately, staff will require Berkeley County approval of traffic impact analysis as a condition for approval.

Analysis

History and Overview of Previous Zoning Designations

The creation of the subject Type B, PD is the third request to rezone these subject parcels. The first planned development proposal was for “The Village at Tanner Hall,” submitted Sept. 7, 2004, as a Type “A” PD. Located where the proposed Tanner 7D district is, The Village at Tanner consisted of fifty-four (54) townhomes. Primary access would have been located at the Tanner Hall roundabout, opposite the existing Amenities Center. The properties were originally zoned General Commercial (CG).

The second rezoning, “Tanner Hall, Phase 7D,” then zoned CG, Single-Family Residential (RS), and Residential Office (RO), proposed a subdivision of 55 single-family detached homes. Before rezoning, the PD consisted of three (3) parcels with separate zoning districts. To match the proposed land use, all parcels were unified, to one parent parcel and rezoned to RS. Proposed Access was the same as The Village at Tanner.

Overview of Proposed Zoning District: Planned Development, Type B (PD, Type B) and the Overall Proposed Development's Conformance

The proposed zoning district for the subject development is Type "B", PD (Section 4.7). The intent of this district seeks to:

The purpose of the Planned Development District tool in the City of Hanahan is to encourage variety and flexibility in the use and development of land in order to promote its most appropriate use; to improve design, character and quality of new development; to facilitate the provision of streets and utilities; to preserve natural and scenic features in open space; to allow the developer to meet changes in technology and demand; to provide a maximum choice in types of housing, shopping, and community environment; and to promote higher aesthetic standards for land development in the City of Hanahan. The developer shall own the responsibility to propose alternate zoning and land development standards that further these objectives and, furthermore, to illustrate the envisioned land development that necessitates alternate standards as an official master plan for review by the planning commission and approval of the city council. The proposed text and master plan shall identify all community facilities necessitated by the development to meet the intent of the Hanahan Zoning and Land Development ordinances, including but not limited to roads and parking, parks and open space, natural and cultural resources, and education and public safety facility sites.

In summation, the Type "B" PD district's intent is to provide for the zoning flexibility and allow for the aspirational and visionary; allowing the applicant to provide "higher aesthetic standards", "preserve natural and scenic features" and "improve design," as well as a variety of other attributes.

Overall, the proposed development has proposed a variety of uses and typologies, including single-family detached homes, multifamily and preservation of existing commercial. The developer seeks to create regulatory provisions mainly for PRM-West, PRM-East and Tanner Village that adjusts the density, minimum lot size, height maximum and setbacks to achieve the applicant's desired unit mix. Tanner 7D is proposed to comply fully with the Single-Family Residential (RS) district under the 2008 Hanahan Zoning Ordinance.

Minimum Requirements for Type B, Planned Development Districts

To be considered as a Type B, Planned Development district, the applicant must meet the Minimum Requirements as outlined in Section 4.7.2 in the 2008 Land Development Ordinance. Below are the following requirements and applicability to the Developer in meeting them:

1. **Minimum District Size:** Two (2) acres in size. A Planned Development District may need to be larger than two (2) acres to meet the next standard, "district location."
 - a. **Requirement Met:** The applicant's proposed development meets this requirement with a total parcel size of approximately thirty-eight (38.8) acres.

2. **District Location:** To avoid illegal spot zoning, a Planned Development District shall be located in an area that can be justified as a distinct district based on characteristics of the land, access to infrastructure and juxtaposition of zoning districts in the vicinity.
 - a. **Requirement Met:** The applicant is providing a variety of housing typologies fit for the Future Land Use, as well as physically laying out the properties in way that transitions are provided for different housing types and scales. Furthermore, the property has ready access to nearly all existing, required utilities and other infrastructure in the vicinity.

3. **Minimum Public Infrastructure:** The area proposed for a Planned Development District shall have direct access to public infrastructure systems—roads, potable water, sewer, stormwater drainage, etc.—in a location where the infrastructure systems can adequately accommodate increases in demand reasonably expected to be generated by development within the PDD. Alternatively, the developer shall propose to upgrade the infrastructure systems accordingly. Proposed improvements need not be limited to infrastructure segments abutting the property; the broader system shall be upgraded to offset negative impacts to surrounding districts.
 - a. **Requirement Not Met:** Developer has submitted letters of recommendation from the Hanahan Fire Department and Tanner Hall HOA (not required). Applicant will still need to submit letters of recommendation from Berkeley County Engineering, Berkeley County Water and Sanitation, Berkeley County Roads and Bridges, Charleston Water System and Dominion Energy.

Master Development Plan Requirements

To fulfill the requirements of the Type B, PD application, the following Master Development Plan documentation must be submitted. Below are comments that will need to be addressed for the documents submitted for “Tanner Hall PDD.” Each heading below corresponds to all required information under Section 4.7.5 (Master development plan requirements). Regarding this specific PDD proposal, the Master Development Plan was missing a large amount of “labeling” data. However, the majority of said data was provided elsewhere on the Existing Conditions map, etc. The applicant must address the listed corrections to receive approval.

General Information

1. **Section 4.7.5(A)(1)(b):** Names, signatures and seals of applicant, owner, surveyor, engineer and other professionals involved in plan preparation.
2. **Section 4.7.5(A)(1)(e):** The month, day, and year that the original drawing was completed and the month, day, and year for each revision of the original drawing.

Existing Site Information

1. **Section 4.7.5(B)(1):** The distance and bearing from one (1) corner of the boundary of the development to the nearest intersection of existing streets or roads.
2. **Section 4.7.5(B)(2):** Applicant will need to show on existing conditions plan the “total tract boundaries of the property being developed, showing bearings and distances, and a statement of total acreage of the property.
3. **Section 4.7.5(B)(3):** Applicant will need to show on existing parcel identification numbers (tax map numbers) on subject property and adjacent properties.
4. **Section 4.7.5(B)(4):** Approximate locations of significant natural resources expected to be preserved in Type “B” Planned Development, such as wetlands, any previously known endangered species habitat, and groups of landmark trees.
 - a. Please elaborate on the jurisdictional wetlands, highlighted in the Existing Conditions map, located in the proposed Tanner Village District. Master Development Plan shows retention pond where jurisdictional wetlands are, but City Staff needs to know if this is an alteration to the existing wetland, or that it will remain in its natural state.
 - i. Please provide a Jurisdictional Determination (JD) from Army Corps of Engineer regarding said wetlands.
 - b. Applicant will need to show groups of landmark trees for Master Development Plan

Proposed Land Development Information

1. **Section 4.7.5(C)(1):** Applicant must show proposed land uses throughout the Development
2. **Section 4.7.5(C)(2):** Tentative road and bicycle/pedestrian infrastructure network layout, with approximate widths and number of lanes
 - a. Staff did not see any sort of bicycle/pedestrian network or sidewalks proposed throughout the development. This type of infrastructure is part of the Ordinance’s intent in creating PDDs.
 - b. Lane widths and number of lanes will need to be provided.
3. **Section 4.7.5(C)(3):** Tentative lot arrangement showing approximate average lot size and number of lots.
4. **Section 4.7.5(C)(4):** Sites and tentative footprints of structures other than single-family residences with approximate acreages and rough estimates of expected gross floor area.

- a. The regulatory provisions state that there may be structures in the parks area no more than 800 SF. Please show said buildings footprints.
- 5. **Section 4.7.5(C)(6):** Green space, natural resource protection areas, buffers, tree protection areas, or other green infrastructure necessary to meet the minimum requirements of this section.

Supplemental Data

- 1. **Section 4.7.5(D)(2):** Written statements from affected public infrastructure and service providers were received from: the Hanahan Fire Department. However, the City will need a recommendation letter from Berkeley County Engineering, Berkeley County Roads and Bridges, BCWS, CWS and Dominion Energy

Requirements of Statement of Intent and Regulatory Provisions

As mentioned in the “Overview of Proposed Zoning District: Planned Development, Type B (PD, Type B) and the Overall Proposed Development’s Conformance” section, the Tanner Hall PDD relies heavily upon the existing 2008 Zoning and Land Development Ordinance (Section 4.5.4: Single-Family Residential) for Tanner Hall, Phase 7D, other than stated district, the applicant has created regulatory provisions for the other three (3) districts.

As dictated by Section 4.7.6(B), there are a series of provisions that are suggested to be part of the PDD. Below are the proposed regulations for the development:

Tanner PDD Zoning Comparison Table				
	PRM-Hanahan-West (Multifamily)	PRM-Hanahan-East (Multifamily)	Tanner Village (Single-Family, Detached)	Tanner 7D (Single-Family, Detached; Hanahan RS District)
Min. Lot Area-Residential	None	None	None	None
Min. Lot Width	None	None	18 ft.	60 ft.
Min. Setbacks-Front, Street Frontage	4-story bldg.: 30' 3-story bldg.: 25' 2-story bldg.: 20' 1-story bldg...10'	4-story bldg.: 25' 3-story bldg.: 20' 2-story bldg.: 15' 1-story bldg...10'	25 ft.	25 ft.
Min. Setbacks-Side-Residential	15 ft. (distance between bldgs.)	15 ft. (distance between bldgs.)	5 ft. and 10 ft. (side adjacent to street); 15 ft. for townhomes	Residential side yards shall occupy at least 25% of width; no less than 5 ft.
Min. Setbacks-Rear-Residential	4-story bldg.: 30' 3-story bldg.: 25' 2-story bldg.: 20' 1-story bldg...10'	4-story bldg.: 25' 3-story bldg.: 20' 2-story bldg.: 15' 1-story bldg...10'	20 ft.	15 ft

Max. Impervious Surface Ratio	85%	85%	65 %	45%
Max. Height	55 ft. to eave	55 ft. to eave	35 ft.	35 ft.
Max. Residential Density	20 units per acre	30 units per acre	7.5 units per acre	5 units per acre

Specifically, for the PRM-East and PRM-West districts, the applicant has diverted from the City's Multifamily-Residential (RM) ordinance to adjust the setbacks, density and impervious surface ratio. Through these changes, the applicant has sought to *“provide larger setbacks and retain more trees. This allows for an extra wide buffer between this district (PRM-West) and Tanner 7D.”* The “extra wide” landscape buffer provided between single-family and multifamily uses is currently proposed at 10'. Staff recommends increasing said buffer between these uses to 20' to ensure proper transitions for the difference in scales.

Overall, the use of multifamily in this area of the City is not unprecedented, as the adjacent Bowen development has a variety of multifamily products and on the other side of Tanner Ford Blvd., a senior-living, multifamily project has been approved by the City and is awaiting final permits from Berkeley County. This general area allows for these building conditions, as outlined in the 2012 Comprehensive Plan, which is highlighted in the next section, “Consistency with the Comprehensive Plan and Other Considerations.”

For the Tanner Village District, the applicant has reduced the lot size, lot width, adjusted setbacks and increased the impervious surface ratio to allow for a denser, smaller lot single-family detached home district. Uses for this district include single-family, detached homes and townhomes.

