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Staff Report

To: Hanahan Planning Commission
Cc: Fred Skipper (Bowen), Ray Wrenn (The Wrenn Group), Larry Sturdivant, Building Official
From: Alexis Kiser, Planner/Economic Development Director
Date: September 22, 2021
Re: Site Plan Approval Midtowne at Bowen, Foster Creek Village, LLC

Applicant/Owner: Foster Creek Village, LLC, The Wrenn Group
Location: Southwest of Bowen Corner Ave, Adjacent to the Pierhouse
Tax Map/Parcel: 259-00-00-025; 259-00-00-024
Approval Requested: +/- 5 Acre Development at Bowen into Mixed Use with Office, Retail, and Multifamily
Existing Zoning/Land Use: Planned Development Type B, Foster Creek Village
Acreage of Request Site: +/- 5 Acres

General Application Overview

The subject property is located directly across from Bowen Corner Avenue from the McKelvey Apartments and adjacent to The Channel Pierhouse. The proposed phase lies within the southern corner of the development approved as a Type B Planned Development Foster Creek Village, also known as "Bowen". The applicant is proposing to create a total of three buildings that are characterized as a combination of office, retail, and multifamily units located in the FCV-MF or multi-family zone of the planned development document. It is our understanding that the total number of multifamily dwellings shall be between 105 dwellings and be no greater than 120 dwellings.

General Conformance Analysis

The following analysis utilized the "Type B Planned Development for Foster Creek Village" document and the 1993 City of Hanahan Zoning Ordinance and 1984 Subdivision Regulations ("Contents of the Preliminary Plat") in order to analyze the submitted site plan for Midtowne at Bowen.

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

1. The proposed minimum lot size does conform to the PD required minimum for FCV-MF of five (5) acres, when the two property areas are combined.

2. Currently, the mixed-use retail and office space in a portion of Building A is not a permissible use in the FCV-MF land use area. If approved the extension of FCV-VC1 area by 100 feet would include the proposed area of Building A and would be permissible.
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)

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.

(7) Areas to be used for purposes other than residential and public, if any, with the purpose, location, and dimensions of each indicated.

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.

5. Design Standards (G) Site Lighting (Pg. 7 of PD Document): "Site lighting will be required along all streets, and future site amenities". These will need to be shown on the site plan.

Site Plan 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 1993 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".

(3) *Street Lighting:* The approximate location of existing and proposed street lighting will need to be shown on site plans when building permits are submitted.

