

MAYOR  
CHRISTIE RAINWATER

CITY ADMINISTRATOR  
MIKE COCHRAN



CITY COUNCIL  
JEFF C. CHANDLER, MAYOR PRO-TEM  
MIKE DYSON  
KEVIN HEDGPETH  
JOEL E. HODGES  
DAN OWENS  
MICHAEL SALLY

# Staff Report

To: The Hanahan Planning Commission  
Cc: Larry Sturdivant, Building Official  
From: Jeff Hajek, Planner/Economic Development Director  
Date: May 5, 2020  
Re: Rezoning of Existing Multifamily Residential (RM) Properties to Multifamily Residential-Neighborhood (RM-N)

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## **General Information**

**Applicant/Owner:** The City of Hanahan  
**Location:** Multiple (See list of addresses in subsection, "Properties to be Rezoned")  
**Approval Requested:** Rezoning of 47 Properties to Multifamily Residential-Neighborhood (RM-N)  
**Existing Zoning:** Multifamily Residential (RM)

## **Overview of the Creation of the Multifamily Residential-Neighborhood (RM-N) Ordinance**

The properties proposed to be rezoned to Multifamily Residential-Neighborhood (RM-N), are the result of a process that was initiated in December 2019 to amend the existing Multifamily Residential (RM) ordinance.

During the December 3<sup>rd</sup> Planning Commission meeting, Staff presented zoning text amendments to the existing RM ordinance for the Commission's consideration. Subsequent discussions at the meeting led the Commission to express concern over the proposed zoning standards for the RM district, primarily the number of dwelling units per acre allowed, as well as the maximum height.

Commissioners felt that the proposed density would not allow for context sensitivity within lower-density, single-family residential areas of the City. Per the Commission's request, staff presented two distinct multifamily zoning districts at the January 7<sup>th</sup> meeting: an amended RM ordinance and a newly created RM-N ordinance, which addressed the density and height concerns of the Commission. The amended RM ordinance's intent is to provide the opportunity to add density to the larger parcels in the City that have the capacity to hold a higher number of units. The RM-N ordinance was proposed to strike a balance between maintaining the existing character of the surrounding neighborhood, as well as provide an increase of needed housing units. The

amended RM ordinance and new RM-N ordinance were approved by City Council, April 7, 2020, pending the rezoning of the subject properties to RM-N.

In summation, through the RM-N ordinance, the City seeks to respond to Hanahan's current and forecasted population growth in order to provide more housing for its residents. At the same time, this ordinance also seeks to maintain the character of the City and as such, provide a methodology to be context sensitive to surrounding and different residential land uses.

### **Background , Context and Intent**

The amended RM and RM-N zoning ordinances were initiated by several factors. Firstly, City staff has been periodically assessing the existing 2008 Zoning Ordinance to ensure that it is in concurrence with how the City is growing and that the zoning policies follow. Secondly, City staff has had multiple discussions with City administrative staff and other involved stakeholders on the comprehensiveness of the existing RM ordinance and found that the text of this ordinance should be amended to be up-to-date and reflect the current growth trends of the City, as well as abide by the Comprehensive Plan, approved in 2012.

In general, multifamily is typically defined as "a building that contains more than one dwelling unit." However, "the U.S. Census Bureau considers multifamily housing to be a structure with five (5) or more dwelling units."<sup>1</sup> Multifamily housing types can consist of duplexes, triplexes, quadplexes, apartment buildings, etc.

As Hanahan continues to grow at a rapid rate, in conjunction with the population boom of the Charleston Metropolitan region, the City's stock of available housing units must be a key consideration. According to the South Carolina Revenue and Fiscal Affairs Office, Hanahan will have an estimated population of 41,463 by 2030, should trends continue their current trajectory. Rezoning the subject properties to the RM-N ordinance will allow the City to respond, plan and accommodate for the growth that potentially lies ahead.

### **Analysis**

#### *Overview of Existing RM Zoning District*

Under the existing zoning (RM) of the subject properties, this district's intent is to:

*(Section 4.1.1(E)) "...to accommodate existing medium-to-high density residential development and a variety of housing types on small lots or in planned developments."*

Below are the RM zoning standards (Section 4.5.6), which the subject properties are currently zoned:

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<sup>1</sup> Schmitz, Adrienne. Multifamily Housing Development Handbook. Washington D.C. : Urban Land Institute, 2000.

Requirement	Standard
Minimum Lot Area—Residential/other	(c)
Minimum Lot Width	50 feet
Minimum Setbacks	
Front, Street Frontage	25 feet
Side	20 feet (B)
Rear—Residential/other	15/25 feet
Maximum Impervious Surface Ratio	65%
Maximum Floor/Area Ratio (non-residential)	45%
Maximum Height	35 feet
Maximum Residential Density	12 units per acre

(B) Residential side yards shall occupy at least twenty-five (25) percent of the width of the lot in sum, up to forty (40) feet. No residential side setback shall be less than five (5) feet.

(C) Minimum lot area.

- (1) Residential minimum lot area shall be six thousand (6,000) square feet for the first residential unit plus three thousand three hundred (3,300) square feet per additional unit. (e.g., the minimum lot area for a duplex shall be nine thousand three hundred (9,300) square feet.)
- (2) Non-residential minimum lot area shall be fifteen thousand (15,000) square feet.
- (D) Each land use shall include parking in accordance with Section 5.9 of the Hanahan Land Development Ordinance.

Concerning allowed uses in the RM zone, the following housing types are permitted by-right: Single-family detached, duplex and multifamily. Row houses, patio houses and townhouses are conditional.

*Properties Proposed to be Rezoned RM-N*

The properties proposed to be rezoned to RM-N were chosen on the basis of each individual parcel's surrounding environment.

Adjacency to single-family neighborhoods and other lower-density land uses, attributed to the selection of these properties in order to not infringe on the existing neighborhoods' character and landscape. Additionally, the properties were reviewed to be in line with the Future Land Use map in the 2012 Comprehensive Plan and the suggested densities that it forecasts for each district.

