



PANTHER[®]
RESIDENTIAL MANAGEMENT



Tanner Hall Development

April 6th, 2021





Overview

- 01** Project Team
- 02** Grande Oaks Parc
- 03** Tanner Hall Community
- 04** PRM West & East
- 05** Tanner Village
- 06** Summary Design & Zoning Considerations

Project Team – Owner/Developer

PRM & INTEGRA HAVE CO-DEVELOPED 14 COMMUNITIES TOGETHER



Panther Residential Management

- Founded in 2009
- Developed/Acquired 9,337 residential apartments unit.
- 35 distinct communities across 7 states
- In-house Property Management



Integra Land Company

- Founded in 2007
- Principals have experience developing more than 25,000 residential units

Project Team – Owner/Developer



Century Development LLC

- Original Developer/Founder of Tanner Hall Plantation
- Started in 2001
- Resident of Hanahan



Project Team - Architect

Charlan Brock Architects (CBA)

About CBA

- Founded in 1981, CBA has become one of the most reputable multifamily architects in the nation
- Designed more than 200,000 apartments across 27 states.
- Awards, Honors, & Recognitions
 - NAHB Multifamily Pillars of the Industry Award
 - NAHB Best in American Living Award
 - Builders Choice Awards
 - Dozens of Southeast Building Conference Aurora Awards



Project Team – Civil/Landscape Architecture

Anchor Consulting Engineers (ACE)

About ACE

- Located in Hanahan since starting in 2013
- Principals have been involved with Tanner since its inception
- Firm has completed several projects within the City of Hanahan
 - Hanahan Public Works Facility
 - Coastal Kids Dental (Tanner)
 - Restoration Community Church



Grande Oaks Parc

Ground-up development on in Daniel Island, SC.

Project Summary

- 348 Units
 - (40%) – (1) Bedrooms
 - (50%) – (2) Bedrooms
 - (10%) – (3) Bedrooms
- 19.1 Acres
- (7) Residential Buildings
- (1) Clubhouse with Summer Kitchen
- (1) Maintenance Building
- Located off Clements Ferry Road
- Project under construction
- First units available in May 2021



Grande Oaks Parc

Amenity Rich Clubhouse

Clubhouse Amenities

- Clubhouse Featuring:
 - High Tech Fitness Center
 - Yoga/Spin Room
 - Theatre Room
 - Dog/Pet Spa
 - Climate Controlled Parcel Lockers
 - Resort Style Salt Water Pool
 - Outdoor Summer Kitchen
 - Entertainment Room
 - Game Room
 - Indoor Catering Kitchen
 - Business Center (Private Rooms)



Grande Oaks Parc

Amenity Rich Community

Community Amenities

- Community Featuring:
 - Multiple Dog Parks
 - Multiple Outdoor Grill Stations
 - Fire Pit/Outdoor Seating
 - Bike Storage
 - Recreational Vehicle Parking
 - Fully Gated Community with Smart Access Control Systems



Tanner Hall: Existing Property - Overview

Property Overview

- Project consists of the following TMS:
 - 259-00-00-184
 - 259-00-00-130
 - 259-00-00-128
 - 159-00-00-109
- Property
 - North: Tanner Ford Blvd
 - East: North Rhett
 - South: Tanner Hall Subdivision
 - West: Bowen
- Current Conditions:
 - Wooded/undeveloped
- 40 Acres (+/-):
 - PRM – Hanahan West 13.6 AC.
 - PRM – Hanahan East 3.3 AC.
 - Tanner Village 7.6 AC.
 - Tanner 7D 15.5 AC.