Submittal to Respective Utilities

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

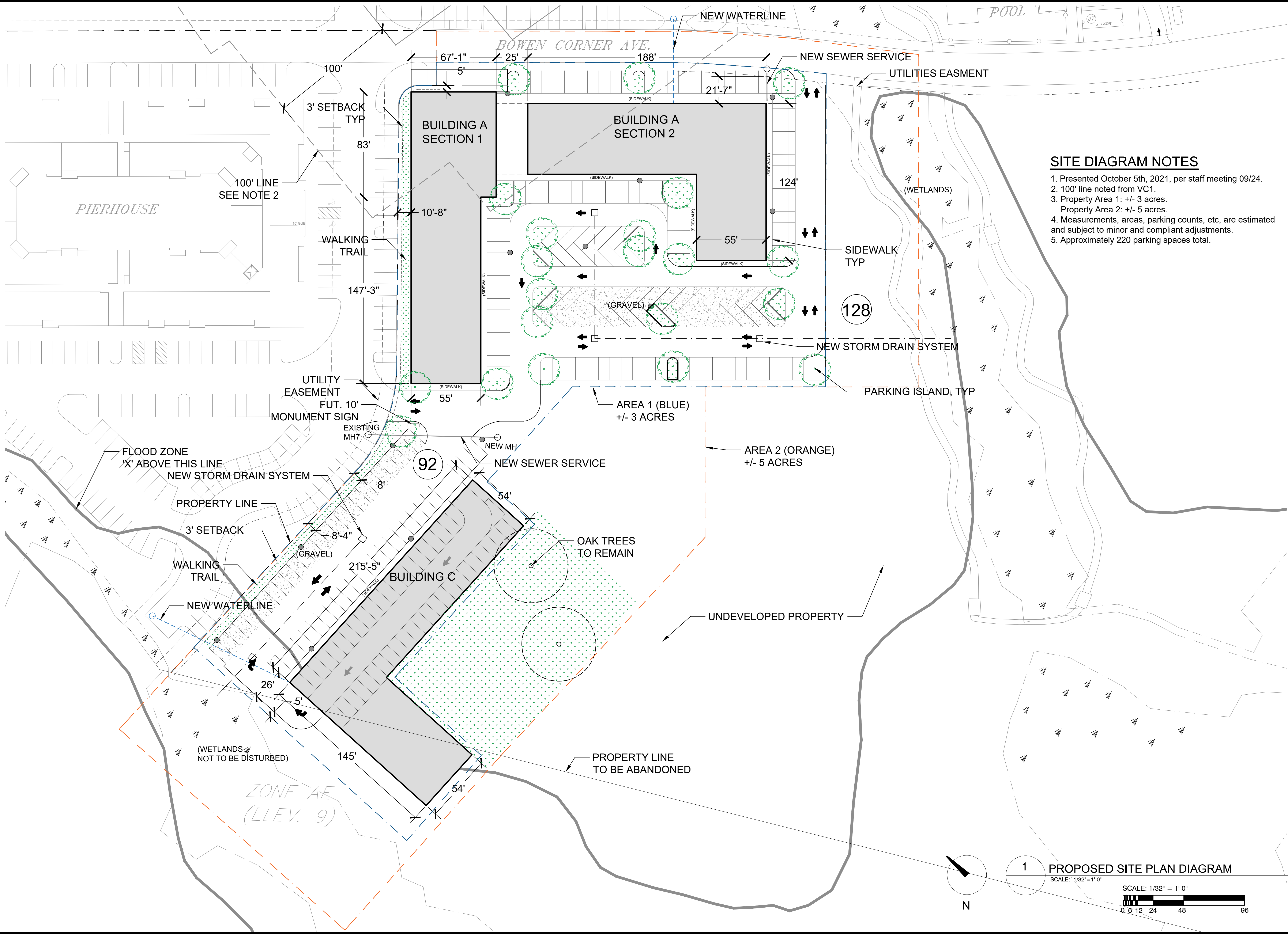
Copies of the eventual construction plans will also need to be submitted to Berkeley County Engineering. Comments received by said agencies may affect changes to the preliminary plan.

Recommendation

This plan constitutes a preliminary site plan 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.

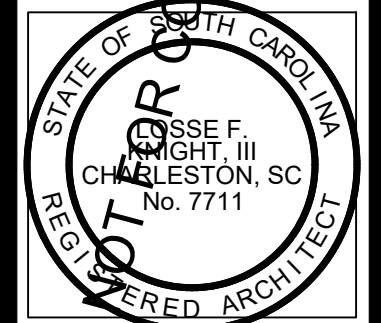
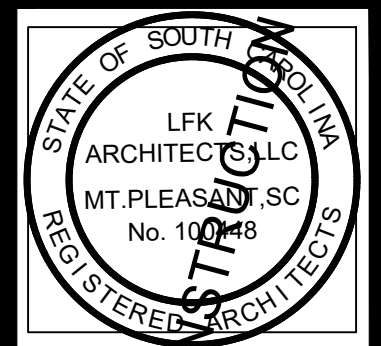
Based upon staff's review, the City recommends that the Planning Commission **approve** the submitted site plan for the Midtowne at Bowen, including the 100 ft expansion of the FCV-VC1 zone with conditions. Said Conditions include:

1. Applicant provides a tree protection survey, highlighting which trees are slated for removal and which trees will be protected.
2. Applicant provides clarity on the location and dimensions of area in Building A that will be used for retail space, to confirm it does not exceed the FCV-FC1 area line.
3. Receipt of recommendation/approval letters from CWS, BCWS and Berkeley County Engineering.



SITE DIAGRAM NOTES

1. Presented October 5th, 2021, per staff meeting 09/24.
2. 100' line noted from VC1.
3. Property Area 1: +/- 3 acres.
Property Area 2: +/- 5 acres.
4. Measurements, areas, parking counts, etc. are estimated and subject to minor and compliant adjustments.
5. Approximately 220 parking spaces total.



