



The City of Hanahan 2018 Five-Year Comprehensive Plan Update



Prepared by the Berkeley-Charleston-Dorchester Council of Governments
on behalf of the City of Hanahan



2018 City of Hanahan Comprehensive Plan Update

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Introduction

The five-year comprehensive plan update is mandated by the State of South Carolina (S.C. Code § 6-29-510(E)) to ensure that the adopted 2012 plan maintain its relevance and effectiveness for the future. As each year passes, new developments spring up, population rises or declines or a new corporation relocates to the municipality. These potentially significant events, detriments and catalysts are considerations that should guide and inform the five-year update.

Of course, in a five-year span, not all things change. Historic resources stay preserved or natural resources continue to maintain their beauty. Accordingly, this update will address the pertinent information that relates to the elements and goals and objectives put forth by the Planning Commission and the Hanahan community at-large.

Data Sources Methodology

The 2012 Comprehensive Plan utilized 2010 U.S. Census (Decennial) data. With the next Census only two years away in 2020, the next best available data source is the U.S. Census' American Community Survey (ACS) data. ACS data is a national survey that uses continuous measurement methods through a series of monthly samples, which produce annual estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census.¹ The ACS data, which is used in this update, is currently the most up-to-date and is collected from 2012 to 2016. In addition to ACS data, the ESRI Business Analyst Online (BAO) tool was used. This tool also utilizes US Census data and provides more up-to-date data.

Aside from electronic data sources, various stakeholders, including city staff, were consulted to provide information where other data sources couldn't, such as real estate developments, new community facilities built, etc.



¹ United States Census Bureau. 2018. "American Community Survey (ACS): Methodology." <https://www.census.gov/programs-surveys/acs/methodology.html>



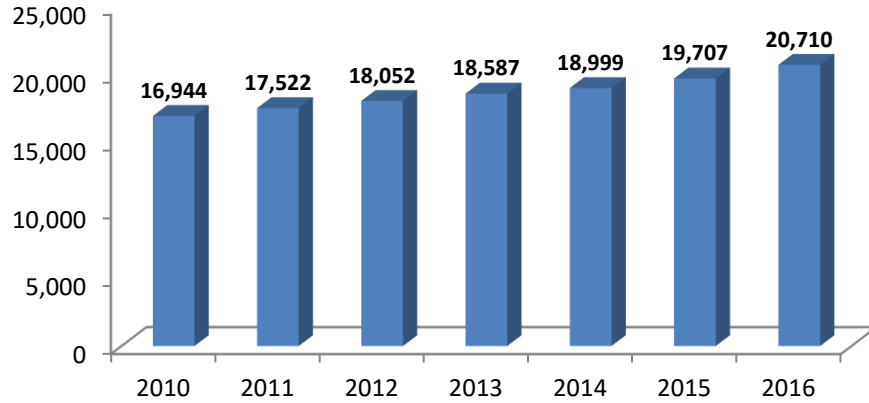
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(1) Population

According to ACS data, the current population estimate for the City in 2016 was 20,710. Since 2010, the population has seen consistent, steady growth, with an average percent increase of 3.41%. ESRI BAO data projects that the City will have a total population of 23,022 by 2022.