Tanner Hall: Current Hanahan Zoning Map

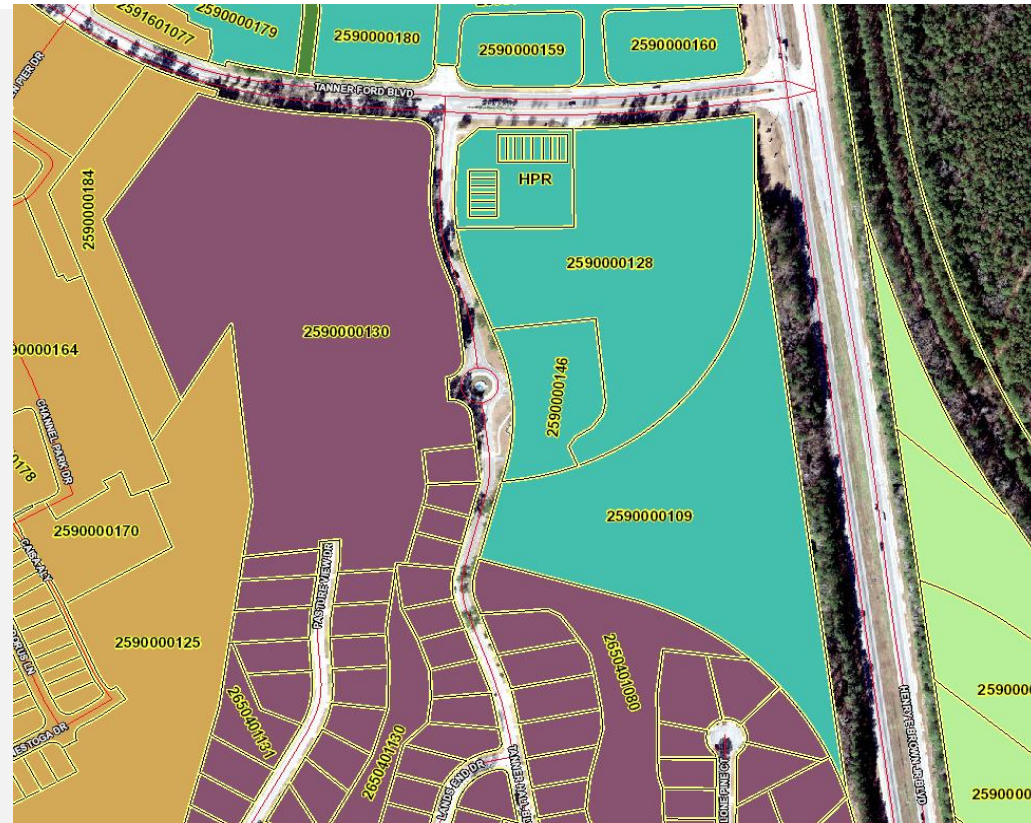
Zoning Overview

Current Zoning:

- 259-00-00-184: RO (shown as PD)
- 259-00-00-130: RS
- 259-00-00-128: CG
- 159-00-00-109: CG

Adjacent Zoning/Land Use

- North: Tanner Ford/Commercial
- East: North Rhett/Conservation
- South: Tanner Hall Subdivision/RS
- West: Bowen, Channel I Apartments/Commercial