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 MOUNT PLEASANT, SC 29464
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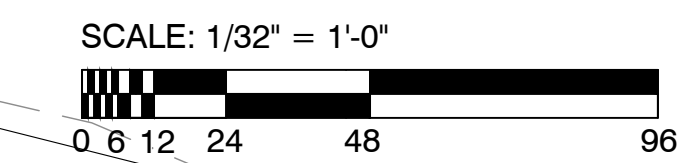
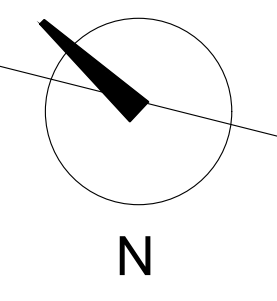
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REVISION NOTES:	

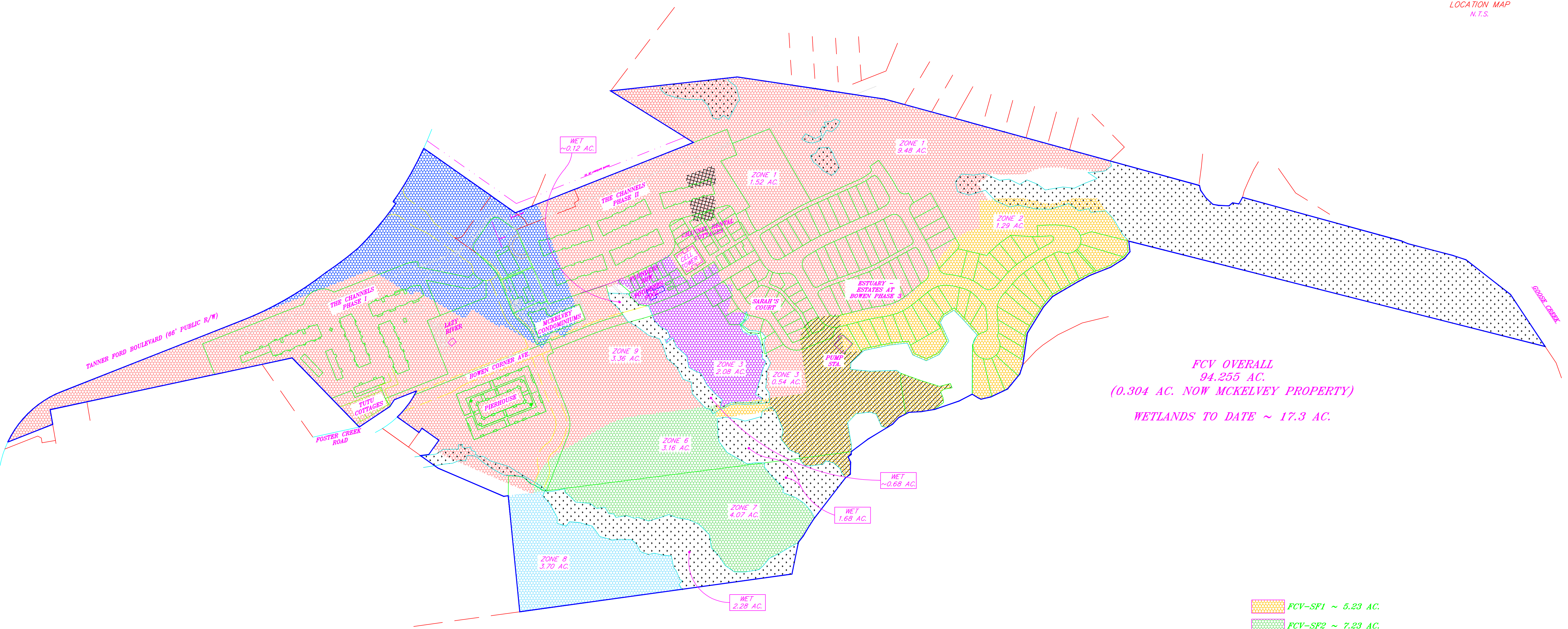
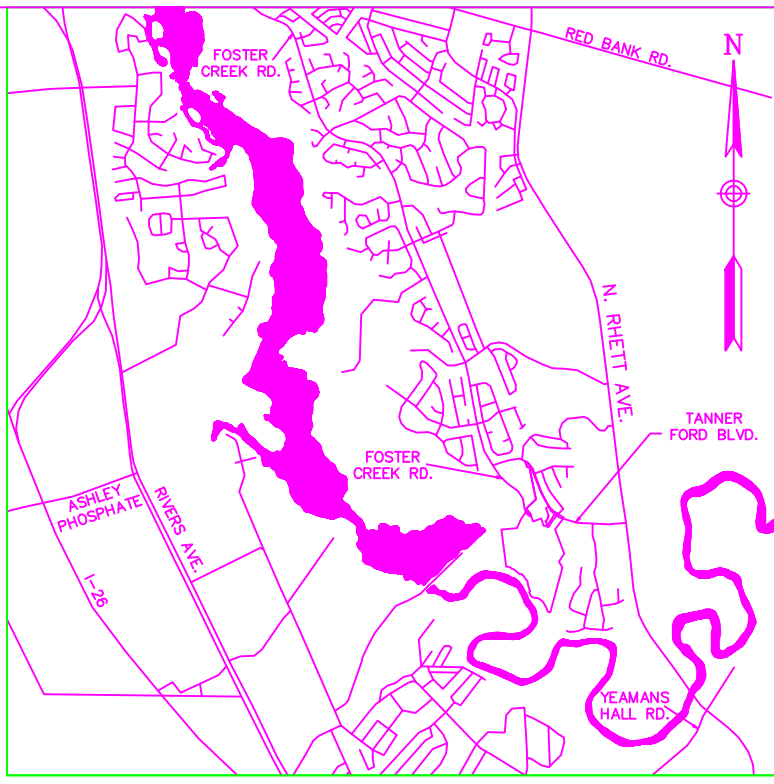
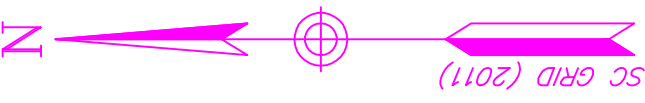
MIDTOWNE AT BOWEN
 BOWEN PIER DR
 HANAHAN, SC
SITE PLAN DIAGRAM (rev1 09.29)