Any of these provisions not identified in the PD document, shall revert to the 2008 Zoning Ordinance. The following below represent staff comments for specific provisions provided in the Tanner Hall PDD document:

1. **Landscape Buffers**—it is recommended that landscape buffers between multifamily and single-family uses, increase from 10' to 20'
2. **Section 4.7.6(B)(A)**—An approximate timeline for phasing and build-out of the development will need to be provided in the statement of intent section.

Consistency with the Comprehensive Plan and Other Considerations

As with any rezoning, the requested zoning designation should align with the goals, policies and future land uses of the municipality's guiding comprehensive plan. Stated in the 2012 City of Hanahan Comprehensive Plan (the most current to date), “while the future land use plan neither dictates a precise requirement nor eliminates room for flexibility, it does articulate a vision and guide for future development in the City.”

According to the Comprehensive Plan, this proposed rezoning is within relative compliance of this guiding document. In Section I: Issues, Goals and Policies of the comprehensive plan, this rezoning would be compliant with a list of goals set forth in the document. These include:

Population Goals and Policies

GOAL 2: Hanahan will continue to support the provision of community services that are essential for all population groups.

1. The City will continue to support the provision of community services for its diverse and growing population such as quality housing, opportunities for recreation and access to childcare and elderly care.

GOAL 3: Hanahan will guide population growth to areas where supporting infrastructure exists or can efficiently be expanded without sacrificing the environment or quality of life which currently characterize Hanahan.

2. The City will encourage new growth to locate where public services already exist and are adequate to handle needs so the City can continue to provide the highest quality of essential services

Housing Goals and Policies

GOAL 1: Hanahan will embrace having a variety of housing opportunities that enhance the character, diversity and vitality of the City.

1. The City will continue to support the provision of community services for its diverse and growing population such as quality housing, opportunities for recreation and access to childcare and elderly care.

Land Use Goals and Policies

GOAL 1: Hanahan will continue to protect and enhance the character of the City's existing neighborhoods as well as encourage the preservation of its wetlands and natural resources

3. The City will ensure that new development in residential districts is compatible in scale and character with existing residences and that it preserves important neighborhood characteristics.
4. The City will ensure future development is compatible with its natural resources and does not compromise the environmental quality.

Lastly, in Section 4.7.1 (Type "B" PD—Planned Development Districts—General Provisions), it is specified that, *"the proposed land uses, development intensities, and associated standards shall be consistent with all policies and goals of the City of Hanahan Comprehensive Land Use Plan (Map)."* The 2012 Comprehensive Plan Future Land Use Map (Appendix: Figure 1) identifies the future land use of the subject properties as "Neighborhood Mixed Use (NMU)." The intent of this future land use district, is *"to promote the integration of appropriately scaled and pedestrian-friendly commercial and residential uses (Page 29)."* Furthermore, *"Commercial development in the NMU should be regulated in intensity and character to mitigate potential negative impacts on the surrounding area, including strict limitations on light, noise, and waste products."*

As stated in previous sections, the applicant has proposed a variety of uses, residential and commercial, and has organized them in a way to provide appropriate transitions between building types. Specifically, the multifamily districts (PRM-West and PRM-East) are oriented toward the front of the development and toward Tanner Ford Blvd. and the surrounding commercial district. Additionally, buffers are utilized in between the various districts to provide transition in between the multifamily districts and single-family districts.

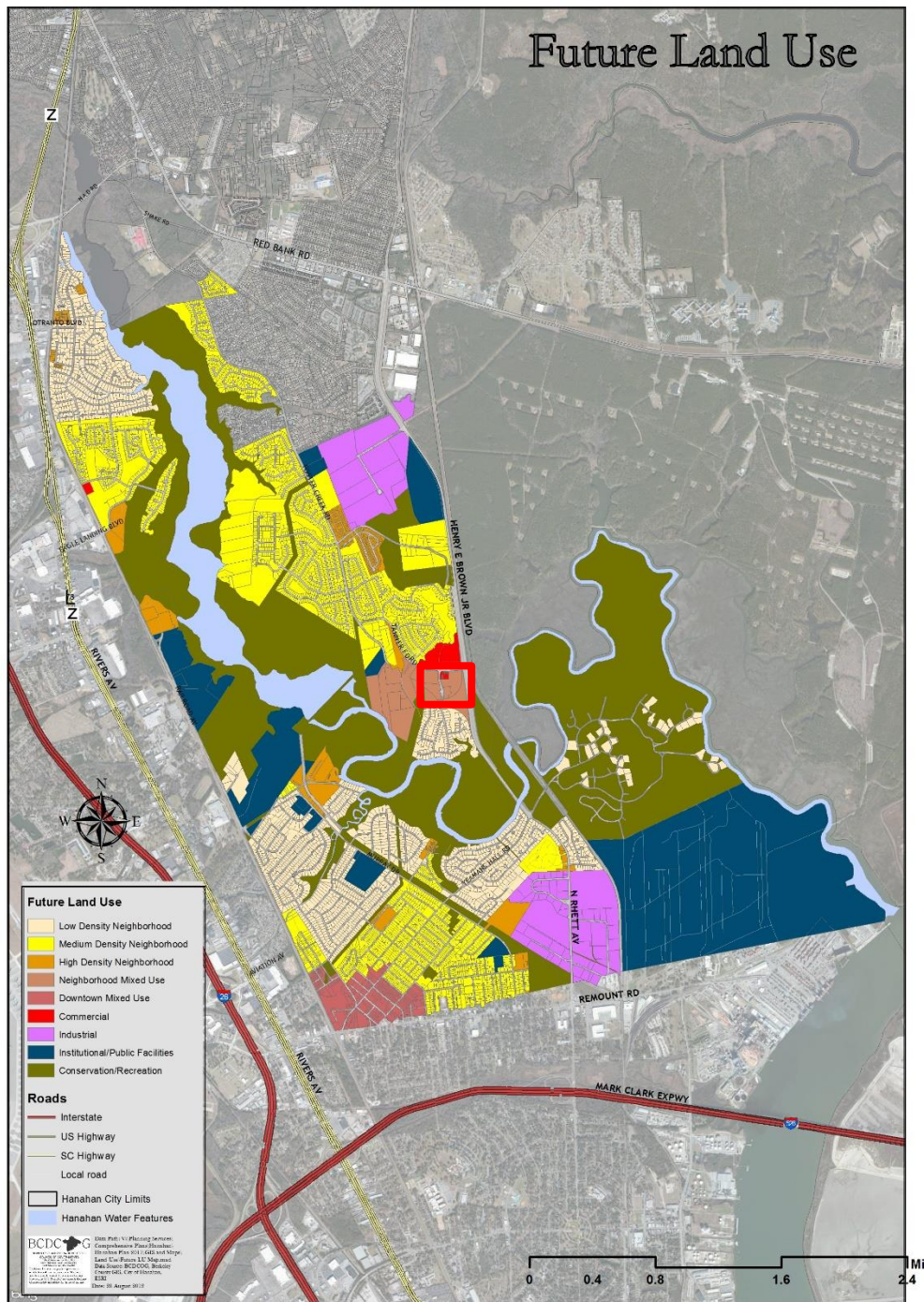
Recommendations

Based upon staff's review, it is recommended that the Planning Commission ***conditionally approve*** the planned development district (PDD), Tanner Hall PDD, subdivision plat request, and the subsequent amendment to the 2010 Zoning Map for the rezoning of TMS numbers 259-00-00-184; 259-00-00-130; 259-00-00-128; 259-00-00-109 from Residential Office (RO), Single-Family Residential (RS), and General Commercial (CG) to Type "B" PD (Tanner PDD) for the following reasons:

1. The proposed development is in line with the 2012 Comprehensive Plan Goals, Policies and Future Land Uses
2. The proposed development is in line with the 2008 Zoning Ordinance and its surrounding zoning districts.
3. The rezoning will provide a variety of housing typologies to serve the City's need for more housing.
4. The rezoning will benefit the economic well-being of the City and its residents.

The following strict conditions will need to be met to approve the PD and therefore recommend it to City Council for final approval:

1. Addressing all comments in the "Development Master Plan Requirements" section
2. Addressing all comments in "Requirements of Statement of Intent and Regulatory Provisions" section
3. Receipt of letters of approval from Berkeley County concerning traffic impact analysis.
4. Receipt of letters of recommendation from Berkeley County Engineering, Berkeley County Water and Sanitation, Berkeley County Roads and Bridges, Charleston Water System and Dominion Energy on availability to provide service



APPENDIX: Figure 1—2012 Future Land Use Map

TYPE "B" PLANNED DEVELOPMENT DISTRICT
CREATING THE
TANNER HALL PLANNED DEVELOPMENT DISTRICT

Tanner Plantation, City of Hanahan
Berkeley County, South Carolina



Prepared for:

**PRM Tanner Plantation/Hanahan
Owner LLC**

300 Trade Center, Suite 700
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**Century Development LLC
Tanner 12 LLC**

6903 Tanner Hall Boulevard
Hanahan, SC 29410

Prepared by:

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Submitted: June 11, 2021

Revised:

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General Description of Project

The Tanner Hall Planned Development District (THPDD) is necessary to provide a unified plan to complete the development of the remaining portions of property between Tanner Hall Subdivision and Tanner Ford Boulevard. Through the proposed change of Land Uses, it is the applicant's intent create a comprehensive plan for the residual properties after acquiring the SCDOT (TMS: 259-00-00-109) property and to increase the demand for commercial business by creating a higher-density housing within this area. The SCDOT property provides access to Tanner Hall Blvd and this will ensure that Tanner Hall residents will be within the entrance monuments. Likewise the higher density properties will be outside the Tanner Hall entrance.

Project Location, Boundaries and Background:

The THPDD is located within Tanner Plantation within the City of Hanahan, in Berkeley County, South Carolina. The project is bounded on the east side by North Rhett/Henry Brown Boulevard, on the south side by Tanner Hall Subdivision, on the west side by "Foster Creek Village" and on the north side by Tanner Ford Boulevard. Outlined below in Table 1 is a chart showing the current TMS, Acreage, zoning and property ownership. This Project area is currently wooded with mature trees. General topographic relief across the property is less than 5'.

Current TMS	Project Acreage	Current Zoning	Owner
259-00-00-184	2.82	RO	Century Development LLC
259-00-00-130	17.21	RS	Century Development LLC
259-00-00-128	8.64	CG	Tanner 12 LLC
259-00-00-109	10.17	CG	Century Development LLC

Table 1

Refer to the Supplemental Documents for the following specific exhibits:

- Overall Color Map of Tanner Plantation
- Aerial Exhibit showing current parcels
- Current Zoning Exhibit
- City of Hanahan 2012 Comprehensive Land Use Plan

Concurrent with the submittal of this application, the applicant has submitted plats to create the new zones. It should be noted that an Exempt Plat showing a boundary line adjustment and a subdivision plat will be submitted to the City of Hanahan in order to create the proposed acreages.

Statement of Intent

The intent of this Planned Development District is to provide a unified set of standards for the remainder of the developable lands in front of Tanner Hall Subdivision. The regulations outlined below will create the following: two (2) new high density residential districts, one (1) Medium density residential district, one (1) low density Residential District and the commercial district. It is the belief that adding more residential units will help to accelerate the development of the remaining commercial properties. While the intent has been to closely follow the existing zoning ordinance, the Applicant and Owner of the Project concur it is necessary to work with the City of Hanahan to document such changes as an increase in density in exchange for greater building setbacks and buffers. The Applicant believes that the result of these proposed changes provides the groundwork for an exciting development that is responsible to the character of both the City of Hanahan and existing Tanner Hall Subdivision. Please see below for a more detailed intent of each Land Use zone/area.