Tanner Hall: Hanahan Comprehensive Plan 2012

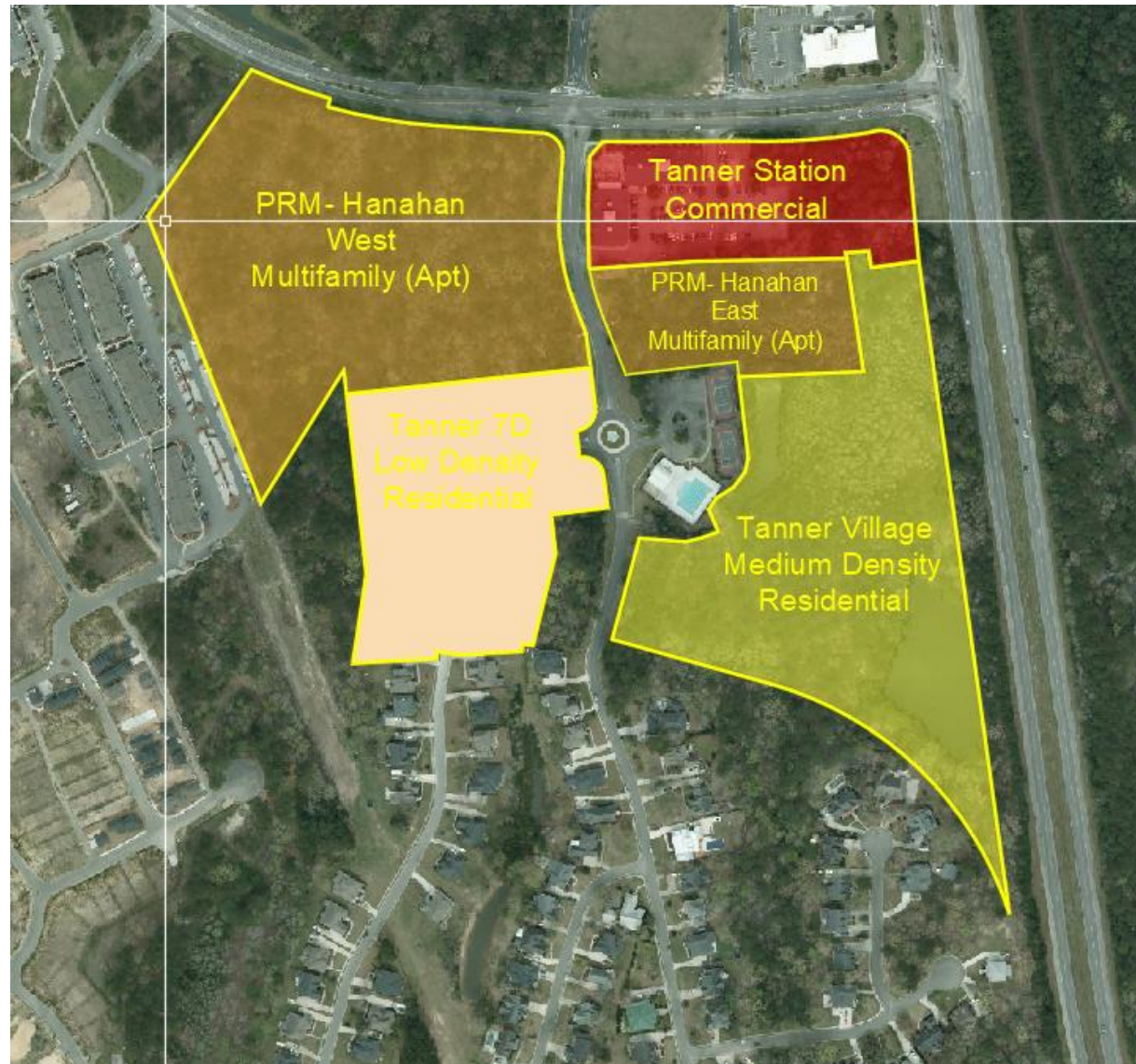
Zoning Overview

Future Land Use: Neighborhood Mixed Use



Tanner Hall: Proposed Land Uses

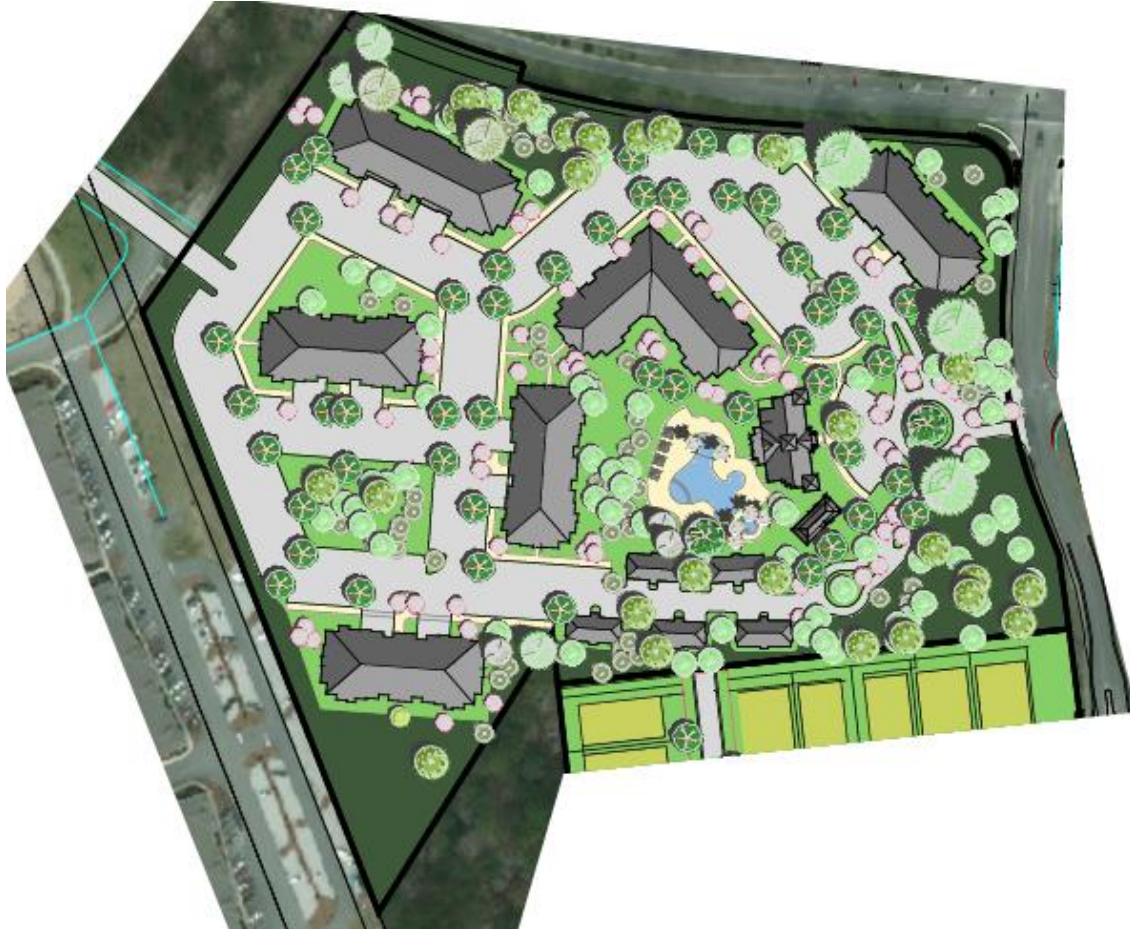
- Future Land Uses
- Low Density Neighborhood
 - Medium Density Neighborhood
 - High Density Neighborhood
 - Commercial