The properties to be rezoned are as follows:

- 1088 Berkeley Street
- 1090 Berkeley Street
- 1092 Berkeley Street
- 5804 Murray Drive
- 5810 Murray Drive
- 5812 Murray Drive
- 6202 Murray Drive
- 6204 Murray Drive
- 6206 Murray Drive
- 6208 Murray Drive
- 6210 Murray Drive
- 6212 Murray Drive
- 6214 Murray Drive (Apts. 1-4)
- 6214 Murray Drive (Apts. 5-8)
- 6216 Murray Drive (Apts. A-D)
- 6216 Murray Drive (Apts. E-H)
- 6216 Murray Drive (Apts. I-L)
- 6218 A Murray Drive
- 6222 A Murray Drive
- 6222 B Murray Drive
- 107 Otranto Club Regime
- 109 Otranto Club Regime
- 111 Otranto Club Regime
- 200 Otranto Club Regime
- 202 Otranto Club Regime
- 204 Otranto Club Regime
- 205 Otranto Club Regime
- 206 Otranto Club Regime
- 208 Otranto Club Regime
- 210 Otranto Club Regime
- 212 Otranto Club Regime
- 215 Otranto Club Regime
- 214 Otranto Club Regime
- 216 Otranto Club Regime
- 218 Otranto Club Regime
- 220 Otranto Club Regime
- 221 Otranto Club Regime
- 5926 Willard Drive
- 5928 Willard Drive
- 5941 Willard Drive
- 5948 Willard Drive
- 5950 A Willard Drive
- 5950 B Willard Drive
- 5952 Willard Drive
- 5954 Willard Drive
- 5956 Willard Drive
- 5958 Willard Drive

Below is the recently approved RM-N ordinance and its zoning standards. Should an owner wish to redevelop their property or rezone a property to RM-N, they must meet the following requirements:

<b>Residential Multifamily—Neighborhood (RM—N)</b>	
<b>Requirement</b>	<b>Standard</b>
Minimum Lot Width	50 feet
Minimum Setbacks	
Front, Street Frontage	<b>15 feet</b>
Side	<b>15 feet (B)</b>
Rear—Residential/other	15/25 feet
Maximum Impervious Surface Ratio	65%
Maximum Floor/Area Ratio (non-residential)	45%
Maximum Height	<b>35 feet</b>
Maximum Residential Density	<b>25 units per acre</b>

- (B) On-site parking shall not be located between the transportation right-of-way and the primary structure. No portion of a private garage or carport, where proposed, shall be placed forward of the façade of the primary structure with reference to the road (alleys not included).
- (C) Each land use shall include parking in accordance with Section 5.9 of the Hanahan Land Development Ordinance.
- (D) A 15-foot landscaped buffer will be required if development abuts single-family housing such as the RS, RSL and RSM districts. If parcel is irregularly-shaped or relatively small, zoning administrator may adjust buffer width.
- (E) A 10-foot landscaped buffer will be required if development abuts a utility or industrial use.
- (F) Any development with 100 units or more will be required to provide a traffic study. Refer to Section 3.3(B) of the Land Development Ordinance to see what is required for the “Study Scope.”

## *The RM-N Ordinance and Its Relation to Proposed Parcels to be Rezoned*

### **Maximum Height**

Currently as it exists in the Zoning Ordinance, the 35 foot-height maximum is the same across all residential zoning districts, with the exception of Town Center (TC), which allows up to four (4) stories (forty-five [45] feet) and any planned development that may allow a higher maximum height requirement.

With the maximum height allowed being only three (3) stories, this height limits the potential for denser, multifamily developments with larger amounts of total units once parking, stormwater and other requirements are factored into the development of the site. These factors provided the rationale for keep the maximum height at 35 feet in order to preserve the traditional neighborhood scale of surrounding, existing communities.

### **Maximum Allowed Density**

The current RM zoning of the subject properties allows twelve (12) units per acre. While this is a fitting density metric for smaller-scale multifamily (duplexes, garden apartments, etc.), it does not allow for a wide range of density for the City. The RM-N ordinance will permit 25 units per acre as the maximum allowed density for the district. These numbers were chosen following discussions with planning commission members to identify neighborhood-appropriate densities.

Other considerations for these specific densities were chosen with redevelopment in mind. Currently in areas south of Goose Creek and the Goose Creek Reservoir, there are a significant amount of multifamily developments that underutilize their respective existing acreage.

An example of this condition is Sedgefield Apartment Homes, located off Hawthorne Road, Sedgefield Drive and Willard Drive. In total, this parcel contains a little more than six (6) acres and only 92 total units, which calculates to 15 units per acre. Given this property is in the heart of the Yeamans Park neighborhood, Sedgefield Apartments is proposed to be rezoned to the RM-N designation. With the new ordinance applied, the six-acre parcel would have the potential for a maximum of 153 total units. This 61-unit increase provides incentive for redevelopment, but also respects the surrounding single-family neighborhood surroundings. Again, this number is the *potential* maximum amount of units, but requirements for parking, stormwater management and other factors apply and could decrease these total unit numbers.

### **Setbacks and Landscape Buffers**

Setbacks were changed in the RM-N district to a 15 foot-front setback, as well as a 15 foot-side setback. These reductions were implemented in order to give the owner and/or developer the bandwidth to bring their buildings closer to the street, should they want to, and thus create a more urban and pedestrian-friendly layout, should it fit within the surrounding context of the neighborhood. After reviewing each property proposed for rezoning, staff finds that these new setbacks would respect the character of the existing adjacent neighborhoods, as some developments that were developed before the City even had ordinance, maintain an approximately similar distance to the newly implemented 15 foot setbacks.

Additionally, should an owner redevelop their property to meet the new standards of the RM-N zone, they will need to adhere to the new landscape buffer requirement. Should the redevelopment or development be adjacent to a lower-density subdivision or neighborhood, a 15-foot landscaped buffer will need to be installed between the subject property and the lower-density community.