SHEET NUMBER & TITLE:
A003
 SITE CONCEPT
 08.23.21

1 PROPOSED SITE PLAN DIAGRAM
 SCALE: 1/32" = 1'-0"

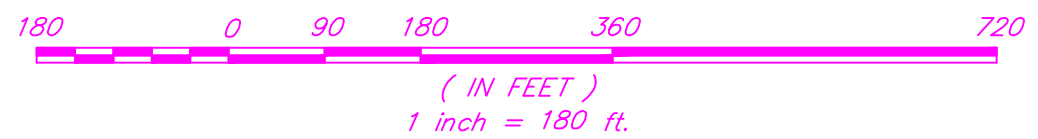


FOR REFERENCE ONLY



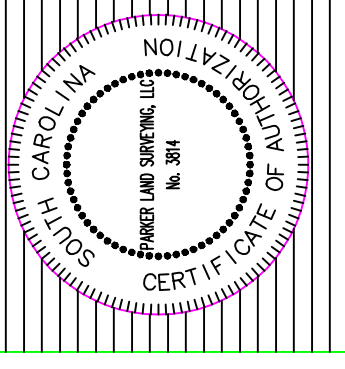
FCV OVERALL
94.255 AC.
(0.304 AC. NOW MCKELVEY PROPERTY)
WETLANDS TO DATE ~ 17.3 AC.

- FCV-SF1 ~ 5.23 AC.
- FCV-SF2 ~ 7.23 AC.
- FCV-TH ~ 3.7 AC.
- FCV-VC1 ~ 3.4 AC.
- FCV-VC2 ~ 2.9 AC.
- FCV-MF ~ 18.8 AC.
- MARITIME OVERLAY ~ 3.4 AC.
- COMMERCIAL OFFICE OVERLAY

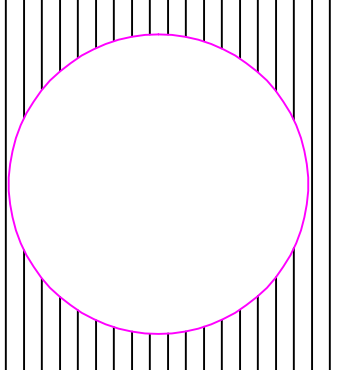
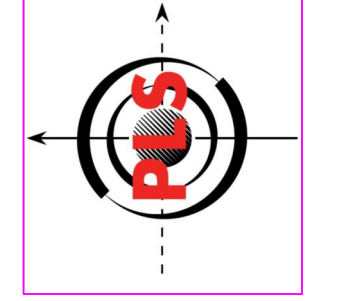


NO.	DATE	REVISIONS

TITLE
OVERALL EXHIBIT
FOSTER CREEK VILLAGE
LOCATED IN
THE TOWN OF HANAHAN
BERKELEY COUNTY, SOUTH CAROLINA



Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 354-1777
Fax: (843) 354-1779