PRM-Hanahan-West

The intent of the PRM-Hanahan-West district is to create a high-density residential district that will increase the overall unit count while developing the property in a manner that is respectful of the City of Hanahan and Tanner Hall. By allowing taller buildings and more density, the applicant is able to provide larger setbacks and retain more existing trees. This allows for an extra wide buffer between this district and Tanner 7D. Also the Applicant has moved less tall buildings to abut the Tanner 7D common line. Throughout the design process, the applicant will be diligent in the preservation of existing trees. The design also provides for half the units to not immediately front on parking thus giving it a park like feel. Single story and underneath garages have been incorporated based on feedback received. Sewer for the project will be from new 8" main extension connecting the existing main along Tanner Ford Boulevard. New water mains will be connecting from Tanner Hall Boulevard and Tanner Ford Boulevard. Stormwater will be provided through a master planned system that will discharge into Tanner 7D, the existing Tanner Hall network of ponds and to Goose Creek. Access will be from two (2) locations. The primary access is from Tanner Hall Boulevard across from Tanner Station, while a secondary access is being provided through an existing ingress/egress easement over the lands of Bowen and connecting to Tanner Ford Boulevard. It is envisioned that the project will be access controlled for the safety and management of the new residences. Amenities for this site will be for the residents only and will include the following: Resort Style swimming pool, clubhouse with exercise room, yoga area and dog parks located throughout. Walking paths and interconnectivity are a priority for this development. The Architecture Style and materials are intended to be representative of the Low Country and Hanahan.

PRM-Hanahan-East

The intent of this district is to create the second high density residential district and use the buildings as a buffer between the commercial district and the low/medium density residential district. Single story garage buildings are provided along the common access drive in order to provide a transition in the scale and size of the buildings and surrounding parking. The larger 4 story buildings are along the far property line and will provide a noise and visual buffer from the single family and Tanner Hall amenity areas. A natural buffer will remain between the larger buildings and the Tanner Hall Amenity Center. Sewer for the new buildings will be achieved through a new 8" gravity sewer main connecting to the existing at the intersection of Tanner Ford Boulevard and Tanner Hall Boulevard. Water will be provided from a looped system that will connect twice on Tanner Hall Boulevard and once on Tanner Ford Boulevard. Stormwater

will be handled through a Master planned system that will drain from this district through the Tanner Village district, Tanner 7D district, existing Tanner Hall and ultimately into Goose Creek. Access to the site is from Tanner Hall Boulevard through a proposed shared ingress/egress access easement through Tanner Station. It is envisioned that the project will be access controlled for the safety and management of the new residences. Amenities for this district will be provided on site and on the PRM-Hanahan-West district. Architectural style and materials are to conform to the "Low Country" and Hanahan vernacular, while no vinyl siding will be permitted. The Applicant is proposing the use of quality materials given that they will be responsible for the future maintenance.

Tanner Village

The intent of this district is to provide a medium density residential area to increase the homeowners of the Tanner Hall HOA. By adding more units this will assist in distributing the maintenance cost to more users. This area will be serviced through a new 8" gravity sewer main connection to the existing main in Tanner Hall. Water will be connected along Tanner Hall Boulevard and looped into the Tanner Station Commercial district. Applicant envisions this will be a publicly dedicated right of way but privately maintained. Stormwater will be handled by a Master Planned system with a new pond being located within this district. The pond will utilize the existing storm drainage infrastructure and ultimately discharge into the new pond in Phase 7D. Access to this district will be from Tanner Hall Boulevard after the Tanner Hall entry monuments and roundabout. It is envisioned to be a single road leading back to the Tanner Station Commercial district and will have an access control connection to Tanner Station drive aisles. Green Space will be created with the pond and some residual areas being left to the HOA, no new active amenities are being proposed. Tanner Village will be incorporated into the Tanner Hall HOA and have full access to all the amenities including barn clubhouse, two (2) tennis courts, junior Olympic pool, outdoor patio area, multiple open space parks, community dock and boat landing.

Tanner 7D

The intent of this district is complete the low-density single family detached portion of Tanner Hall Subdivision. While this portion of the property has been brought before the Planning Commission several times in the past, the applicant and is looking connecting the existing Tanner Hall roundabout with Pasture View Drive so the roads are connected and looped. Sewer will be provided by extending 8" gravity mains from the existing system. Water will be connected from Tanner Hall Boulevard and to Pasture View Drive. Access to the site is from the public right of ways of Tanner Hall Boulevard and Pasture View Drive. Applicant envisions having Berkeley County maintain the roads and drainage. Stormwater will be handled through a Master Plan that provided another pond onsite. This pond will discharge into the existing series of ponds and into Goose Creek. This phase will be incorporated into the Tanner Hall HOA and therefore Architectural style and materials will be similar. While Green Space is being created with the creating of the pond, no other active amenities are being built. Tanner 7D will have access to all the amenities of Tanner Hall including barn clubhouse, two (2) tennis courts, junior Olympic pool, outdoor patio area, multiple open space parks, community dock and boat landing.

Tanner Station Commercial

The intent of this proposal is to keep this area of land as general commercial property for neighborhood services. The owner is committed to having a gas station for this area is diligently working toward providing one. It is envisioned this district will be served by a future 8" gravity main extended from the intersection of Tanner Ford Boulevard and Tanner Hall Boulevard. Water will be provided by an existing

10" water main located within the Tanner Ford Boulevard right of way. This water system will be looped to other districts. Access to this area is from the existing curb cuts of Tanner Station. Stormwater and drainage will be handled through a Master Plan system that uses shared ponds to handle the requirements. The architectural style and materials will be like the existing Tanner Station and Tanner Hall Amenity Center.

Project Service Providers

The project is serviced by the following providers and as of the submittal of the application, no inadequacies or recommendation have been offered. It should be noted that this is a continuing process and inadequacies, or shortcomings may be discovered in the future, at which point they will be dealt with.

Water:	Charleston Water Systems, there is a 10" water main along Tanner Ford Boulevard and 8" along Tanner Hall Boulevard. the proposed development will connect to these in multiple places and will provide "loops" within the project.
Sewer:	Berkeley County Water and Sewer Department: PRM-Hanahan-west and east are envisioned to connect to the existing 8" gravity sewer along Tanner Ford Boulevard. Tanner 7D and Tanner Village will connect to an 8" gravity sewer main along Tanner Hall Boulevard. Tanner Station Commercial will connect to a new 8" gravity sewer main extended along Tanner Ford Boulevard
Roads/Drainage:	Berkeley County Roads and Bridges has jurisdiction over the public roads and drainage. This Project does not connect to any SCDOT roadways
Stormwater:	Berkeley County Engineering. Stormwater for the project will be handled by creating several interconnected ponds and connecting to the existing stormwater system.
Hanahan Fire Dept.:	The project is within the Hanahan Fire Department district and per corresponds with the department, the department has the resources available to service the Project.

Offsite Improvements

A Traffic Impact Analysis (TIA) has been completed for the project with the recommendation that a signal warrant analysis be completed. Upon the completion and findings of the Signal Warrant Analysis, the Applicant is open to a financial contribution of their portion of increased traffic for a traffic signal.

Regulatory Provisions

As shown on Appendix A, the following districts are being created with the approval of this Planned Development:

- PRM-West (THPDD-PRM)
- PRM-East (THPDD-PRM)
- Tanner Village (THPDD-TV)
- Tanner Station Commercial (THPDD-GC)

PRM-West and PRM-East will be higher density attached residential districts and Tanner Village will be a medium density residential district. A Concept Plan is provided as Appendix B

The individual development requirements for each district are as follows:

PRM-West (THPDD_PRM-W):

Permitted Land Uses:	Single family attached, apartments
Density:	20 units per acre
Building Setbacks:	
Front (Adjacent to right of way):	
	4 story building: 30'
	3 story building: 25'
	2 story building: 20'
	1 story building: 10'
Rear (adjacent property lines):	
	4 story building: 30'
	3 story building: 25'
	2 story building: 20'
	1 story building: 10'
Side: (distance between buildings):	Minimum 15' between bldgs.
Lot Coverage:	85% impervious
Maximum Building Height:	55' to eave
Landscape Standards:	
Buffer:	10' between multifamily and single family detached
Tree Protection:	Comply with Current City of Hanahan Ordinance with the exception that the invasive Chinese Tallow be removed as a protected tree
Fence requirements	Comply with Current City of Hanahan Ordinance with the exception that a six (6) foot tall chain link fence may be used along right of ways and property lines provided the fence is vinyl coated with a color of black or dark green and the location of the fence is a minimum of 10' off the right of way and/or property line
Signage Standards:	Comply with Current City of Hanahan Ordinance
Parking and Access Standards:	

Internal drive lanes:	Comply with Current City of Hanahan Ordinance
Minimum size/dimensions:	Comply with Current City of Hanahan Ordinance
Location:	Parking may be between the building and street provided a buffer such as a wall or landscape berm is in place.
Required Spaces:	
Units less than 1000 sf	1.5 spaces per unit
Units 1000 sf and greater:	2.0 spaces per unit
Amenity Center:	1.0 spaces per 1000 sf
Road Infrastructure Standards:	Comply with Current City of Hanahan Ordinance and Berkeley County Regulations
Pedestrian Infrastructure Standards:	Provide minimum 5' sidewalk along Tanner Ford Boulevard and associated crosswalks from new project pedestrian connection to intersection of Tanner Ford Blvd. and Tanner Hall Blvd.; internal site pedestrian connectivity will be from each building to amenities
Green Space standards:	Green space will be provided by saving existing trees, creating open areas for active and passive participation
Architectural Standard:	Architecture, building materials and colors shall be of a character that resembles the "Low Country"/Hanahan character. No vinyl is permitted on buildings.
Other Considerations:	-Development will be gated and accessed controlled -Amenities will include at a minimum the following: Swimming Pool Fitness Center Dog Park(s) -Other amenities will be provided based on the makeup of the renters -Developer may receive a Certificate of Occupancy (CO) as each building is complete and meets all building inspections.