Tanner Hall: Overall Site Plan



PRM – Hanahan West



Project Summary - West

Project Summary:

- Approximately 13.6 Acres
- 269 Apartment Units
 - (6) Main Buildings
 - (5) Carriage Buildings
 - (#) Garage Buildings
 - (1) Clubhouse
- Unit Mix
 - (40%) – (1) Bedrooms
 - (50%) – (2) Bedrooms
 - (10%) – (3) Bedrooms
- Parking: 1.5 spaces/units
<1000 sf
2.0 spaces/units
>1000 sf
- Gated Community
- Site Design Theory
- Building Architecture

PRM – Hanahan East

Project Summary - East

Project Summary:

- Approximately 3.3 Acres
- 90 Apartment Units
 - (2) Main Buildings
 - (#) Garage Buildings
- Unit Mix
 - (40%) – (1) Bedrooms
 - (50%) – (2) Bedrooms
 - (10%) – (3) Bedrooms
- Parking: 1.5 spaces/units
 <1000 sf
 2.0 spaces/units
 >1000 sf
- Gated Community
- Central Courtyard
 - Covered Seating
 - Grilling Station
 - Entertainment Area
- All amenities shared between East and West.



Tanner Hall Development – Potential Elevations



③ BUILDING TYPE I - REAR ELEVATION
SCALE: 3/32"=1'-0"



② BUILDING TYPE I - RIGHT ELEVATION
SCALE: 3/32"=1'-0"



④ BUILDING TYPE I - LEFT ELEVATION
SCALE: 3/32"=1'-0"



Tanner Hall Development – Potential Elevations



⑥ REAR ELEVATION
SIX CAR HC GARAGE



⑤ LEFT SIDE ELEV.
SIX CAR HC GARAGE



④ FRONT ELEVATION
SIX CAR HC GARAGE



⑦ RIGHT SIDE ELEV.
SIX CAR HC GARAGE



③ REAR ELEVATION
SIX CAR GARAGE



② SIDE ELEV.
SIX CAR GARAGE



① FRONT ELEVATION
SIX CAR GARAGE

PRM – Hanahan Amenities

Clubhouse – Amenities

Clubhouse Summary:

- High Tech Fitness Center
- Yoga/Spin Room
- Theatre Room
- Dog/Pet Spa
- Climate Controlled Parcel Lockers
- Resort Style Salt Water Pool
- Outdoor Summer Kitchen
- Entertainment Room
- Game Room
- Indoor Catering Kitchen
- Business Center (Private Rooms)

Community – Amenities

Community Summary:

- Multiple Dog Parks
- Multiple Outdoor Grill Stations
- Fire Pit/Outdoor Seating
- Bike Storage
- Personal Storage Units
- Garage Parking
- Walking Trails
- Fully Gated Community with Smart Access Control Systems

Residential Units – Amenities

Residential Unit Summary:

- Smart Lock Keyless Entry
- Smart In-Home Technology
- Quartz/Granite Countertops
- Custom Cabinetry
- Walk-in Showers
- Double Vanity
- LED Lighting Throughout
- Stainless Steel Appliances
- Hardwood Flooring
- Walk-in Closets
- Screened Balcony or Patio
- Open Floor Plans with private office options
- Ceiling Fans

Tanner Hall Village



Tanner Hall Village

- Sub Community of Tanner Hall
- Included in Tanner Hall HOA
- Approximately 7.6 Acres
- +/-37 Single Family Detached Lots
- Minimum 40' wide lot
- Setbacks:
 - Front: 25'
 - Side 5'
 - Rear 20'
- Lot Coverage: 75%
- Private Road Maintenance
- Access Control at Tanner Station to allow for only emergency vehicles to enter/exit
- Pricing to be at the end of Tanner Hall housing

Summary Design/Zoning Considerations

PRM - Hanahan

- Land Use: Multifamily
- Density: 28 units per acre
- Building Setbacks:
 - Adjacent to right of way: 25'
 - Adjacent to single family use property:
 - 4 Story Structure: 35'
 - 3 Story Structure: 30'
 - 2 Story Structure: 25'
 - 1 Story Structure: 10'
 - Parking Setback:
 - From Right of Way: 15'
 - From Adjacent Property: 15'
 - Lot Coverage: 85%
- Parking:
 - 1.5 Spaces per Unit <1000 sf
 - 2.0 Spaces per Unit >1000 sf

Taller Hall Village

- Minimum Width: 25'
- Setbacks:
 - Front: 25'
 - Side: 5'
 - Rear: 20'
- Lot Coverage: 75%

Comments / Questions?



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: 4/6/2021
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

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. 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 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 is proposing a "multi-purpose building," of which the size and the housing mix is yet to be determined. Among the uses proposed for this building will be office or retail on the ground floor, with multifamily

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units above. There will also be what appears to be a small swimming pool and basketball court, immediately to the west of the proposed building.

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 is 4.13 acres. Additionally, if looked at through the FCV-TH (Townhome) district, the minimum lot size required is 2,500 SF. None of the 35 proposed lots do not meet this minimum either.
2. Lots appear to conform to the PD's minimum 20-foot lot width requirement.
3. 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.

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

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(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".

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.

Multi-Purpose Building

As soon as information becomes available on the unit mix of the multi-purpose building, Bowen will need to keep staff informed of the unit breakdown within the building so unit totals for the entire development can be monitored.

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

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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. Complete requested corrections under the "General Conformance Analysis," specifically #1 (minimum lot size)
2. Complete all requested corrections under the "Preliminary Plat Approval Requested Corrections (1984 Subdivision Regulations)" section
3. Complete all requested corrections under the "Preliminary Plat Approval Requested Corrections (FCV PD, Type B Document)" section
4. Complete all requested corrections under the "Preliminary Plat Approval Requested Corrections (1993 Zoning Ordinance)" section
5. 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.