### *Consistency with the Comprehensive Plan and Other Considerations*

According to the City of Hanahan 2012 Comprehensive Plan (the most current to date), this proposed rezoning is within compliance of this guiding document. Firstly, in the “Overall Vision and Guiding Principles” section, the rezoning would meet two of the five principles. These principles include:

1. Hanahan will continue to manage the development and expansion of planned infrastructure systems that adequately serve the current and future residents and employees within the City.
2. Hanahan will promote reinvestment and revitalization efforts in its existing residential and commercial areas

Furthermore, in Section I: Issues, Goals and Policies of the comprehensive plan, this zoning amendment would be compliant with a list of goals set forth in the document. These include:

#### **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 encourage a variety of housing types and styles to accommodate people at different life stages, income levels and social and physical needs.
2. The City will ensure that its land use and development regulations do not preclude a variety of housing options.

#### **Land Use Goals and Policies**

GOAL 1: Hanahan will plan for continued growth by encouraging orderly and efficient new development in areas that have sufficient transportation infrastructure and are located near existing employment centers and local services.

3. The City will ensure zoning and land use regulations support the Comprehensive Plan and ensure that new growth reflects the density and quality of development addressed in the Comprehensive Plan.

Lastly, the Future Land Use map (Attached, Figure 1: 2012 Future Land Use Map) from the Comprehensive Plan highlights several districts across the City that have been established as denser development areas, these future land uses include: High Density Neighborhood, Neighborhood Mixed Use and Downtown Mixed Use. With the exception of Downtown Mixed Use, all properties proposed to be rezoned were in a land use area that was either a “Medium Density Neighborhood” (highlighted in yellow) or a “High Density Neighborhood” (highlighted in orange). Said properties in these future land use areas have the capacity for multifamily zoning within them as dictated in the Comprehensive Plan.

## **Recommendations**

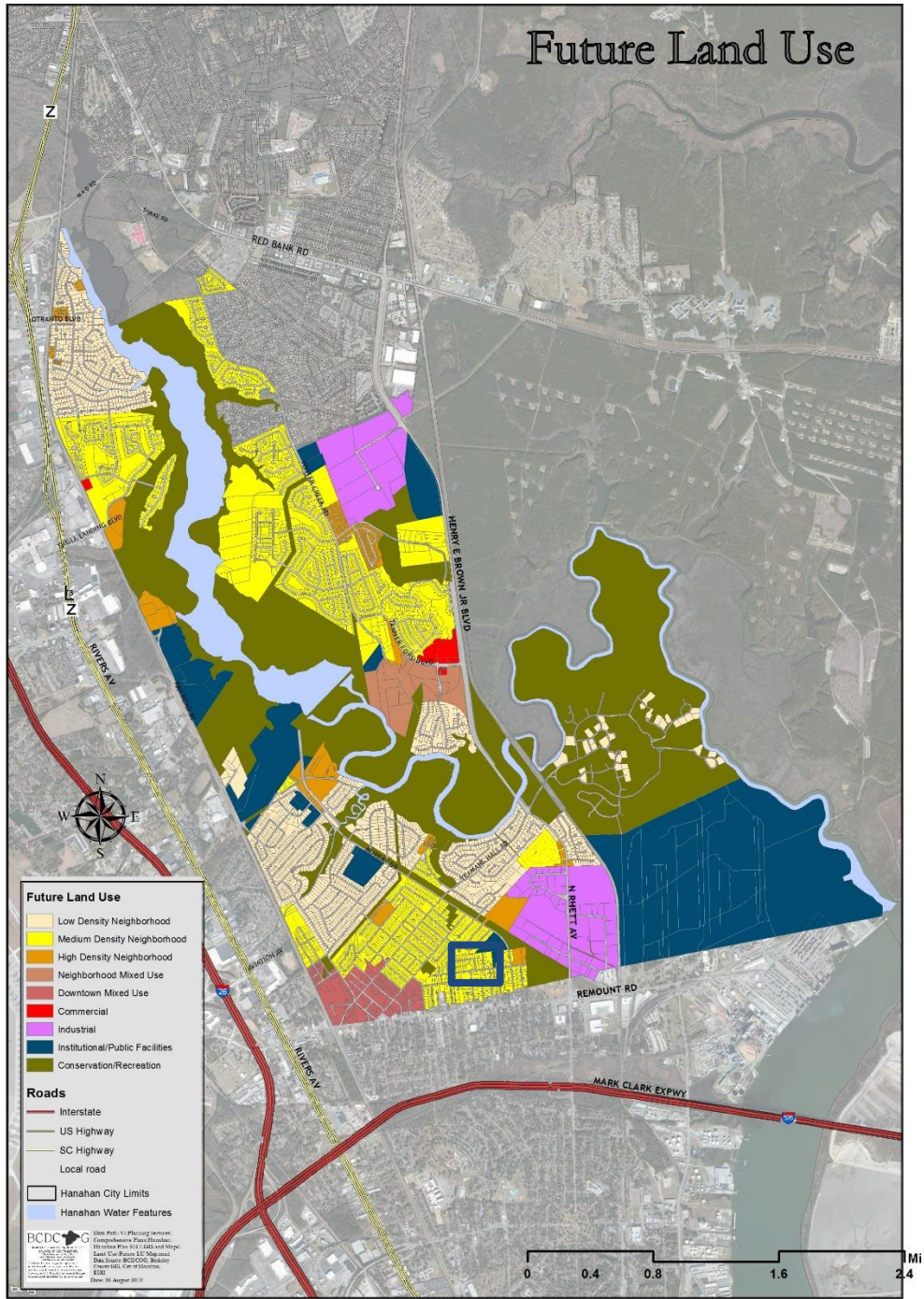
Based upon staff's review, it is recommended that the Planning Commission ***approve*** the proposed rezoning of the subject properties listed in this staff report from RM to RM-N and further be reflected in the amendment to the 2010 Zoning Map. Said subject properties include:

1088 Berkeley Street, 1090 Berkeley Street, 1092 Berkeley Street, 5804 Murray Drive, 5810 Murray Drive, 5812 Murray Drive, 6202 Murray Drive, 6204 Murray Drive, 6206 Murray Drive, 6208 Murray Drive, 6210 Murray Drive, 6212 Murray Drive, 6214 Murray Drive (Apts. 1-4), 6214 Murray Drive (Apts. 5-8), 6216 Murray Drive (Apts. A-D), 6216 Murray Drive (Apts. E-H), 6216 Murray Drive (Apts. I-L), 6218 A Murray Drive, 6222 A Murray Drive, 6222 B Murray Drive, 107 Otranto Club Regime, 109 Otranto Club Regime, 111 Otranto Club Regime, 200 Otranto Club Regime, 202 Otranto Club Regime, 204 Otranto Club Regime, 205 Otranto Club Regime, 206 Otranto Club Regime, 208 Otranto Club Regime, 210 Otranto Club Regime, 212 Otranto Club Regime, 215 Otranto Club Regime, 214 Otranto Club Regime, 216 Otranto Club Regime, 218 Otranto Club Regime, 220 Otranto Club Regime, 221 Otranto Club Regime, 5926 Willard Drive, 5928 Willard Drive, 5941 Willard Drive, 5948 Willard Drive, 5950 A Willard Drive, 5950 B Willard Drive, 5952 Willard Drive, 5954 Willard Drive, 5956 Willard Drive, 5958 Willard Drive

Staff recommends approval for the following reasons:

1. The proposed rezoning will aid the City in planning for and accommodating future population growth, as set forth by the 2012 Comprehensive Plan.
2. The proposed rezoning will benefit the economic well-being of the City and its residents by providing a variety of housing options and create a larger and more diverse housing stock.
3. The proposed rezoning will provide context sensitivity to surrounding single-family residential and other low-density neighborhoods, as well as provide needed housing units.
4. The proposed rezoning will give property owners more flexibility to utilize their respective properties to the fullest extent.





**Figure 1: 2012 Future Land Use Map**

**RESOLUTION NO. 4-2020**

**A RESOLUTION FOR THE CITY OF HANAHAN PLANNING COMMISSION  
TO RECOMMEND TO CITY COUNCIL CONSIDERATION AND ADOPTION  
OF AMENDING THE CITY OF HANAHAN'S ZONING MAP**

**WHEREAS**, the City of Hanahan City Council adopted a comprehensive plan for the City of Hanahan in 2012 and a zoning code in 2008; and

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

**WHEREAS**, the City of Hanahan Planning Commission, along with the City Planner, has recommended changes to the City's Zoning Map and has made its findings to City Council; and,

**WHEREAS**, a public hearing on these proposed changes was held by the Planning Commission on May 5<sup>th</sup>, 2020 after due publication of notice of said public hearing as required by law; and,

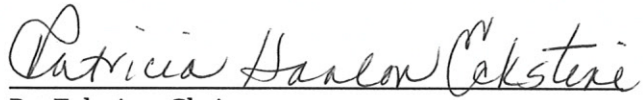
**WHEREAS**, after hearing all who wished to be heard on this matter and upon review of the findings and recommendations of the Planning Commission, City Council now wishes to act on this matter;

**NOW, THEREFORE, BE IT RESOLVED** by the City of Hanahan Planning Commission that the following parcel(s) be recommended for said rezoning:

**TMS#:** 266-13-00-053, 266-13-00-052, 266-13-00-051, 266-13-00-50, 266-13-00-49, 266-13-00-048, 265-03-00-029, 265-07-05-066, 265-07-05-065, 265-07-05-061, 265-07-05-060, 265-07-05-059, 265-07-05-058, 265-07-05-057, 265-07-05-056, 265-07-05-055, 265-07-05-054, 265-07-05-053, 265-07-05-052, 251-12-00-073, 251-12-01-014, 251-12-01-017, 251-12-01-016, 251-12-01-004, 251-12-01-002, 251-12-01-007, 251-12-01-010, 251-12-01-005, 251-12-01-011, 251-12-01-008, 251-12-01-001, 251-12-01-006, 251-12-01-009, 251-12-01-015, 251-12-01-013, 251-12-01-012, 265-11-07-039, 265-11-07-030, 265-11-07-031, 265-11-07-032, 265-11-07-033, 265-11-07-034, 265-11-07-035, 265-11-07-036, 265-11-07-037, 265-11-07-038

**BE IT FURTHER RESOLVED** to rezone the above referenced parcels from RM (Multifamily Residential) to RM-N (Multifamily Residential-Neighborhood) for consistency with the existing land use and the City of Hanahan's Comprehensive Plan future land use map.

**DONE IN COMMISSION ASSEMBLED THIS 5th DAY OF MAY, 2020**

  
Pat Eckstine, Chair

ATTEST:

  
Jeff Hajek, Planner/Economic Development Director

**MAYOR**  
CHRISTIE RAINWATER

**CITY ADMINISTRATOR**  
MIKE COCHRAN



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DAN OWENS  
MICHAEL SALLY

# Staff Report

To: The Hanahan Planning Commission  
Cc: Larry Sturdivant, Building Official; Cawood South, Anchor Consulting Engineers; Marc Copeland, Century Development, LLC  
From: Jeff Hajek, Planner/Economic Development Director  
Date: May 5, 2020  
Re: Request for Subdivision Plat Approval to Create Four (4) Single-Family Lots

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Applicant/Owner: Century Development, LLC (Marc Copeland)  
Location: Westside of Tanner Hall Boulevard, Southwest of Tanner Hall Roundabout  
Tax Map Number(s): 259-00-00-110; 259-00-00-181; 259-00-00-182  
Approval Requested: Subdivision Plat Approval  
Existing Zoning/Land Use: Single-Family Residential (RS); General Commercial (CG)/No current use (undeveloped)

## General Application Overview and Background

The applicant is proposing to create a subdivision of four (4) single-family lots, ranging from 8,982 SF to 12,275 SF (average lot size: 9,897 SF). The proposed subdivision is located southwest of the Tanner Hall roundabout, adjacent to the Amenities Center. The existing subject properties (TMS#: 259-00-00-181; 259-00-00-110; 259-00-00-182) remain undeveloped and combined are a total of 0.91 acres. In order to create the subdivision plat, the applicant submitted a boundary line adjustment plat, which was approved by staff to be recorded at Berkeley County.