PRM-West (THPDD_PRM-E):

Permitted Land Uses:	Single family attached, apartments								
Density:	30 units per acre								
Building Setbacks:									
Front (Adjacent to right of way):	<table border="0"> <tr> <td>4 story building:</td> <td>25'</td> </tr> <tr> <td>3 story building:</td> <td>20'</td> </tr> <tr> <td>2 story building:</td> <td>15'</td> </tr> <tr> <td>1 story building:</td> <td>10'</td> </tr> </table>	4 story building:	25'	3 story building:	20'	2 story building:	15'	1 story building:	10'
4 story building:	25'								
3 story building:	20'								
2 story building:	15'								
1 story building:	10'								
Rear (adjacent property lines):	<table border="0"> <tr> <td>4 story building:</td> <td>25'</td> </tr> <tr> <td>3 story building:</td> <td>20'</td> </tr> <tr> <td>2 story building:</td> <td>15'</td> </tr> <tr> <td>1 story building:</td> <td>5'</td> </tr> </table>	4 story building:	25'	3 story building:	20'	2 story building:	15'	1 story building:	5'
4 story building:	25'								
3 story building:	20'								
2 story building:	15'								
1 story building:	5'								
Side: (distance between buildings):	Minimum 15' between bldgs.30								
Lot Coverage:	85% impervious								
Maximum Building Height:	55' to eave								
Landscape Standards:									
Buffer:	10' between multifamily and single family detached								
Tree Protection:	Comply with Current City of Hanahan Ordinance with the exception that the invasive Chinese Tallow be removed as a protected tree								
Fence requirements	Comply with Current City of Hanahan Ordinance with the exception that a six (6) foot tall fence along the right of way and/or property lines								
Signage Standards:	Comply with Current City of Hanahan Ordinance								
Parking and Access Standards:									
Internal drive lanes:	Comply with Current City of Hanahan Ordinance								
Minimum size/dimensions:	Comply with Current City of Hanahan Ordinance								
Location:	Parking may between the building and street provided a buffer such as a wall or landscape berm is in place.								
Required Spaces:									
Units less than 1000 sf	1.5 spaces per unit								
Units 1000 sf and greater:	2.0 spaces per unit								
Amenity Center:	1.0 spaces per 1000 sf								
Road Infrastructure Standards:	Comply with Current City of Hanahan Ordinance and Berkeley County Regulations								
Pedestrian Infrastructure Standards:	Provide internal sidewalks to Tanner Station and PRM-Hanahan-West								
Green space standards:	Green space will be provided by saving existing trees, creating open areas for active and passive participation								

Architectural Standard:

Architecture, building materials and colors shall be of a character that resembles the "Low Country"/Hanahan character. No vinyl is permitted on buildings.

Other Considerations:

- Development will be gated and accessed controlled
- Amenities will be on the THPDD_PRM-W site
- Other amenities will be provided based on the makeup of the renters
- Developer may receive a Certificate of Occupancy (CO) as each building is complete and meets all building inspections.

Tanner Village (THPDD-TV)

Permitted Land Uses:	Single Family detached & Townhomes
Density:	7.5 units per acre
Building Setbacks:	
Front (Adjacent to right of way):	25'
Rear:	20'
Side:	5' (Side adjacent to street: 10') 15' for townhomes
Minimum Lot Width:	
	25' (Single Family Detached) 18' Internal units and 20' on end units (Townhome)
Lot Coverage:	65% impervious
Maximum Building Height:	35'
Landscape Standards:	Comply with Current City of Hanahan Ordinance
Signage Standards:	Comply with Current City of Hanahan Ordinance
Parking and Access Standards:	
Internal drive lanes:	Comply with Current City of Hanahan Ordinance
Minimum size/dimensions:	Comply with Current City of Hanahan Ordinance
Required Spaces:	2.0 spaces per unit
Road Infrastructure Standards:	Comply with Current City of Hanahan Ordinance and Berkeley County Regulations
Pedestrian Infrastructure Standards:	Provide a minimum 5' wide sidewalk along one side of new roads and associated crosswalks; internal site pedestrian connectivity will be sidewalk will connect to Tanner Hall Boulevard
Green space standards:	Green space will be fulfilled through the existing amenities, parks and open spaces of Tanner Hall and through the additional passive park and lake included in Tanner Village. Refer to Supplemental Documents
Other Considerations:	-Development may be gated and accessed controlled on the property line that abuts the Commercial zone. -Amenities: Tanner Hall Village will be part of the Tanner Hall HOA and have access to all Tanner Hall's amenities including barn clubhouse, two (2) tennis courts, Junior Olympic pool, outdoor patio area, multiple open space parks, community dock and boat landing.

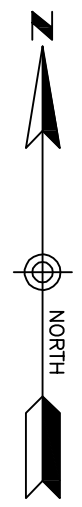
Tanner 7D (THPDD-7D)

Permitted Land Uses:	Comply with Current City of Hanahan Ordinance
Density:	Comply with Current City of Hanahan Ordinance
Building Setbacks:	
Front (Adjacent to right of way):	Comply with Current City of Hanahan Ordinance
Rear:	Comply with Current City of Hanahan Ordinance
Side:	Comply with Current City of Hanahan Ordinance
Minimum Lot Width:	Comply with Current City of Hanahan Ordinance
Lot Coverage:	Comply with Current City of Hanahan Ordinance
Maximum Building Height:	Comply with Current City of Hanahan Ordinance
Landscape Standards:	Comply with Current City of Hanahan Ordinance
Signage Standards:	Comply with Current City of Hanahan Ordinance
Parking and Access Standards:	Comply with Current City of Hanahan Ordinance
Road Infrastructure Standards:	Comply with Current City of Hanahan Ordinance and Berkeley County Regulations
Pedestrian Infrastructure Standards:	Comply with Current City of Hanahan Ordinance
Tree Protection:	Comply with Current City of Hanahan Ordinance with the exception that the invasive Chinese Tallow be removed as a protected tree
Green space standards:	Green space is fulfilled through the existing amenities, parks and open spaces of Tanner Hall. Refer to Supplemental Documents.
Other Considerations:	-Amenities: Tanner Hall 7D will be part of the Tanner Hall HOA and have access to all Tanner Hall's amenities including barn clubhouse, two (2) tennis courts, Junior Olympic pool, outdoor patio area, multiple open space parks, community dock and boat landing.

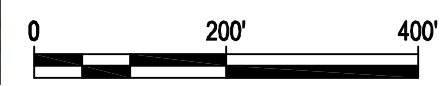
Tanner Station Commercial (THPDD-GC)

Permitted Land Uses:	Comply with Current City of Hanahan Ordinance
Density:	Comply with Current City of Hanahan Ordinance
Building Setbacks:	
Front (Adjacent to right of way):	Comply with Current City of Hanahan Ordinance
Rear:	Comply with Current City of Hanahan Ordinance
Side:	Comply with Current City of Hanahan Ordinance
Minimum Lot Width:	Comply with Current City of Hanahan Ordinance
Lot Coverage:	Comply with Current City of Hanahan Ordinance
Maximum Building Height:	Comply with Current City of Hanahan Ordinance
Landscape Standards:	Comply with Current City of Hanahan Ordinance
Signage Standards:	Comply with Current City of Hanahan Ordinance
Parking and Access Standards:	Comply with Current City of Hanahan Ordinance
Road Infrastructure Standards:	Comply with Current City of Hanahan Ordinance and Berkeley County Regulations
Pedestrian Infrastructure Standards:	Comply with Current City of Hanahan Ordinance
Tree Protection:	Comply with Current City of Hanahan Ordinance with the exception that the invasive Chinese Tallow be removed as a protected tree

Appendix A
Proposed Land Use



- Future Land Uses**
- Low Density Neighborhood
 - Medium Density Neighborhood
 - High Density Neighborhood
 - Commercial



DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: E20-1003
 SCALE: 1"=200'
 DATE: 04/07/2021

PROPOSED LAND USE PLAN
TANNER HALL PLANNED DEVELOPMENT DISTRICT
 LOCATED IN TANNER PLANTATION
 CITY OF HANAHAN, BERKELEY COUNTY, SC

Anchor Consulting Engineers, LLC
 1253 Dickson Avenue, Suite 103
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Appendix B

Concept Plan of Tanner Hall Planned Development District



CONCEPT PLAN OF
TANNER HALL PLANNED DEVELOPMENT DISTRICT

CITY OF HANAHAN, BERKELEY COUNTY, SC
 PREPARED FOR: PRM Tanner Plantation/Hanahan Owner LLC
 SCALE: 1" = 100'
 DATE: JUNE 11, 2021

ANCHOR CONSULTING
 ENGINEERS, LLC
 1253 DICKSON AVE, SUITE 103
 HANAHAN, SC 29410
 (843) 818-4652
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Supplemental Information
FOR THE
TANNER HALL PLANNED DEVELOPMENT DISTRICT

Tanner Plantation, City of Hanahan
Berkeley County, South Carolina



Prepared for:

**PRM Tanner Plantation/Hanahan
Owner LLC**

300 Trade Center, Suite 700
Woburn, MA 01801

**Century Development LLC
Tanner 12 LLC**

6903 Tanner Hall Boulevard
Hanahan, SC 29410

Prepared by:

Anchor Consulting Engineers, LLC

1253 Dickson Avenue, Suite 103
Hanahan, SC 29410

Submitted: June 11, 2021

Revised:

Contents

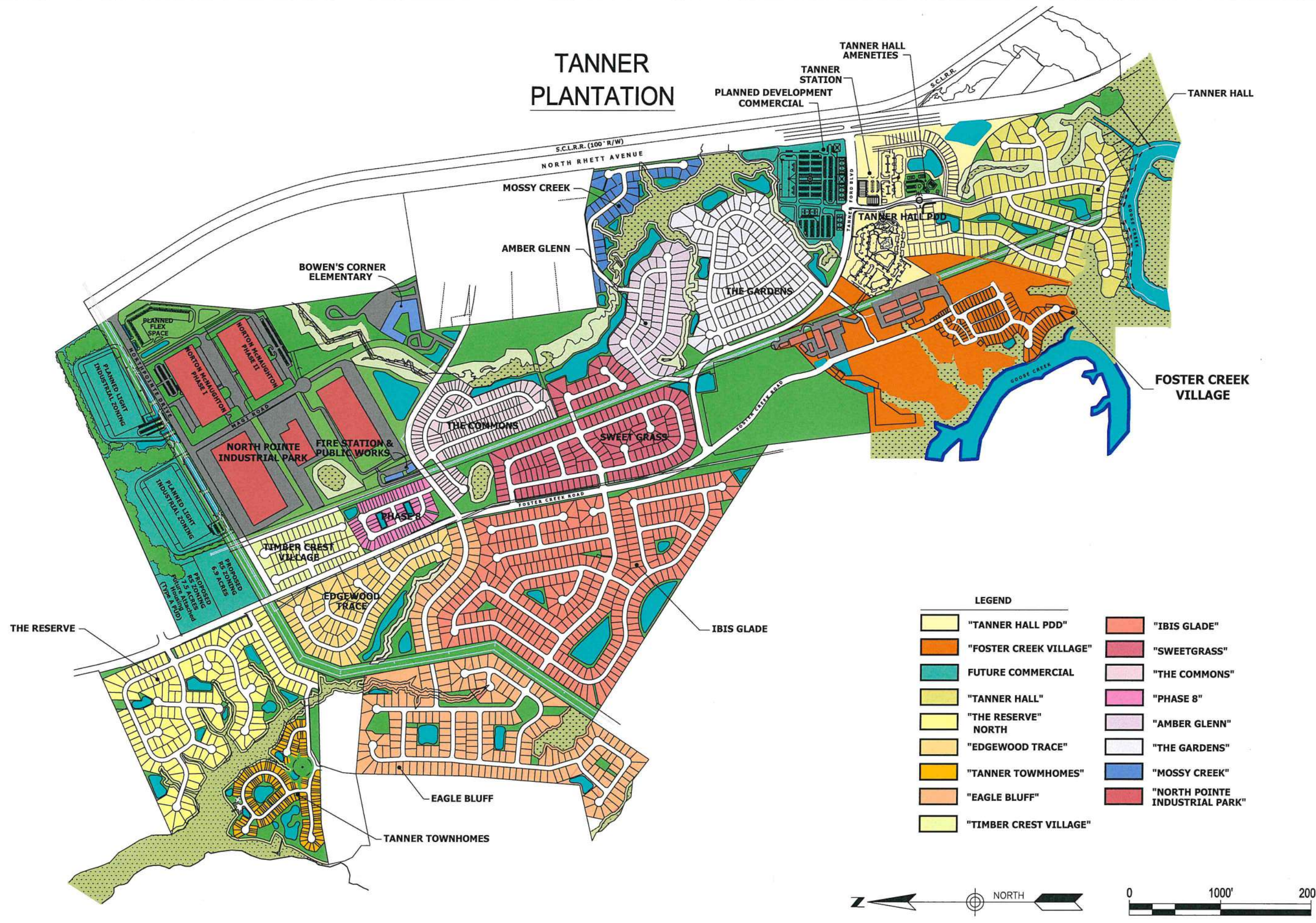
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Introduction

The purpose of the Supplemental Documents package is to provide staff, Planning Commission and members of City Council with additional information for reviewing the Planned Development District Submittal. The Conceptual Plan and information provided afterward are conceptual and subject to change based on the final approval of the Planned Development District and the design and permitting process.