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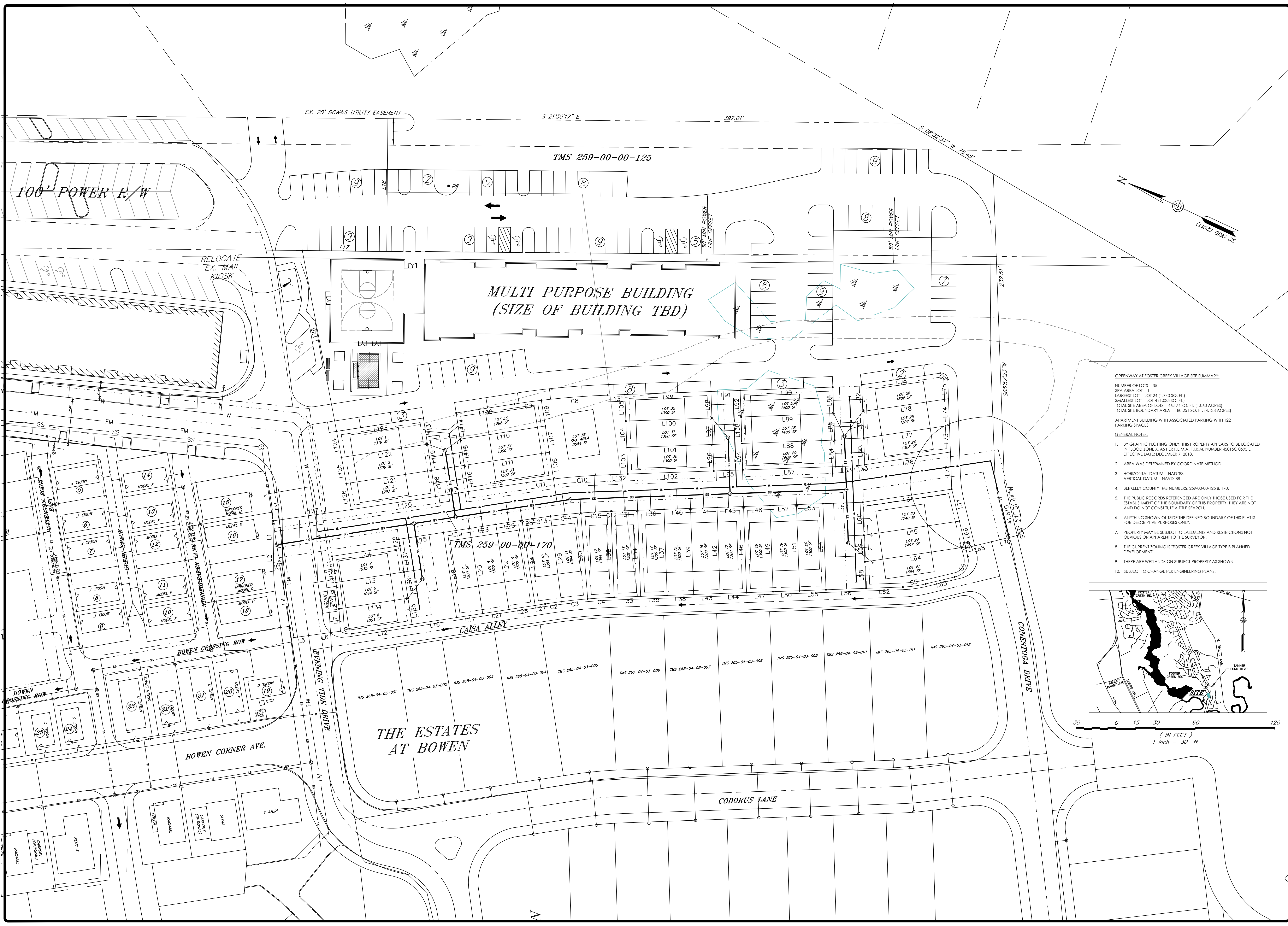
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6. Receipt of recommendation/approval letters from CWS, BCWS and Berkeley County Engineering.

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



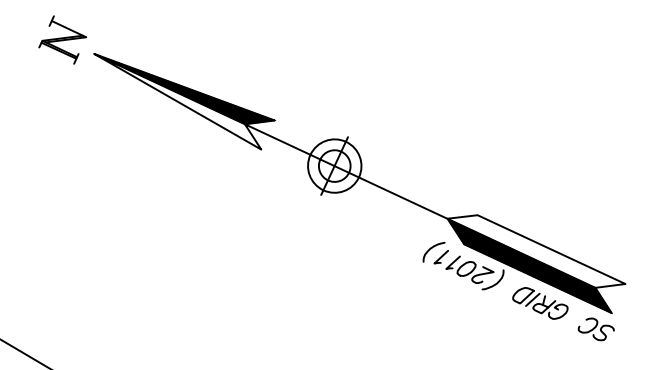
100' POWER R/W

EX. 20' BC&S UTILITY EASEMENT

TMS 259-00-00-125

MULTI PURPOSE BUILDING
(SIZE OF BUILDING TBD)