DESIGNED : —
DRAWN : MMV
CHECKED : MMV
APPROVED : AGG
SCALE : 1" = 180'
DATE : 8/3/2021
PROJECT NO. : 10046
SHEET 1 of 1

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: Alexis Kiser, Planner/Economic Development Director
Date: September 30, 2021
Re: Site Plan 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: Site Plan Approval
Existing Zoning/Land Use: PD Development, Type B

Background and General Application Overview

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

The applicant is proposing to create four (4) multi-family buildings consisting of 17 “townhome” dwellings. 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 units for development of narrow single-family attached dwellings, resembling townhomes, applying the minimum setbacks required per the approved Planned Development (PD) document. The American Planning Association defines townhome development as a subdivision consisting of attached dwelling units in conjunction with a separate lot or lots of common ownership, wherein each dwelling unit has at least one vertical wall extending from the ground to roof dividing it from adjoining units, **and each unit is separately owned, with the owner of such unit having title to the land on which it sits.**

This sit plan differs from previous submittal, when the development proposed 35 single-family lots, the applicant was proposing a “multi-purpose building,” of which, the size and the housing mix was yet to be determined, in their previous April submittal. Among the uses proposed for this building were office or retail on the ground floor, with multifamily units above. There was

also, what appeared to be, a small swimming pool and basketball court, immediately to the west of the proposed building. The developer has removed the proposed structure from the scope of this development. Additionally, there are 18 less dwelling units in this submittal.

General Conformance Analysis

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

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

1. The proposed minimum lot size *does not* conform to the PD required minimum for FCV-MF of five (5) acres. The proposed acreage stated on the plat that the "Total Site Area" is 0.7 acres.

Additionally, if looked at through the FCV-TH (Townhome) district on a "by use" basis, the minimum lot size required is 2,500 SF. None of the 17 proposed dwelling units indicate square footage.

2. Lot appears 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
- (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.

5. Design Standards (G) Site Lighting (Pg. 7 of PD Document): “Site lighting will be required along all streets, and future site amenities”. These will need to be shown on the site plan.

Site Plan Approval Requested Corrections (1993 Zoning Ordinance), Section 601.3

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”.

(3) *Street Lighting:* The approximate location of existing and proposed street lighting will need to be shown on site plans when building permits are submitted.

(4) *Parking.* Per the PD document’s Land Use Table (pg. 14) each condominium will be required to have at least 1.75 parking stall per unit. These numbers would result in a total of 29.75 stalls minimum. Said stalls, with general dimensions, will need to be shown on site plans when building permits are submitted, or else they will be rejected.

(6) The general location and approximate heights of all principal and accessory buildings and **dimensions** of structures.

(9) The general location, character, **size, and height of all signs.**

Submittal to Respective Utilities

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

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

Recommendation

This plan constitutes a site plan submittal. Approval of this plan does not imply approval of permits to begin construction. Approval of this application will enable the developer to seek

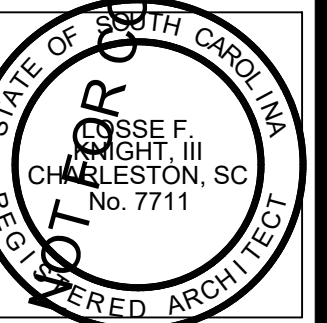
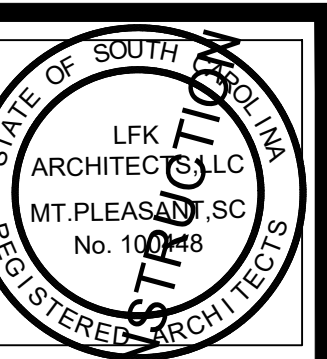
permits for land disturbance and installation of necessary infrastructure to serve this phase of the project.

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

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

Said conditions include:

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



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phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