Proposed access will primarily utilize Tanner Hall Boulevard for all four (4) residences. On the lot closest to Tanner Ford Boulevard (Lot 804), an existing 20' drainage easement cuts through the eastern portion of the parcel. Additionally, a 15' wide General Utility Easement (GUW) is proposed along the frontage of the four lots. Utilities for Charleston Water System (CWS), Berkeley County Water and Sanitation Authority (BCWS) and Dominion Power are existing and little infrastructure enhancements, other than connections made will be needed.

The applicant requested the subject parcels to be rezoned from General Commercial (CG) and Residential Office (RO) to Single-Family Residential (RS) at the March 3, 2020 Planning Commission meeting. This request was approved by the Commission

**MAYOR**  
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**CITY ADMINISTRATOR**  
MIKE COCHRAN



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and was not heard at the April Council meeting because all Hanahan public facilities at that time were closed because of COVID-19. The rezoning will be heard by City Council at the May 12, 2020 meeting for a public hearing, introduction and first reading.

### General Conformance Analysis

The following report utilized the 2008 City of Hanahan Zoning Ordinance in order to analyze the submitted 4-lot subdivision plat. Per the Single-Family Residential (RS) zoning standards (Section 4.5.4) staff finds the following general conformance requirements for the proposed site:

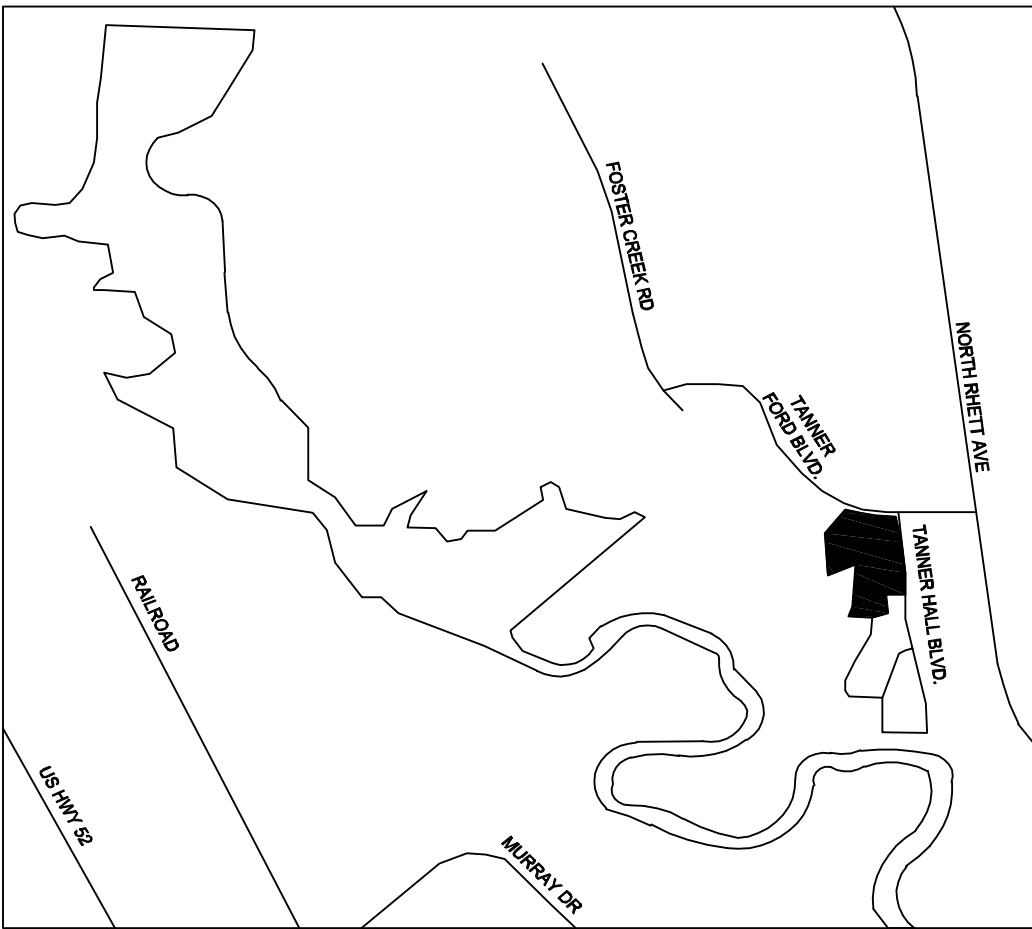
1. **Lot size**—The proposed minimum lot sizes conforms to the 2008 Zoning Ordinance required minimum of the RS district, which is 8,000 SF,
2. **Lot Width**—All proposed lots conform to the RS zoning district's minimum lot width requirement of 60.'
3. **Density**—Density for the development meets the RS zoning district's requirements of five (5) units per acre.

Additionally, the proposed development is surrounded by Single-Family Residential (RS) zoning and land uses. The lot sizes and homes sites will complement the existing character of the neighborhood.

### Recommendations

This plan constitutes a subdivision plat approval. Approval of this plan does not imply approval of permits to begin construction. Approval of this application will enable the developer to seek preliminary plan approval. Following approval, the subject subdivision plat must be and recorded with the Berkeley County Register of Deeds.

Based upon staff's review, the City recommends that the Planning Commission **approve** the submitted subdivision plat for the four-lot subdivision along Tanner Hall Boulevard, which includes the following TMS#: 259-00-00-110, 259-00-00-181, 259-00-00-182.