RELOCATE
EX. MAIL
KIOSK



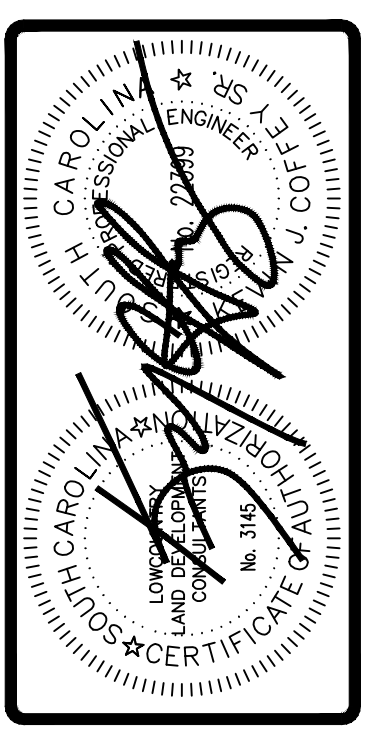
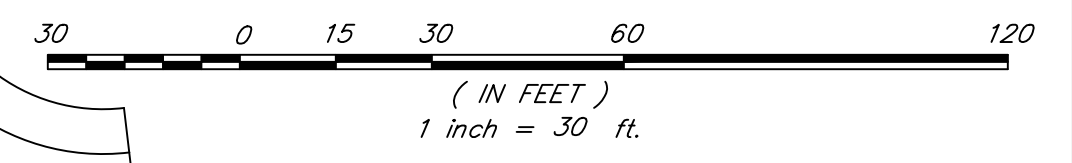
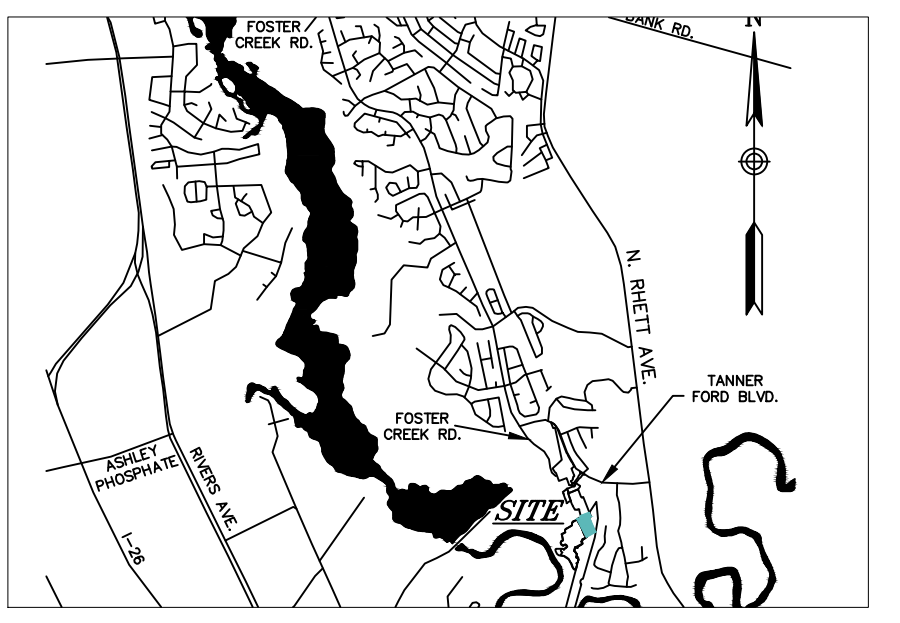
GREENWAY AT FOSTER CREEK VILLAGE SITE SUMMARY:

NUMBER OF LOTS = 35
SPA AREA LOT #1
LARGEST LOT = LOT 24 (1,740 SQ. FT.)
SMALLEST LOT = LOT 4 (1,035 SQ. FT.)
TOTAL SITE AREA OF LOTS = 46,174 SQ. FT. (1.060 ACRES)
TOTAL SITE BOUNDARY AREA = 180,251 SQ. FT. (4.138 ACRES)

APARTMENT BUILDING WITH ASSOCIATED PARKING WITH 122 PARKING SPACES

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 NUMBERS, 259-00-00-125 & 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.



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

PRELIMINARY PLAT
GREENWAY
CITY OF HANAHAN
BERKELEY COUNTY
TMS 259-00-00-125 & 170

NO.	REVISION	DATE
DESIGNED	DATE	
DMB		
CHECKED	DATE	
KJC		
APPROVED	DATE	
KJC		
JOB NO. 21-129		
DATE MAR 15, 2021		
SCALE: 1" = 30'		
SHEET 1 OF 2		