Overall Color Map of Tanner Plantation

TANNER PLANTATION



LEGEND

	"TANNER HALL PDD"		"IBIS GLADE"
	"FOSTER CREEK VILLAGE"		"SWEETGRASS"
	FUTURE COMMERCIAL		"THE COMMONS"
	"TANNER HALL"		"PHASE 8"
	"THE RESERVE" NORTH		"AMBER GLENN"
	"EDGEWOOD TRACE"		"THE GARDENS"
	"TANNER TOWNHOMES"		"MOSSY CREEK"
	"EAGLE BLUFF"		"NORTH POINTE INDUSTRIAL PARK"
	"TIMBER CREST VILLAGE"		

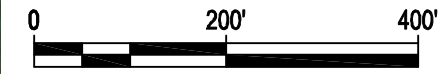


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TANNER PLANTATION OVERALL PLAN
 FOR TANNER HALL PD
 LOCATED IN TANNER FORD BOULEVARD
 CITY OF HANAHAN, BERKELEY COUNTY, SC

DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: 21-002.00
 SCALE: 1"=1000'
 DATE: 06/08/2021

Aerial Exhibit Showing Current TMS



DRAWN BY: KLG
CHECKED BY: RLCS
PROJECT NUMBER: E20-1003
SCALE: 1"=200'
DATE: 04/07/2021

**AERIAL EXHIBIT SHOWING CURRENT TMS
TANNER HALL PLANNED DEVELOPMENT DISTRICT
LOCATED IN TANNER PLANTATION
CITY OF HANAHAN, BERKELEY COUNTY, SC**

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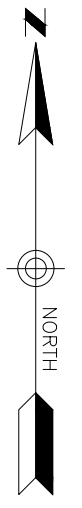
Tanner Plantation Zoning Map



ZONING LEGEND

- CP (CONSERVATION/PRESERVATION)
- CG GENERAL COMMERCIAL
- RS SINGLE FAMILY RESIDENTIAL
- PD PLANNED DEVELOPMENT DISTRICT

NOTE: TMS 259-00-00-184 IS INCORRECTLY SHOWN AS PD. THE ACTUAL ZONING DESIGNATION IS RO.



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TANNER PLANTATION ZONING MAP
TANNER HALL PLANNED DEVELOPMENT DISTRICT
 LOCATED IN TANNER FORD BOULEVARD
 CITY OF HANAHAN, BERKELEY COUNTY, SC

DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: 21-002.00
 SCALE: N.T.S.
 DATE: 06/11/2021

City of Hanahan 2012 Comprehensive Land Use Plan

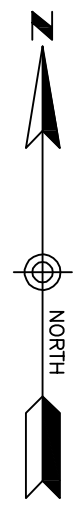


DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: 21-002.00
 SCALE: N.T.S.
 DATE: 06/11/2021

CITY OF HANAHAN 2012 COMPREHENSIVE LAND USE PLAN
TANNER HALL PLANNED DEVELOPMENT DISTRICT
 LOCATED IN TANNER FORD BOULEVARD
 CITY OF HANAHAN, BERKELEY COUNTY, SC

Anchor Consulting Engineers, LLC
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Existing Green Space and Amenities Plan



AMENITY CENTER
 -JUNIOR OLYMPIC SWIMMING POOL
 -2 TENNIS COURTS
 -COMMUNITY MEETING AREA

COMMUNITY BOAT LANDING
 -BOACH LAUCH
 -COMMUNITY PIER

GREEN SPACE
 OPEN SPACE

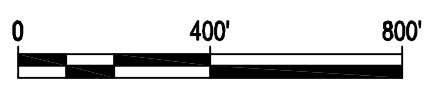
GREEN SPACE
 OPEN SPACE

GREEN SPACE
 OPEN SPACE

GREEN SPACE
 ACTIVE AREAS

COMMUNITY BOAT LANDING

LEGEND
 Boat Landing
 Amenity Center
 Green Space
 Includes Open Space
 for Recreation,
 Stormwater and Passive
 areas

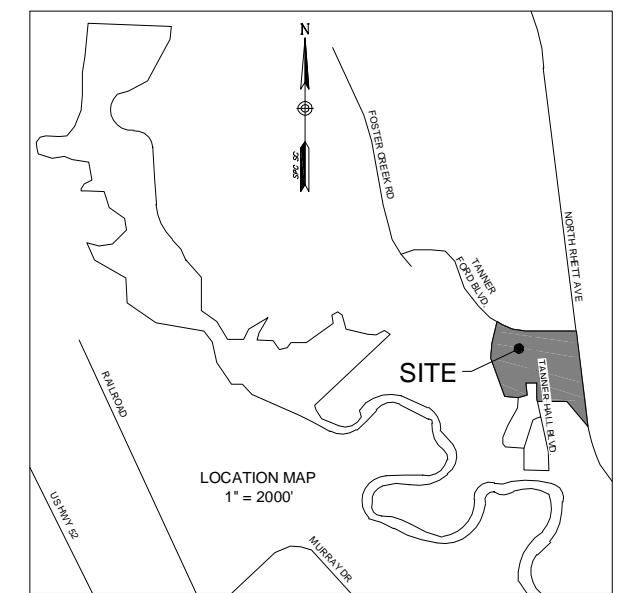
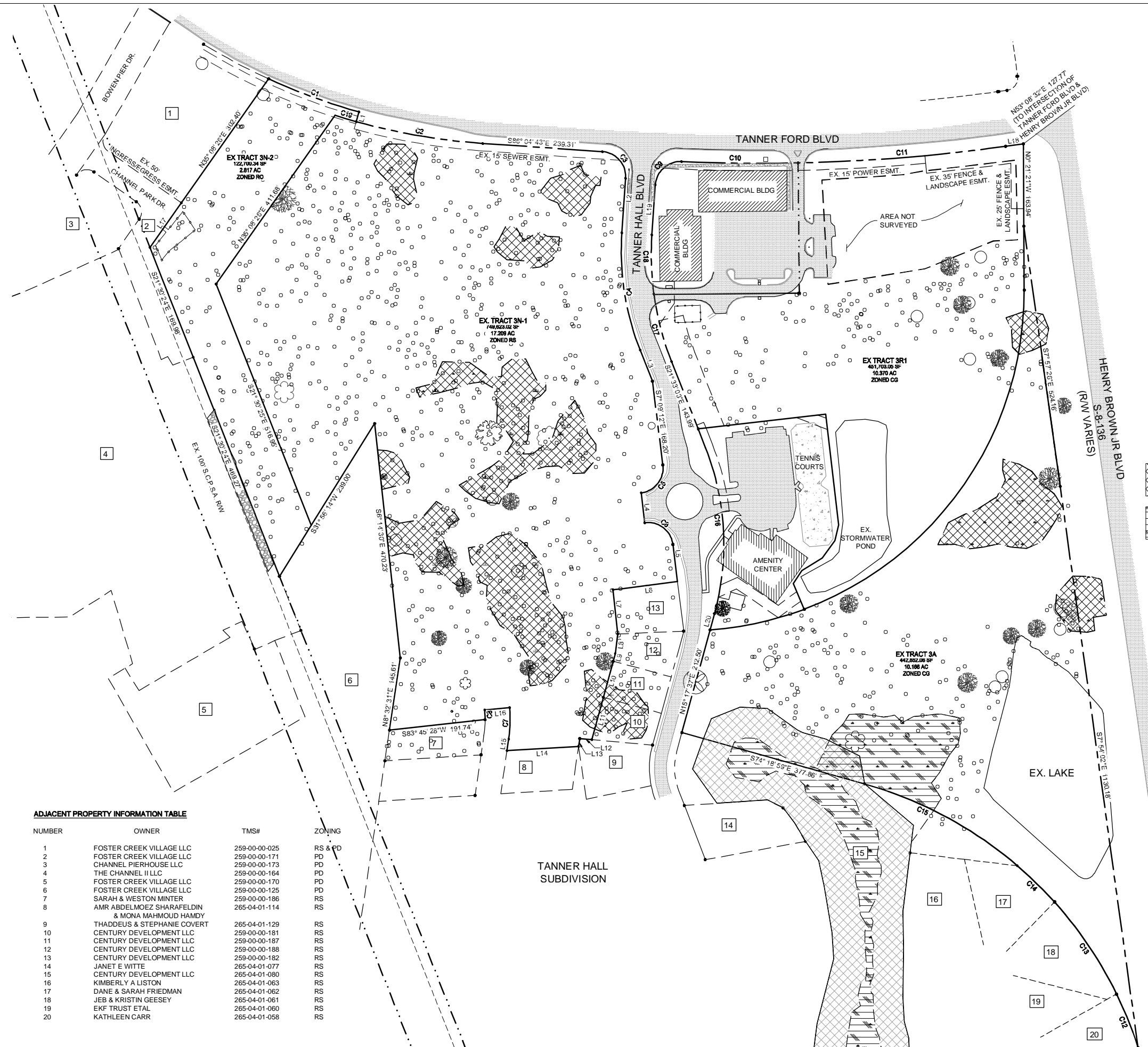


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EXISTING GREEN SPACE & AMENITIES PLAN
TANNER HALL PLANNED DEVELOPMENT DISTRICT
 LOCATED IN TANNER FORD BOULEVARD
 CITY OF HANAHAN, BERKELEY COUNTY, SC

DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: E20-1003
 SCALE: 1"=400'
 DATE: 06/08/2021

Existing Conditions for Tanner Hall PD



TREE LEGEND

- LANDMARK SWEET GUM
- ◊ LANDMARK WATER HICKORY
- ⊗ LANDMARK MAPLE
- LANDMARK OAK TREE
- NON-LANDMARK TREE
- ▨ NON-JURISDICTIONAL WETLAND
- ▩ JURISDICTIONAL WETLAND