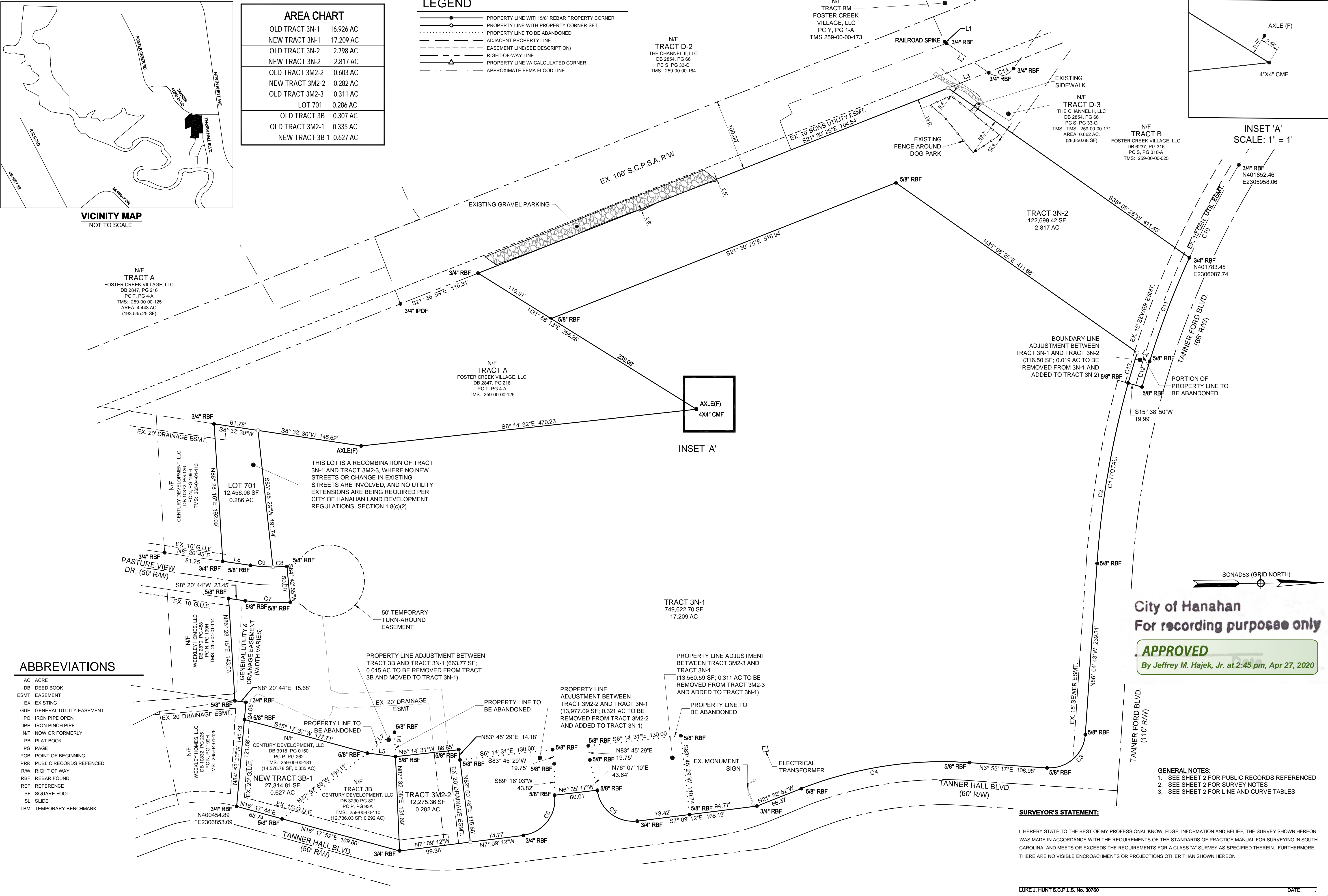


**VICINITY MAP**  
NOT TO SCALE

AREA CHART	
OLD TRACT 3N-1	16.926 AC
NEW TRACT 3N-1	17.209 AC
OLD TRACT 3N-2	2.798 AC
NEW TRACT 3N-2	2.817 AC
OLD TRACT 3M2-2	0.603 AC
NEW TRACT 3M2-2	0.282 AC
OLD TRACT 3M2-3	0.311 AC
LOT 701	0.286 AC
OLD TRACT 3B	0.307 AC
OLD TRACT 3M2-1	0.335 AC
NEW TRACT 3B-1	0.627 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



**ABBREVIATIONS**

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

4/24/2020

**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.

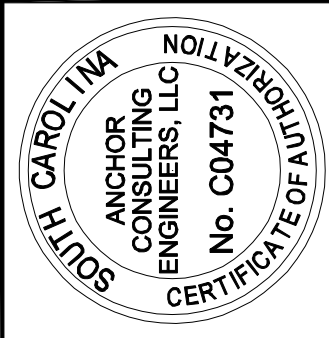
LUKE J. HUNT S.C.P.L.S. No. 30760 \_\_\_\_\_ DATE \_\_\_\_\_

**City of Hanahan**  
For recording purposes only

**APPROVED**  
By Jeffrey M. Hajek, Jr. at 2:45 pm, Apr 27, 2020

- GENERAL NOTES:**
- SEE SHEET 2 FOR PUBLIC RECORDS REFERENCED
  - SEE SHEET 2 FOR SURVEY NOTES
  - SEE SHEET 2 FOR LINE AND CURVE TABLES

**ANCHOR CONSULTING ENGINEERS, LLC**  
1253 DICKSON AVE SUITE 103  
HANAHAN, SC 29410  
VOICE 843.818.4652  
FAX 843.818.4653



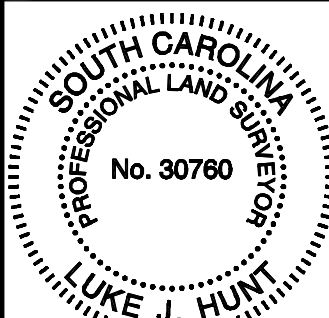
REVISIONS:

NO.	DESCRIPTION	DATE
1.	FOR AGENCY REVIEW	05.10.20
2.	PER CITY COMMENTS	04.24.20
3.		
4.		
5.		
6.		
7.		
8.		