THE GREENWAY AT BOWEN
BOWEN PIER DR
HANAHAN, SC
SITE PLAN DIAGRAM

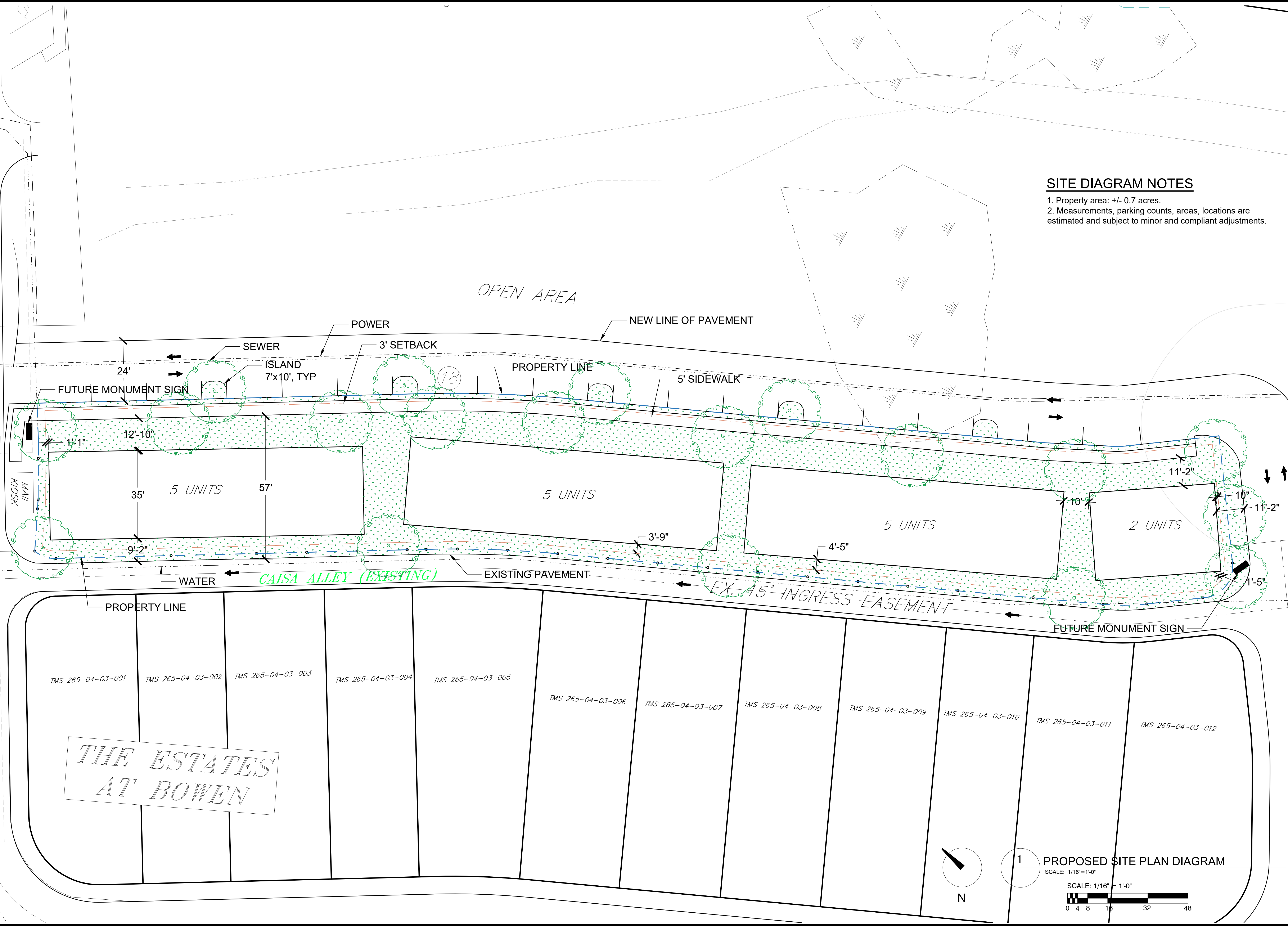
SHEET NUMBER & TITLE:

A003

SITE CONCEPT
09.29.21

SITE DIAGRAM NOTES

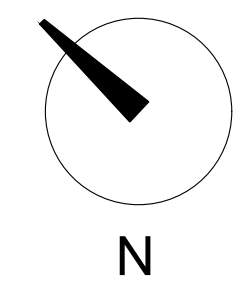
- 1. Property area: +/- 0.7 acres.
- 2. Measurements, parking counts, areas, locations are estimated and subject to minor and compliant adjustments.



*THE ESTATES
AT BOWEN*

TMS 265-04-03-001 TMS 265-04-03-002 TMS 265-04-03-003 TMS 265-04-03-004 TMS 265-04-03-005

TMS 265-04-03-006 TMS 265-04-03-007 TMS 265-04-03-008 TMS 265-04-03-009 TMS 265-04-03-010 TMS 265-04-03-011 TMS 265-04-03-012



1

PROPOSED SITE PLAN DIAGRAM

SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