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S15° 38' 50"W	19.99'
L2	S3° 55' 17"W	108.98'
L3	S21° 32' 52"E	66.37'
L4	S6° 35' 17"E	60.01'
L5	S7° 09' 12"E	74.77'
L6	N82° 50' 48"E	115.66'
L7	N6° 14' 31"W	88.85'
L8	N7° 06' 21"E	39.54'
L9	S15° 17' 37"W	15.49'
L10	S15° 17' 37"W	75.00'
L11	S15° 17' 37"W	87.23'
L12	S84° 52' 23"E	24.10'
L13	N8° 20' 45"E	15.68'
L14	N86° 28' 10"E	143.02'
L15	N8° 20' 44"E	23.45'
L16	S84° 42' 55"W	50.00'
L17	S35° 08' 26"W	109.03'
L18	S82° 02' 38"W	35.64'
L19	S3° 55' 05"W	100.00'
L20	S15° 17' 45"W	33.78'



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	192.14'	1230.00'	8°57'00"	S69° 52' 41"E	191.94'
C2	255.82'	1250.00'	11°43'34"	S80° 12' 57"E	255.38'
C3	78.54'	50.00'	90°00'06"	N41° 04' 42"W	70.71'
C4	238.88'	537.39'	25°28'10"	S8° 48' 48"E	236.92'
C5	78.24'	50.00'	89°39'40"	N37° 40' 35"E	70.50'
C6	78.84'	50.00'	90°20'23"	N52° 19' 22"W	70.92'
C7	62.96'	275.00'	13°07'02"	N1° 47' 14"E	62.82'
C8	19.49'	224.98'	4°57'47"	N2° 10' 24"W	19.48'
C9	77.36'	50.00'	88°38'44"	S48° 14' 16"W	69.87'
C10	485.94'	3530.00'	7°53'15"	N88° 36' 50"E	485.56'
C11	485.94'	3530.00'	7°53'15"	N88° 36' 50"E	485.56'
C12	115.36'	800.16'	8°15'38"	S21° 54' 55"E	115.26'
C13	221.88'	800.16'	15°53'16"	S33° 59' 23"E	221.17'
C14	103.50'	800.16'	7°24'41"	S45° 38' 22"E	103.43'
C15	348.74'	800.16'	24°58'18"	S61° 49' 51"E	345.98'
C16	337.58'	525.00'	36°50'28"	N3° 07' 49"W	331.79'
C17	257.95'	580.29'	25°28'08"	S8° 48' 59"E	255.83'
C18	257.95'	580.29'	25°28'08"	S8° 48' 59"E	255.83'
C19	44.34'	1250.00'	2°01'57"	S73° 20' 11"E	44.34'

ADJACENT PROPERTY INFORMATION TABLE

NUMBER	OWNER	TMS#	ZONING
1	FOSTER CREEK VILLAGE LLC	259-00-00-025	RS & PD
2	FOSTER CREEK VILLAGE LLC	259-00-00-171	PD
3	CHANNEL PIERHOUSE LLC	259-00-00-173	PD
4	THE CHANNEL II LLC	259-00-00-164	PD
5	FOSTER CREEK VILLAGE LLC	259-00-00-170	PD
6	FOSTER CREEK VILLAGE LLC	259-00-00-125	PD
7	SARAH & WESTON MINTER	259-00-00-186	RS
8	AMR ABDELMOEZ SHARAFELDIN & MONA MAHMOUD HAMDY	265-04-01-114	RS
9	THADDEUS & STEPHANIE COVERT	265-04-01-129	RS
10	CENTURY DEVELOPMENT LLC	259-00-00-181	RS
11	CENTURY DEVELOPMENT LLC	259-00-00-187	RS
12	CENTURY DEVELOPMENT LLC	259-00-00-188	RS
13	CENTURY DEVELOPMENT LLC	259-00-00-182	RS
14	JANET E WITTE	265-04-01-077	RS
15	CENTURY DEVELOPMENT LLC	265-04-01-080	RS
16	KIMBERLY A LISTON	265-04-01-063	RS
17	DANE & SARAH FRIEDMAN	265-04-01-062	RS
18	JEB & KRISTIN GEESSEY	265-04-01-061	RS
19	EKF TRUST ETAL	265-04-01-060	RS
20	KATHLEEN CARR	265-04-01-058	RS

ANCHOR CONSULTING ENGINEERS, LLC
 1283 DICKSON AVE, SUITE 103
 HANAHAN, SC 29410
 VOICE: 843.818.4652
 FAX: 843.818.4653



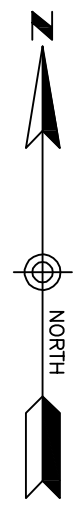
REVISIONS:

NO.	DATE	DESCRIPTION
1		
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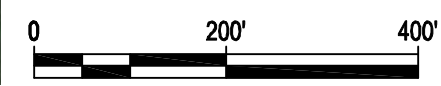
EXISTING CONDITIONS FOR TANNER HALL PD
 PREPARED FOR
TANNER 12 LLC
 CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: 06/09/2021
 JOB # 21-002
 SCALE: 1" = 100'

Proposed Land Use Plan



- Future Land Uses**
- Low Density Neighborhood
 - Medium Density Neighborhood
 - High Density Neighborhood
 - Commercial

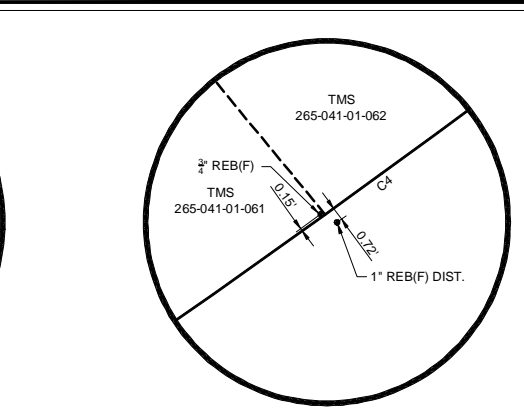
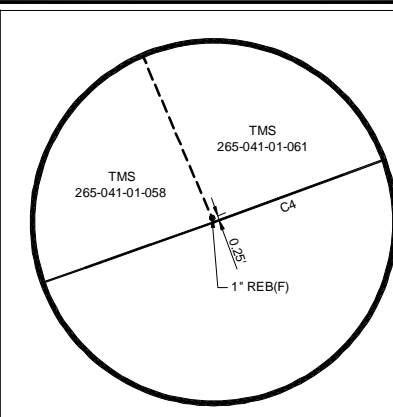
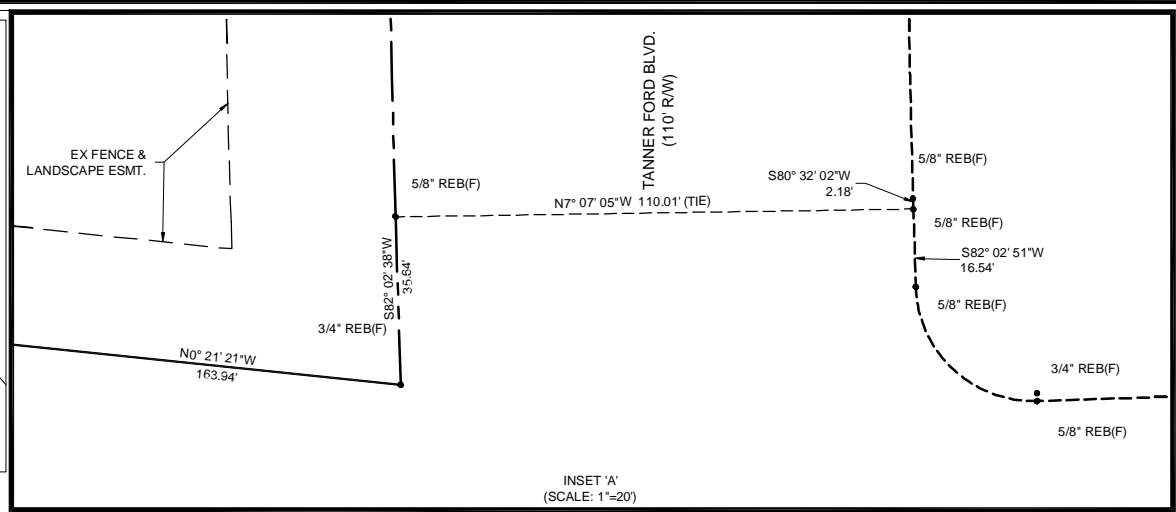
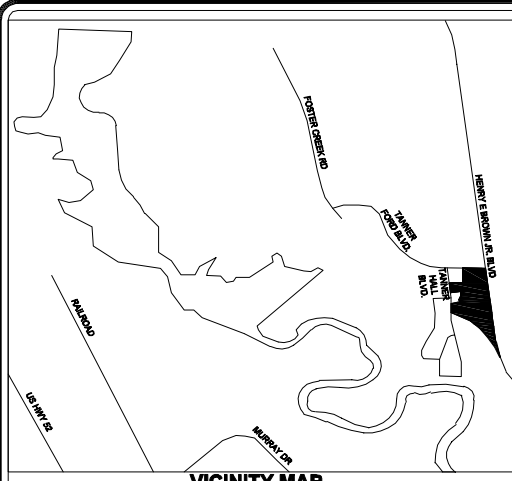


DRAWN BY: KLG
 CHECKED BY: RLCS
 PROJECT NUMBER: E20-1003
 SCALE: 1"=200'
 DATE: 04/07/2021

PROPOSED LAND USE PLAN
TANNER HALL PLANNED DEVELOPMENT DISTRICT
 LOCATED IN TANNER PLANTATION
 CITY OF HANAHAN, BERKELEY COUNTY, SC

Anchor Consulting Engineers, LLC
 1253 Dickson Avenue, Suite 103
 Hanahan, SC 29410
 843.818-4652