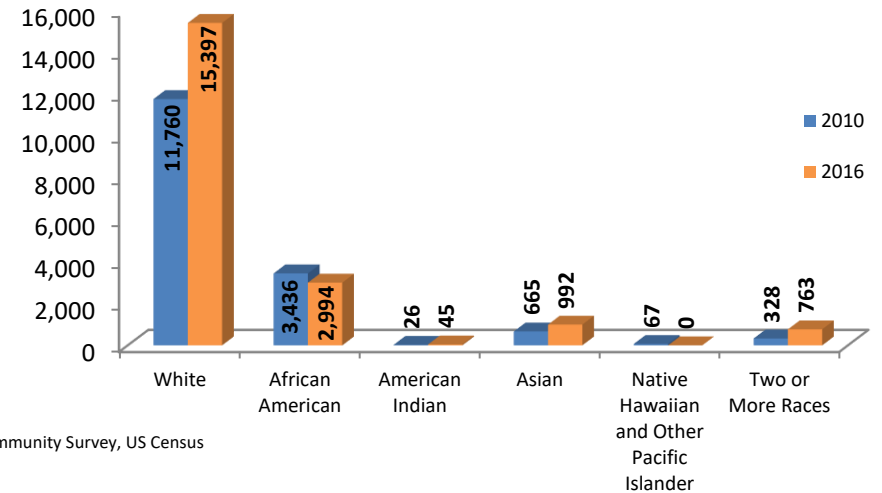
Demographically, the City has experienced changes within its population. Racially, since 2010, Hanahan has seen its white population increase by 31%, its African-American population decrease by 13% and its Asian (49% increase) and Two or More Races (133% increase) populations increase as well.

Figure 1.1: Population Growth (2010-2016)



Source: 2012-2016 American Community Survey, US Census

Figure 1.2: Racial Trends from 2010 to 2016





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(2) Housing

In 2016, there were an estimated 8,127 total housing units in the City. 7,664 of those total housing units were occupied and 463 were vacant. Since 2010, the number of total units has increased by 843 units. The number of occupied units increased by 1,225 and the number of vacant units decreased by approximately half (382 units) of the 2010 estimates (845 units).

ACS data shows an incremental increase in median home price growth from 2010 to 2016. In the 2010, the estimated median home price was \$184,300, which grew by XXXX% in 2016 for a median home price of \$189,800.

Given that ACS data is collected via survey, industry-specific data from the Charleston Trident Association of Realtors (CTAR) shows more accurate, normalized numbers, over a longer and up-to-date timeframe. According to CTAR's most recent report on the City's housing prices (*March 2018 Local Market Update*), the median sales price is \$217,200. This is a XX% increase compared to the 2010 median sales price of \$197,500.

Year	Hanahan	Berkeley County
2010	\$192,093	\$165,000
2011	\$173,450	\$162,500
2012	\$172,500	\$167,000
2013	\$199,950	\$174,900
2014	\$217,500	\$185,000
2015	\$225,000	\$200,880
2016	\$232,000	\$210,000
2017	\$240,000	\$220,115

Source: Charleston Trident Association of Realtors

(3) Land Use

As mentioned in the Population section, given Hanahan's location in the metropolitan area, growth will more than likely continue to shape and transform the City in the next ten years. Only 1.7 miles away from the Charleston International Airport/Joint Air Force Base, this significant federal and county presence will continue to inform the various land use patterns of the City, should the Air Force continue its use for the foreseeable future.

Additionally, plans are underway to construct a bus rapid transit (BRT) line from Summerville to downtown Charleston. One of the proposed stops will be located at Rivers Avenue (US 52) and Remount Road—not within the City of Hanahan, but certainly close.



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(4) Economic Development

Labor Force

Of the 20,000+ residents who live in Hanahan, 10,604 (16 years old and older) are currently employed. According to U.S. Census data, the majority of residents (59.2%) work in “White Collar” occupations. Occupational subcategories under white collar jobs include management/business/finance, professional, sales and administrative support. The remaining occupation types are Services (17.6%) and Blue Collar (23.2%). Blue Collar jobs include farming/forestry/fishing, construction, installation/repair, production and transportation/material moving.

Income and Poverty

An estimated 2,188 residents (10.8% of the total population) live below the poverty level in Hanahan. Of the 2,188 residents, 23.5% have less than a high school education. 2.1% have a bachelor’s degree or higher.

Household Income

As of 2017, the median household income in Hanahan is \$55,602. The median household income at the time of the 2012 Comprehensive Plan was \$49,972, an 11.3% increase. The City’s average household income is slightly below the Charleston Region’s median (\$57,480) and Berkeley County’s median (\$58,690).