PLAT SHOWING PROPERTY LINE ADJUSTMENT, TRANSFERRING 0.019 AC. FROM TRACT 3N-1 INTO TRACT 3N-2; TRANSFERRING 0.321 AC FROM TRACT 3M2-2 TO TRACT 3N-1; TRANSFERRING 0.311 AC FROM TRACT 3M2-3 TO TRACT 3N-1; TRANSFERRING 0.017 AC FROM TRACT 3B INTO TRACT 3N-1; TRANSFERRING 0.286 AC FROM TRACT 3N-1 TO NEW LOT 701; AND COMBINING TRACT 3M2-1 AND REMAINDER OF TRACT 3B TO CREATE NEW TRACT 3B-1

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

DATE: 04/13/20  
JOB # 19-106.00  
SCALE: 1" = 60'  
SHEET 1 OF 2



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.47'	S35° 41' 22"W
L2	71.75'	S35° 04' 16"W
L3	60.48'	N20° 37' 02"W
L4	20.97'	N35° 08' 26"E
L5	39.54'	N07° 06' 21"E
L6	34.05'	N87° 32' 08"E
L7	47.70'	N37° 37' 58"W
L8	39.07'	N08° 21' 13"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	255.82'	1250.00'	011° 43' 34"	N80° 12' 57"W	255.38'
C2	255.82'	1250.00'	011° 43' 34"	N80° 12' 57"W	255.38'
C3	78.54'	50.00'	090° 00' 06"	N41° 04' 42"W	70.71'
C4	238.88'	537.39'	025° 28' 10"	N8° 48' 48"W	236.92'
C5	78.24'	50.00'	089° 39' 40"	N37° 40' 35"E	70.50'
C6	78.84'	50.00'	090° 20' 23"	N52° 19' 22"W	70.92'
C7	62.96'	275.03'	013° 06' 57"	S1° 47' 13"W	62.82'
C8	19.49'	225.00'	004° 57' 46"	N2° 10' 10"W	19.48'
C9	154.79'	1230.00'	007° 12' 38"	S69° 00' 30"E	154.69'
C10	146.98'	1230.00'	006° 50' 47"	S61° 58' 47"E	146.89'
C11	192.14'	1230.00'	008° 57' 00"	N69° 52' 41"W	191.94'
C12	37.34'	1230.00'	001° 44' 22"	S73° 29' 00"E	37.34'
C13	44.34'	1250.00'	002° 01' 57"	N73° 20' 11"W	44.34'
C14	39.28'	25.00'	090° 00' 53"	N9° 51' 34"W	35.36'

**GENERAL NOTES:**

- THIS IS NOT A TRUE AND VALID COPY UNLESS IT BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR LISTED HEREON.
- PARCEL AREA DETERMINED BY COORDINATE METHOD.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, AND REPRESENT FIELD LOCATION OF MONUMENTS.
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- CURRENT PROPERTY DEED OF OWNERSHIP: BERKELEY COUNTY REGISTER OF DEEDS BOOK 3918, PAGE 0150; BOOK 2816, PAGE 156; BOOK 3230, PAGE 821.
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- THE AREA SHOWN HEREON IS IN THE FOLLOWING FLOOD ZONES: X PER FEMA MAPS 45015C 0715E, DATED DECEMBER 7, 2018 AND 45015C 0695E DATED DECEMBER 7, 2018 AS GRAPHICALLY SCALED. THE DATUM USED FOR THE F.E.M.A. BASE FLOOD ELEVATION LINES IS NAVD 1988.

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- PLAT TITLED "PLAT SHOWING A PROPERTY LINE ADJUSTMENT BETWEEN LOT 16 TANNER HALL PHASE 7C TMS 265-04-01-113 AND TMS 259-00-00-028, BOTH PARCELS PROPERTY OF CENTURY DEVELOPMENT LLC, LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA" BY TRICO ENGINEERING CONSULTANTS, DATED JULY 18, 2012 AND RECORDED ON AUGUST 28, 2012 IN THE BERKELEY COUNTY ROD IN PLAT CABINET P, PAGE 201-R.
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City of Hanahan  
For recording purpose only

**APPROVED**

By Jeffrey M. Hajek, Jr. at 2:45 pm, Apr 27, 2020

**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.

LUKE J. HUNT S.C.P.L.S. No. 30760

DATE

**ANCHOR CONSULTING ENGINEERS, LLC**  
1253 DICKSON AVE, SUITE 103  
HANAHAN, SC 29410  
VOICE: 843.818.4652  
FAX: 843.818.4653



REVISIONS:	DATE	DESCRIPTION
1.) FOR AGENCY REVIEW	02.10.20	
2.) PER CITY COMMENTS	04.24.20	
3.)		
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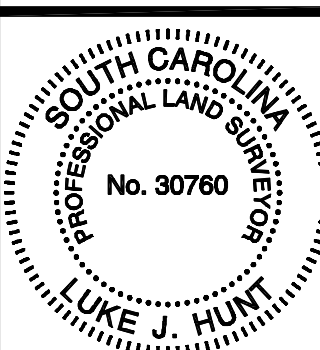
PLAT SHOWING PROPERTY LINE ADJUSTMENT, TRANSFERRING 0.019 AC. FROM TRACT "3N-1" INTO TRACT "3N-2"; TRANSFERRING 0.321 AC. FROM TRACT "3M2-2" TO TRACT "3N-1"; TRANSFERRING 0.311 AC. FROM TRACT "3M2-3" TO TRACT "3N-1"; TRANSFERRING 0.017 AC. FROM TRACT "3B" INTO TRACT "3N-1"; TRANSFERRING 0.286 AC. FROM TRACT "3N-1" TO NEW LOT 701; AND COMBINING TRACT "3M2-1" AND REMAINDER OF TRACT "3B" TO CREATE NEW TRACT "3B-1" PROPERTY OF  
**CENTURY DEVELOPMENT LLC**  
LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