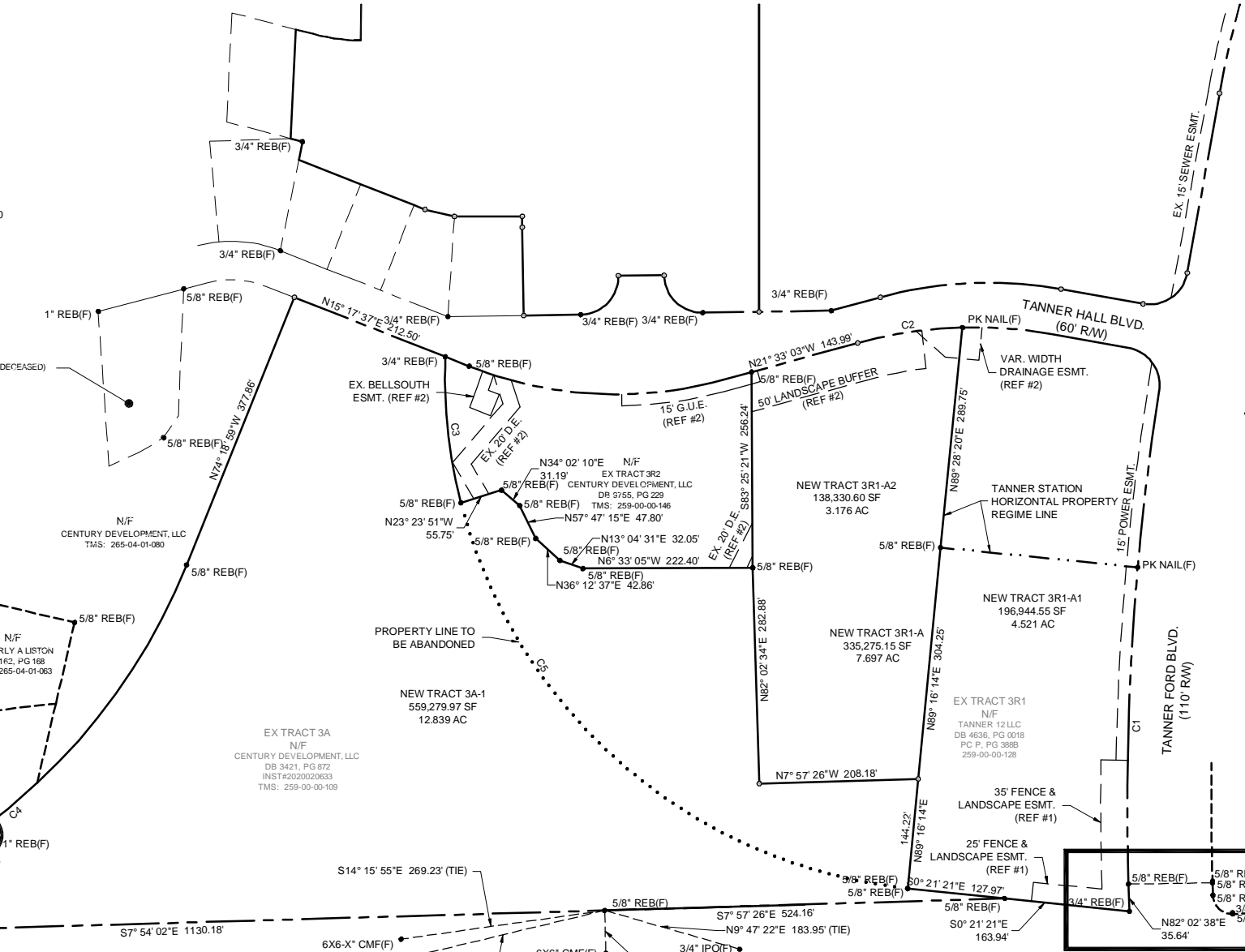
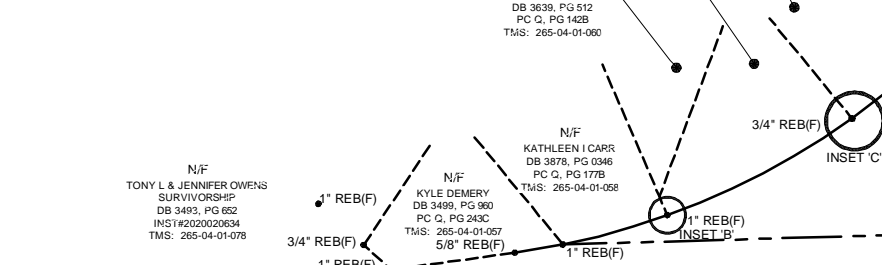
Plat Showing Boundary Line Adjustment and Subdivision



- REFERENCES:
- CONVEYANCE PLAT SHOWING TRACT 3R, A 12.316 ACRE TRACT OF LAND, PROPERTY OF RGT/CHARLESTON PARTNERS, LTD, AND TRACT 3C1, A .326 ACRE TRACT OF LAND (FUTURE ROAD RIGHT OF WAY) BEING A PORTION OF TRACT 3C, PROPERTY OF CENTURY DEVELOPMENT, LLC, LOCATED AT TANNER PLANTATION, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, DATED FEBRUARY 26, 2003, BY TRICO ENGINEERING CONSULTANTS, INC. AND RECORDED ON 04/03/2003 IN CABINET P, PAGE 388-B IN BERKELEY COUNTY REGISTER OF DEEDS.
 - SUBDIVISION PLAT OF TRACT 3R INTO TRACTS 3R1(10.370 AC.) AND 3R2(1.946 AC.), PROPERTY OF TANNER 12, LLC, LOCATED AT TANNER PLANTATION, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, DATED JANUARY 31, 2007 BY TRICO ENGINEERING CONSULTANTS, INC. AND RECORDED ON 5/25/2007 IN CABINET R, PAGE 363-D IN BERKELEY COUNTY REGISTER OF DEEDS.
 - SUBDIVISION OF TRACT 'A' FROM TMS: 259-00-00-128 BEING CONVEYED TO TANNER STATION HORIZONTAL PROPERTY REGIME LOCATED OFF TANNER FORD BOULEVARD, CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, DATED JULY 16, 2008 BY ASSOCIATED SURVEYORS AND RECORDED ON 08/07/2008 IN CABINET M, PAGE 225-P IN BERKELEY COUNTY REGISTER OF DEEDS.
 - PLAT SHOWING PROPERTY LINE ADJUSTMENT OF TMS 259-00-00-109 (12.034 AC.) TO CREATE NEW TRACT 3A (10.166 AC.) AND RESIDUAL (1.888 AC.) TO BE COMBINED WITH THE HENRY E. BROWN JR. BLVD (S-B-136) RIGHT-OF-WAY, PREPARED FOR CENTURY DEVELOPMENT, LLC., PROPERTY OF SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, DATED 04/05/2020 BY ANCHOR CONSULTING ENGINEERS, LLC AND RECORDED ON 06/11/2020 AS INSTRUMENT #2020020633 IN BERKELEY COUNTY REGISTER OF DEEDS.

ABBREVIATIONS

AC	ACRE
DB	DEED BOOK
ESMT	EASEMENT
EX	EXISTING
GUE	GENERAL UTILITY EASEMENT
IPO	IRON PIPE OPEN
IPF	IRON PINCH PIPE
NF	NOW OR FORMERLY
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
PRR	PUBLIC RECORDS REFERENCED
R/W	RIGHT OF WAY
RF	REBAR FOUND
REF	REFERENCE
SF	SQUARE FOOT
SL	SLIDE
TBM	TEMPORARY BENCHMARK



AREA CHART

OLD TRACT 3R1	10.370 AC
NEW TRACT 3R1-A1	4.521 AC
NEW TRACT 3R1-A2	3.176 AC
OLD TRACT 3A	10.166 AC
NEW TRACT 3A-1	12.839 AC

LEGEND

	PROPERTY LINE WITH 5/8" REBAR PROPERTY CORNER
	PROPERTY LINE WITH PROPERTY CORNER SET
	PROPERTY LINE TO BE ABANDONED
	ADJACENT PROPERTY LINE
	EASEMENT LINE (SEE DESCRIPTION)
	RIGHT-OF-WAY LINE
	PROPERTY LINE W/ CALCULATED CORNER
	APPROXIMATE FEMA FLOOD LINE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	415.26'	3530.00'	6°44'24"	N85° 24' 49"E	415.02'
C2	139.09'	580.29'	13°44'01"	N14° 41' 03"W	138.76'
C3	192.85'	675.00'	16°22'10"	N77° 40' 35"E	192.19'
C4	789.58'	800.16'	56°32'18"	N46° 02' 51"W	757.93'
C5	822.88'	675.00'	69°50'52"	N34° 34' 04"E	772.86'

SURVEYOR'S STATEMENT:

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. FURTHERMORE, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

PRELIMINARY

DATE _____

REVISIONS:

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BOUNDARY LINE ADJUSTMENT BETWEEN TRACT 3A (10.166 AC) AND TRACT 3R1 (10.370 AC.), CREATING NEW TRACT 3A-1 (12.839 AC) AND TRACT 3R1-A (7.887 AC) AND THE SUBDIVISION OF TRACT 3R1-A INTO TRACTS 3R1-A1 (4.521 AC.) AND TRACT 3R1-A2 (3.176 AC.)

PROPERTY OF
CENTURY DEVELOPMENT LLC
LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: 04/21/21

JOB # 21-002.00

SCALE: 1" = 100'

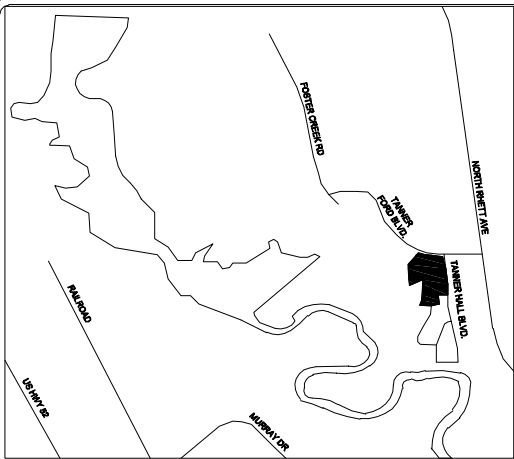
SHEET 1 OF 1

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6/11/2021

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Plat Showing Boundary Line Adjustment



VICINITY MAP
NOT TO SCALE

AREA CHART

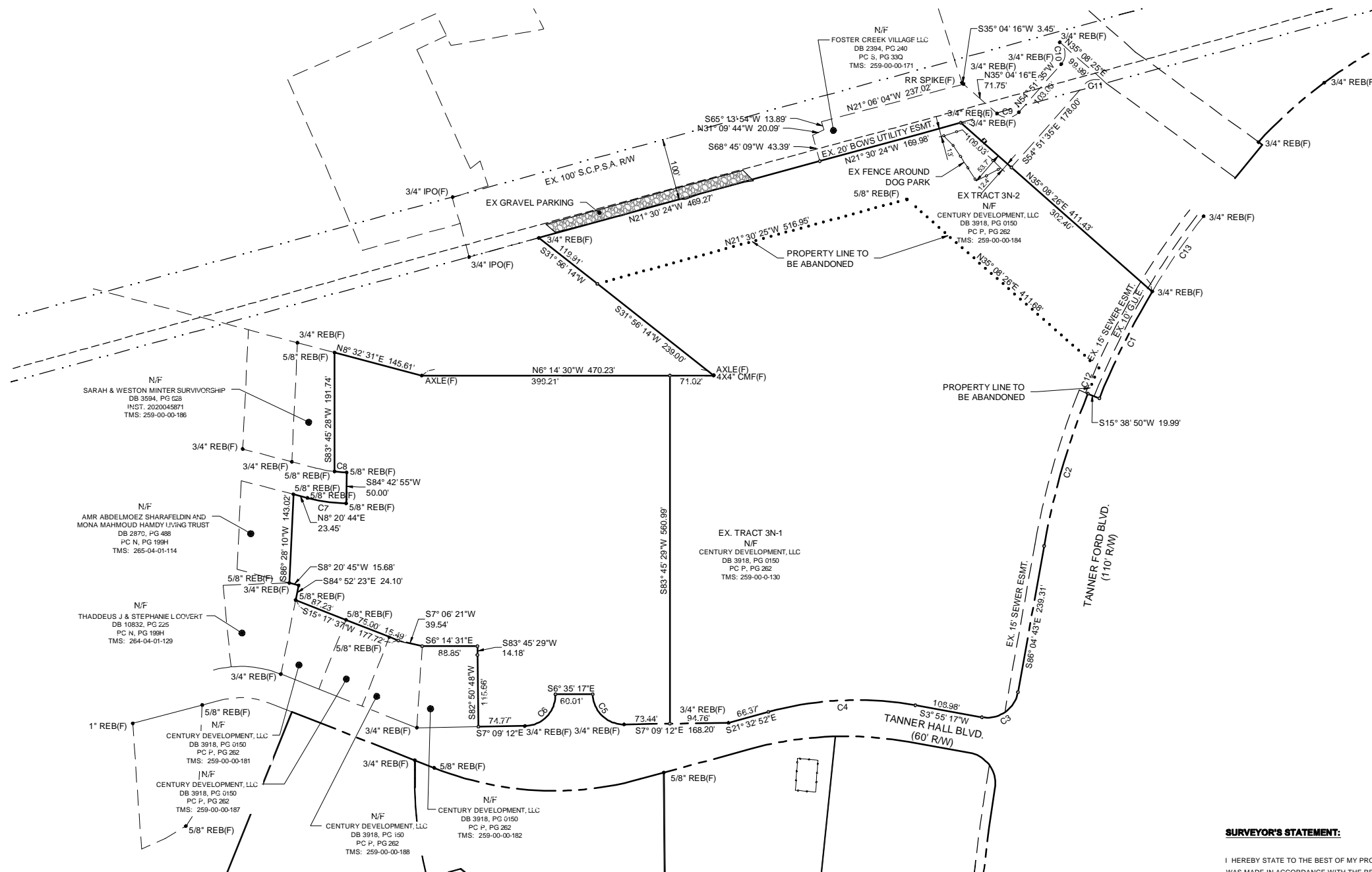
OLD TRACT 3N-1	17.201 AC
NEW TRACT 3N-1	6.454 AC
OLD TRACT 3N-2	2.817 AC
NEW TRACT 3N-2	13.571 AC