Unemployment

Since 2012, the unemployment rate has rapidly decreased from 10.5% to 3.7% as of 2017. This trend reflects that of the Charleston Region as a whole. Following the Great Recession, the Charleston area was largely unaffected, with the exception of industries such as real estate, construction, etc., by the downturn. Because of a diverse economic base, the Region was able to bounce back relatively quickly.



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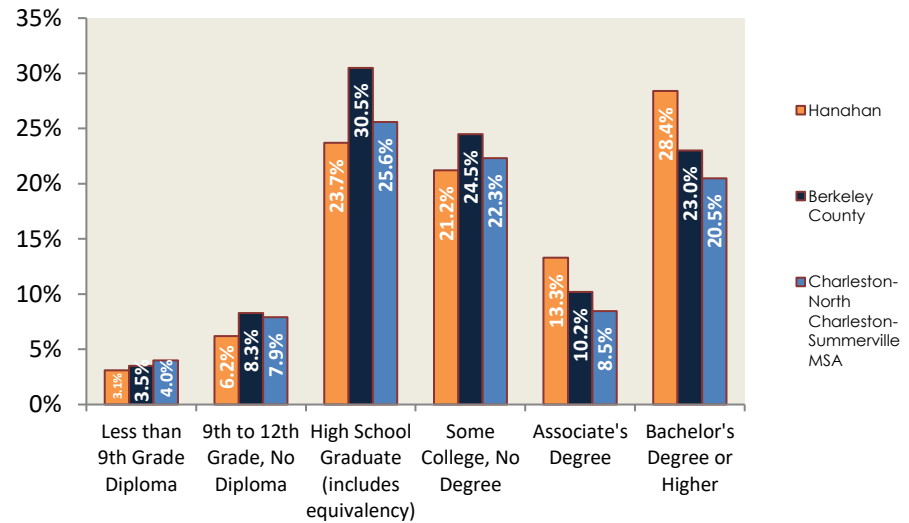
Educational Attainment

According to ACS data, 28.4% of residents in Hanahan have a bachelor's degree or higher. This percentage is higher compared to Berkeley County (23%) and the Charleston-North Charleston-Summerville Metropolitan Statistical Area (MSA) (20.5%). Hanahan also has a slightly higher percentage of Associate's Degrees (13.3%) than the other two entities. However, compared to the other two jurisdictions, the City also has the lowest percentage of high school graduates (23.7%).

New Industries in Hanahan

In March 2018, McLean, Virginia-based Science Applications International Corporation (SAIC) announced that it will expand its operations in Hanahan. Following the build-out of the facility, SAIC will employ 200 highly-skilled workers. The proximity to the Joint Base served as a catalyst for choosing Hanahan.

Figure 4.1: Educational Attainment





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(5) Community Facilities

A considerable amount of public facilities have been built, given the five years since the 2012 Comprehensive Plan was adopted. Overlooking Goose Creek Reservoir, the Hanahan Amphitheater was completed in the fall of 2013. The park surrounding the property has a walking trail and a state-of-the-art, \$1 million amphitheater for performances and a tiered, grassy lawn for spectators. In 2014, a concession stand was added.

In 2015, the Hanahan Public Works Facility was completed. The building completely houses the Public Works department, which includes Solid Waste Collection and a maintenance facility.

Located at 1173 Williams Lane, Bowen's Corner Elementary School is set to open by Fall 2018. Built by the Berkeley County School District (BCSD), the 99,263 square-foot facility will serve 780 students (the school can hold up to 900) from the surrounding Tanner/Foster Creek area. The school will have grades pre-K through 5th grade.