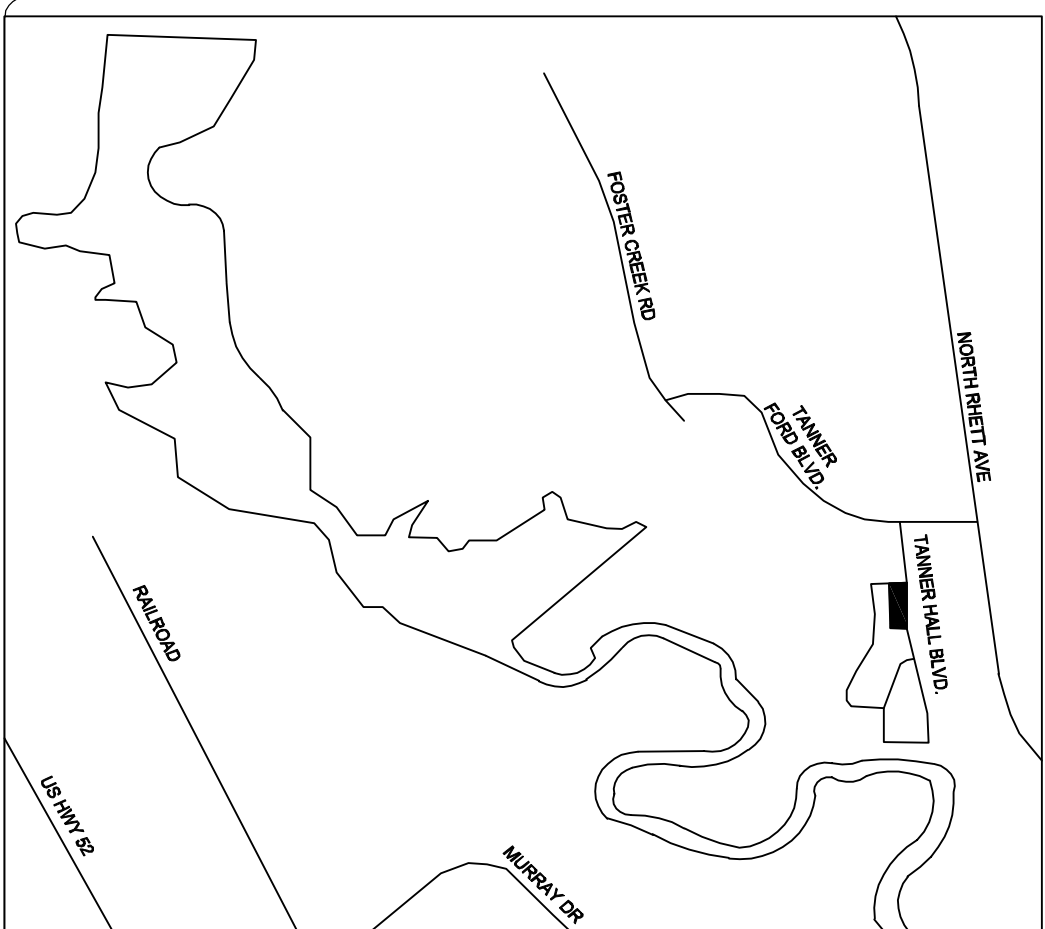
DATE: 04/13/20

JOB # 19-106.00

SCALE: N.T.S.

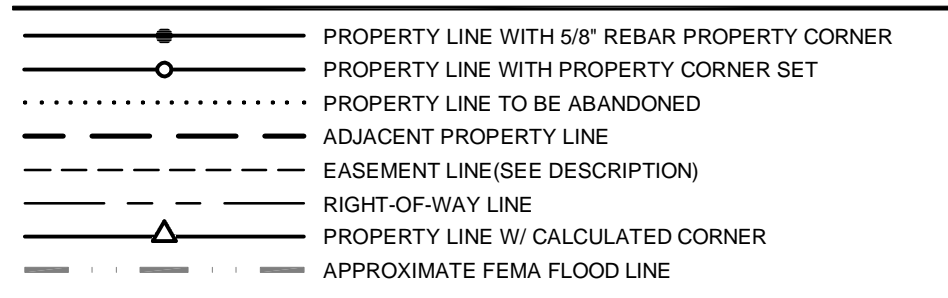
SHEET 2 OF 2





**VICINITY MAP**  
NOT TO SCALE

**LEGEND**



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	78.84'	50.00'	090° 20' 23"	S52° 19' 22"E	70.92'

**GENERAL NOTES:**

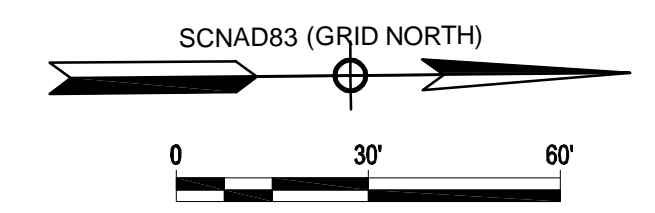
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**ABBREVIATIONS**

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

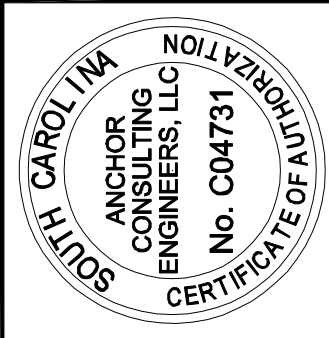


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LUKE J. HUNT S.C.P.L.S. No. 30760 \_\_\_\_\_ DATE \_\_\_\_\_

**ANCHOR CONSULTING ENGINEERS, LLC**  
 1255 DICKSON AVE. SUITE 103  
 HANAHAN, SC 29410  
 VOICE 843.818.4652  
 FAX 843.818.4653



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2.) PER CITY COMMENTS	04.24.20	
3.)		
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PLAT SHOWING COMBINATION OF TRACT 3B-1 (0.282 AC), TRACT 3M2-1 (0.335 AC), AND TRACT 3M2-2 (0.282 AC) AND SUBDIVIDING INTO LOTS 801 THRU 803  
 PROPERTY OF  
**CENTURY DEVELOPMENT LLC**  
 LOCATED IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA

DATE: 04/13/20  
 JOB # 19-106.00  
 SCALE: 1" = 30'  
 SHEET 1 OF 1



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