LEGEND

- PROPERTY LINE WITH 5/8" REBAR PROPERTY CORNER
- PROPERTY LINE WITH PROPERTY CORNER SET
- - - PROPERTY LINE TO BE ABANDONED
- ADJACENT PROPERTY LINE
- - - EASEMENT LINE (SEE DESCRIPTION)
- RIGHT-OF-WAY LINE
- PROPERTY LINE W/ CALCULATED CORNER
- - - APPROXIMATE FEMA FLOOD LINE

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C10	39.27'	25.00'	89°59'59"	S80° 08' 51"W	35.36'
C11	39.27'	25.00'	89°59'58"	S9° 52' 02"E	35.36'
C12	44.34'	1250.00'	2°01'57"	S73° 20' 11"E	44.34'
C13	146.98'	1230.00'	6°50'47"	S61° 58' 47"E	146.89'



ABBREVIATIONS

- AC ACRE
- DB DEED BOOK
- ESMT EASEMENT
- EX EXISTING
- GUE GENERAL UTILITY EASEMENT
- IPO IRON PIPE OPEN
- IPP IRON PINCH PIPE
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- PRR PUBLIC RECORDS REFERENCED
- R/W RIGHT OF WAY
- RFB REBAR FOUND
- REF REFERENCE
- SF SQUARE FOOT
- SL SLIDE
- TBM TEMPORARY BENCHMARK



SURVEYOR'S STATEMENT:

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. FURTHERMORE, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

PRELIMINARY

DATE

REVISIONS:

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PLAT SHOWING PROPERTY LINE ADJUSTMENT, CREATING A NEW TRACT 3N-1* (6.740 AC) AND A NEW TRACT 3N-2 (13.571 AC)

PROPERTY OF
CENTURY DEVELOPMENT LLC

LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: 04/08/21

JOB # 21-002.00

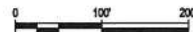
SCALE: 1" = 100'

SHEET 1 OF 1

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6/11/2021

Conceptual Plan of Entire Project



CONCEPT PLAN OF
TANNER HALL PLANNED DEVELOPMENT DISTRICT

CITY OF HANAHAN, BERKELEY COUNTY, SC
PREPARED FOR: PRM Tanner Plantation/Hanahan Owner LLC

SCALE: 1" = 100'
DATE: JUNE 11, 2021

ANCHOR CONSULTING
ENGINEERS, LLC
1253 DICKSON AVE, SUITE 103
HANAHAN, SC 29410
(843) 818-4652
WWW.ANCHORCONSULTINGENGINEERS.COM

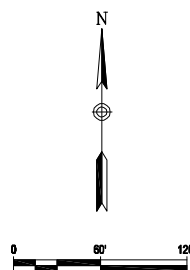
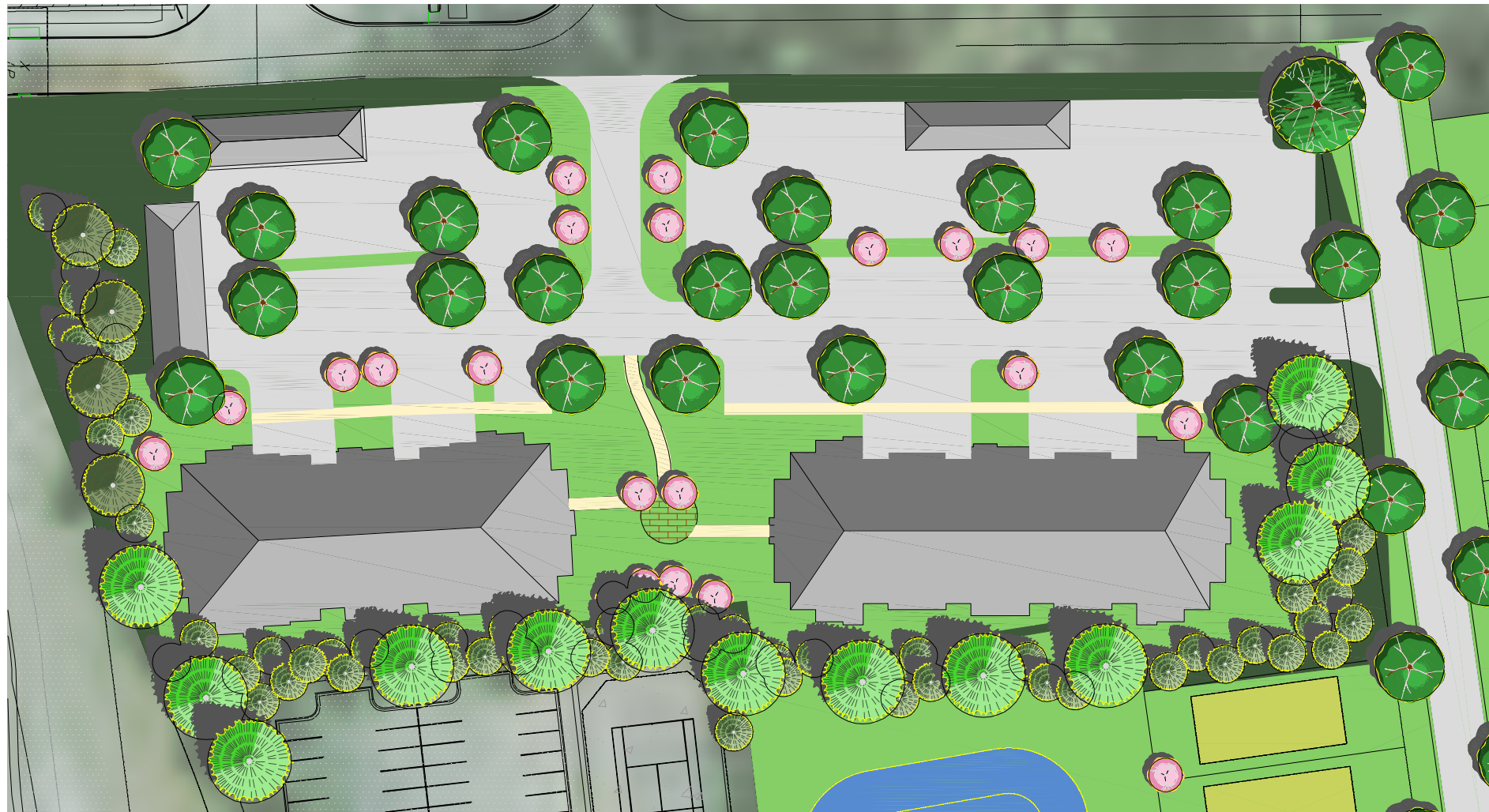
PRM-Hanahan-West



CONCEPT PLAN OF
PRM-HANAHAN-WEST
CITY OF HANAHAN, BERKELEY COUNTY, SC
PREPARED FOR: PRM TANNER PLANTATION/HANAHAN LLC
SCALE: 1" = 60'
DATE: JUNE 11, 2021

ANCHOR CONSULTING
ENGINEERS, LLC
1253 DICKSON AVE, SUITE 103
HANAHAN, SC 29410
(843) 818-4652
WWW.ANCHORCONSULTINGENGINEERS.COM

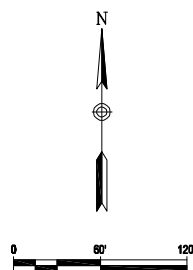
PRM-Hanahan-East



CONCEPT PLAN OF
PRM-HANAHAN-EAST
CITY OF HANAHAN, BERKELEY COUNTY, SC
PREPARED FOR: PRM TANNER PLANTATION/HANAHAN LLC
SCALE: 1" = 60'
DATE: JUNE 11, 2021

ANCHOR CONSULTING
ENGINEERS, LLC
1253 DICKSON AVE, SUITE 103
HANAHAN, SC 29410
(843) 818-4652
WWW.ANCHORCONSULTINGENGINEERS.COM

Tanner Village



CONCEPT PLAN OF
TANNER VILLAGE
CITY OF HANAHAN, BERKELEY COUNTY, SC
PREPARED FOR: CENTURY DEVELOPMENT, LLC
SCALE: 1" = 60'
DATE: JUNE 11, 2021

**ANCHOR CONSULTING
ENGINEERS, LLC**
1253 DICKSON AVE, SUITE 103
HANAHAN, SC 29410
(843) 818-4652
WWW.ANCHORCONSULTINGENGINEERS.COM

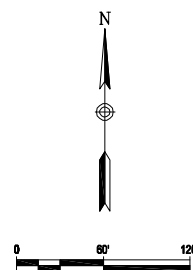
Tanner Hall Phase 7D



CONCEPT PLAN OF
TANNER HALL, PHASE 7D

CITY OF HANAHAN, BERKELEY COUNTY, SC
PREPARED FOR: CENTURY DEVELOPMENT, LLC

SCALE: 1" = 60'
DATE: JUNE 11, 2021



ANCHOR CONSULTING
ENGINEERS, LLC
1253 DICKSON AVE, SUITE 103
HANAHAN, SC 29410
(843) 818-4652
WWW.ANCHORCONSULTINGENGINEERS.COM

Apartment Building Architecture Example



Clubhouse Architecture Example



Panther Amenities



Swimming Pool

High Tech Fitness Center

Yoga Room

Dog Parks

Walking Trails

Coordination Letters

Traffic Impact Analysis