New Hanahan Public Works Facility (Source: City of Hanahan)



Hanahan Amphitheater (Source: Chuckography)



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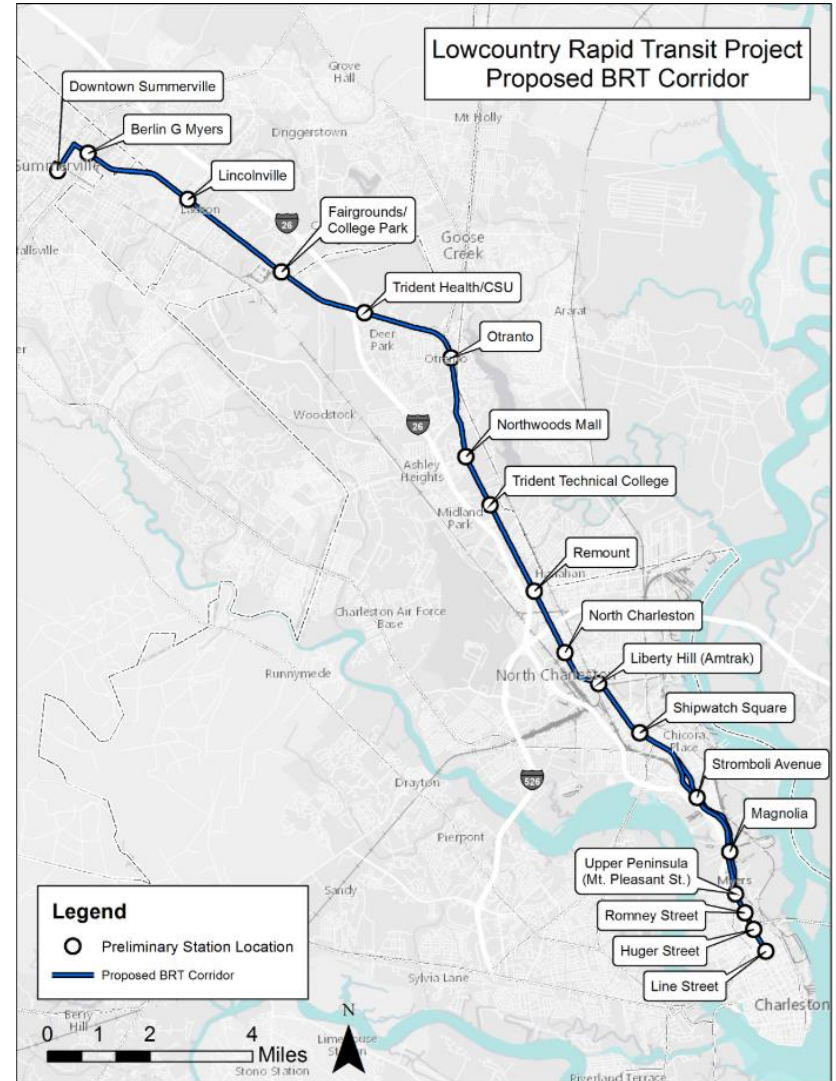
(6) Transportation

Various transportation improvements have begun since 2012. In 2014, the following road improvements were initiated from the 2008 one percent sales and use tax, which was created to finance the costs of highways, roads, bridges and other transportation-related projects:

- Intersection Improvement: Murray Drive at Yeamans Hall Road
 - Completed 2017, Quarter 3

- Intersection Improvement: Foster Creek Road at Tanner Ford Boulevard
 - April 2018: County moving forward with hiring of consultant

Future transportation improvements that Hanahan will benefit from will be the Lowcountry Rapid Transit system. This bus rapid transit system (BRT) will run from Summerville to Downtown Charleston, along the US 52 (Rivers Avenue) corridor. The proposed transit stop will be at the intersection of Rivers Avenue and Remount Road. Construction is estimated to begin in 2023 and be completed 2025. Lowcountry Rapid Transit was a result of a transportation alternatives analysis, where various modes of public transportation were considered. BRT was chosen for its cost-effectiveness and reliability.





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(6) Priority Investments

Tanner Trail System

Charleston Farms Neighborhood Revitalization

Economic Development

Tanner Plantation Regional Park

Downtown Revitalization

The City has engaged